## ZONING

NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING

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 nex 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 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 here-

The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and re-zoning on Tuesday, August 9 , 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

NING

THENCE, from said Point of Beginning thus established,

leaving said right-of-way proceed North 71°39'05" West a distance of 213.39

feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed North 25°09'53" East a distance of

uing along said right-of-way proceed along a curve to the right a distance of 101.18 feet with a radius of 2,034.07 feet (said curve be-

said right-of-way proceed South 25°16'35" West a dis-

South 25 16 35 West a distance of 48.83 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements,

and restrictions of record.

Tract described herein containing 0.73 acres of land (31,744 Square feet), more or less, described as Tract 1

as shown on a survey titled Boundary Retracement Sur-

vey for Creekside Georgia by Frontline Surveying & Map-ping, Inc., job number 78378, dated 06/14/2021.

LEGAL DESCRIPTION -

TRACT 2 - 3.46 ACRES
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 340 of the
7th District of Gwinnett

County, Georgia and being more particularly described

county, Georgia and being more particularly described as follows:
TO LOCATE THE POINT OF BEGINNING, COMMENCE at a point (Iron Pin found, #4

Re-Bar) located on the northwesterly right-of-way of Suwanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along

distance of 402.52 feet along said northwesterly right-of-way of Suwanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE, leaving said right-of-way proceed North 71°39'05' West a distance of 13°20' feet to a point (from

213.39 feet to a point (Iron Pin Found, 1 inch Open

Top), said point being the TRUE POINT OF BEGINNING.
THENCE, from said Point of

HENCE, from said Point of Beginning thus established, proceed North 71°35'33' West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar);

211.18 feet to a point; THENCE proceed South 25'09'53' West a distance of 150.00 feet to a point, said point being the POINT OF BEGINNING.

ping, Inc., job numb 78378, dated 06/14/2021.

LEGAL DESCRIPTION TRACT 3 - 11.86 ACRES
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lof 340 of the
7th District of Gwinnett
County, Georgia and being
more particularly described
as follows:

as follows: TO LOCATE THE POINT OF

BEGINNING, COMMENCE at a point (Iron Pin found, #4 Re-Bar) located on the northwesterly right-of-way of Suwanee Dam Road (R/W

Varies), said point being a distance of 402.52 feet along

aistance of 402.52 feet along said northwesterly right-of-way of Suwanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE leaving said

rowly, THENCE proceed North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed North 71°35'33" West a distance of 250'3 West a distance of 26'09' to 25'30".

Beginning thus established, proceed North 31°33'52" West a distance of 1,120.04 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 59°19'02" East a distance of 1,10 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 59°19'02" East a distance on point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 59°19'02" East a distance on point (Iron Pin Found, Pin

tance of 186.62 feet to a

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Tuesday, September 6, 2022 at 7:00 p.m.,
Buford City Arena, 2795
Sawnee Avenue, Buford, Gwinnett County, Georgia 30518. Please note that this is a change in location from the regular monthly City Commission meeting.

This 12th day of July, 2022. CHANDLER, BRITT & JAY, City Attorneys

EXHIBIT "A" OWNER: Southern Heritage Home Builders, LLC CURRENTLY ZONED: PROPOSED ZONING: ADDRESS : 5647 Shadburn

All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 326 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows: To find the true point of beginning, commence at the intersection of the northern right of way of Shadburn Ferry Road and the westerly right of White Road (a/k/a Old School House Road); run thence in a northerly direction alone the westerly right. thence in a normeny direction along the westerly right of way of White Road north 32 degrees 50 minutes 00 seconds west a distance of 197.94 feet; run thence north 31 degrees 57 minutes 00 seconds west a distance of 150.7 feet; run thence of 152.07 feet; run thence south 32 degrees 51 min-utes 05 seconds west a dis-tance of 220.45 feet; run thence along the right of way of Shadburn Ferry Road in a northwesterly direction a distance of 218.50 feet to an iron pin found; run thence north 63 degrees 18 found; run minutes 54 seconds east a distance of 289.54 feet to an distance of 289,54 feet to an iron pin found at the right of way of White Road: run thence south 29 degrees 10 minutes 20 seconds east a distance of 49,56 feet; run thence south 31 degrees 57 minutes 00 seconds east a distance of 29.13 feet to and iron pin set and the true point of beginning. 934-76502 7/20,27,8/3,10,17,24,31,

> CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING ANNEXATION AX-22-001

Notice is hereby given to the Public that Andy Perry, ONBR, LLC has filed an ap-ONBR, LLC has filed an application requesting to Annex the property located at 5768, 5778, and 5788 Suwanee Dam Road also known as Tax Parcel ID's: R7-340-036, 7-340-184, and 7-340-040 containing 16.58 acres and more particularly described as follows: scribed as follows:

The property is presently zoned Single-Family Residential District (R-100) in the Gwinnett County. The applicant is requesting to an nex and rezone to Medium Density Single Family Residential/Planned Residential Development (RS-100/PRD) to build 41 single family de

to build 41 single family detached residential homes with variances.

LEGAL DESCRIPTION - 16.58 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 340 of the 7th District of Gwinnett County, Georgia and being more particularly described

BEGINNING.
Together with and subject to all covenants, easements, and restrictions of record.
Tract described herein containing 3.46 acres of land (150.861 Square feet), more or less, described as Tract 2 as shown on a survey titled Boundary Retracement Survey for Creekside Georgia by Frontline Surveying & Mapping, Inc., job number 78378, dated 06/14/2021. more particularly described BEGINNING at a point (Iron Pin found, #4 Re-Bar) locat-ed on the northwestery right-of-way of Suwanee Dam Road (R/W Varies). said point being a distance of 402.52 feet along said northwesterly right-of-way northwesterly right-of-way of Suwanee Dam Road fron the northeasterly right-of-way of Ramey Road (60' R/W), said point being the TRUE POINT OF BEGIN-

NING.
THENCE, from said Point of Beginning thus established, beginning thus establishing leaving said right-of-way proceed North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed North 71°35'33" West a distance of 264.98 feet to a point (Iron 264.98 feet to 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 04°50'29" West a distance of 264.36 feet to a point (Iron Pin Found, #4 Re-Bar); THENCE proceed North 31°33'52" West a distance of 31°33′52′ West a distance of 1,120.04 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 59°19′02° East a distance of 41°2.56′54′4 to a point (Iron 410.52 feet to a point (Iron Pin Set, #4 Capped Re-Bar); THENCE proceed South 29°44'42" East a distance of 29'44'42' East a distance of 800.27 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed South 49'27'25' East a distance of 461.32 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed South 67'22'53' East a distance of 186 62' feet to a South 6/\*22\*53\* East a distance of 186.62 feet to a point (Iron Pin Found, #4 Capped Re-Bar) on the northwesterly right-of-way of aforesaid Suwanee Dam Road; THENCE following said northwesterly right-of-way proceed South way proceed South 17°38'42" West a distance of 160.18 feet to a point; THENCE continuing along said right-of-way proceed along a curve to the right a distance of 300.09 feet with a radius of 2,034.07 feet (said curve being subtended

by a chord bearing South 21°03'01" West a chord dis-tance of 299.82 feet) to a point; THENCE continuing

ZONING

along said right-of-way pro-ceed South 25°16'35" West a distance of 48.83 feet to a point (Iron Pin Found, #4 Capped Re-Bar) on the northwesterly right-of-way of aforesaid Suwanee Dam point, said point being the POINT OF BEGINNING. Road; THENCE following said northwesterly right-of-way proceed South Together with and subject to all coverants, easements, and restrictions of record. way proceed South 17°38'42" West a distance of Tract described herein containing 16.58 acres of land (722,438 Square feet), more 160.18 feet to a point; THENCE leaving said right-IHENCE leaving said right-of-way proceed North 71°42'22" West a distance of 365.96 feet to a point; THENCE proceed South 84°32'50" West a distance of 258.52 feet to a point, said point being the POINT OF BEGINNING. (722,438 Square feet), more or less, shown on a survey titled Boundary Retracement Survey for Creekside Georgia by Frontline Surveying & Mapping, Inc., job number 78378, dated 06/14/2021.

ZONING

LEGAL DESCRIPTION TRACT 1 - 0.73 ACRES
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 340 of the
7th District of Gwinnet
County, Georgia and being
more particularly described
as follows: Together with and subject to all covenants, easements, and restrictions of record. Tract described herein containing 11.86 acres of land (516,495 Square feet), more or less, described as Tract 3 as shown on a survey titled Boundary Retracement Suras follows: BEGINNING at a point (Iron vey for Creekside Georgia by Frontline Surveying & Map-ping, Inc., job number 78378, dated 06/14/2021. Pin found, #4 Re-Bar) located on the northwesterly right-of-way of Suwanee Dam Road (R/W Varies),

Dam Hoad (HW Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Suwanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W), said point being the TRUE POINT OF BEGIN-The Sugar Hill City Council will consider whether or not to annex and rezone the property. The Mayor and City Council has authority to annex and rezone the prop-erty as requested or place such other zoning classification on the property as they deem appropriate, constitu-tional, and in the best inter-est of the citizens of Sugar Hill. The public is invited Hill. The public is invited to attend public hearings scheduled for Monday, August 15, 2022, at 7:00 p.m. for the Planning Commission and Monday, September 12, 2022, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street, Sugar Hill, Georgia. A copy of the proposed annexation and rezoning is available for review in the of-25"09"53" Last a distance of 150.00 feet to a point; THENCE proceed South 71"42"47" East a distance of 211.18 feet to a point (Iron Pin Found, #4 Re-Bar) on the northwesterly right-of-way of aforesaid Suwanee Dam Road; THENCE continavailable for review in the ofavailable for review in the Office of the Planning and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. ing subtended by a chord bearing South 23°51'07"
West a chord distance of 101.16 feet) to a point;
THENCE continuing along 7/27,8/3,10,24,31,9/7,2022

CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the Mayor and Council for the City of Snellville, Georgia is proposing to amend the proposing to amend the Snellville 2040 Comprehen-Sneiville 2040 Comprenensive Plan Future Land Use Map (case #LUP 22-01) for the 23.61 +/- acre parcel 5100 065 and 18.04 +/- acre parcel 5100 023 from Comparcel 5100 Data it & Listens 7.0 mercial Retail to Highway 78 East Activity Center/Node.

There are no proposed changes to the existing zoning district for each of the two parcels.

A Public Hearing with the Mayor and Council, as provided by law, is scheduled for Monday, August 22, 2022 at 7:30 p.m. at the Sneliville City Hall Council Chambers, Sneliville City Center, 2342 Oak Road, Sneliville, Georgia to consider said amendments and er said amendments and recommendations by the Planning Department and Planning Commission, con-duct a public hearing and take action on the request.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snel-Iville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Capital Courts 20078 Snellville Georgia 30078 The proposed amendment may also be found on the City's website at www.snel-Iville.org. 934-77838 8/3,2022

CITY OF SNELLVILLE PUBLIC HEARING

Found, #4 Capped Re-Bar);
THENCE proceed North
04°50'29' West a distance of
264.36 feet to a point (Iron
Pin Found, #4 Re-Bar);
THENCE proceed North
84°32'50' East a distance of
258.52 feet to a point;
THENCE proceed South
71°42'22' East a distance of
365.96 feet to a point on the
northwesterly right-of-way
of aforesaid Suwanee Dan
Road; THENCE following Notice is hereby given to the general public that the City of Snellville has re-ceived applications (#RZ 22-04 LUP 22-04) from CKK Development (applicant) and Larry Garner (property own-City of Snellville er) requesting: a) to amend the Official Zoning Map for the City of Snellville, Georgia the City of Snellville, Georgia from BG (General Business) District to R-TH (Townhome Residential) District; b) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail to Medium-Density Residential; c) and request for variances from the Small Residential Building Standards: Minimum or aforesaid Suwanee Dam Road; THENCE following said northwesterly right-of-way proceed along a curve to the right a distance of 198.92 feet with a radius of 2,034.07 feet (said curve be-ing subtended by a chord bearing South 19°37'32' bearing South 19°37'32'
West a chord distance of 198.84 feet) to a point;
THENCE leaving said rightof-way proceed North
71°42'47' West a distance of Standards; Minimum Building Setbacks, and sidewalk and planter strip requirements.

The proposed project is for a 27-unit/lot townhome development on a 3.43± acre site located adjacent to the olde Hickory Village subdivision, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248, 5059 485, 5059 486, 487) and 5059 487).

A Public Hearing with the Mayor and Council, as provided by law, on the request is scheduled for Monday, August 22, 2022 at 7:30 p.m. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said request and to consider said request and recommendations by the Planning Department and Planning Commission, re-ceive public comments and take action on the applications.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snel-Iville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the City's website at www.snel-Iville.org. 934-77839 8/3,2022

CITY OF SNELLVILLE

PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville has re-City of Snellville has re-ceived applications (#RZ 22-07 LUP 22-06) from Century Communities of Georgia, LLC (applicant) and Hazel L. North 71°35'33" West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 04°50'29" West a distance of 264.36 feet to a point (Iron Pin Found, #4 Re-Bar), said point being the TRUE POINT OF BEGINNING.
THENCE, from said Point of Beginning thus established. Lee and Brenda G. Lee Lee and Brenda G. Lee (property owners) requesting: a) to amend the 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential; b) to amend the Official Zoning Map for the City of Scalibillo. Map for the City of Snellville, Georgia from RS-15 (Singlet-family Residential) District to RS-5 (Single-family Residential) District for 98-lot dential) District for 98-lot single-family (detached) res-idential subdivision on a 25.052 +/- acre site with a total site density of 3.91 units per acre, located at 1689 and 1725 Rockdale Circle, Snellville, Georgia 59°19'02" East a distance of 410.52 feet to a point (Iron Pin Set, #4 Capped Re-Bar); THENCE proceed South 29°44'42" East a distance of 800.27 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed South 43°27'25" East a distance of 461.32 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed South 67°22'53" East a distance of 461.36 feet to take to 186.62 feet to a 186. (Tax Parcels 5060 008 and

A Public Hearing with the Mayor and Council, as pro-vided by law, on the request is scheduled for **Monday**,

5060 023).

August 22, 2022 at 7:30 p.m. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said request and recommendations by the Planning Department and Planning Commission, conduct a public hearing and take action on the request.

ZONING

For inquiries please call the Public Information Office at 770-985-3517 or visit Snel-lville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the City's at www.snellville.org.

934-77839 8/3,2022

PUBLIC HEARING
NOTICE
GWINNETT COUNTY
BOARD
OF CONSTRUCTION
ADJUSTMENTS AND
APPEALS
GWINNETT JUSTICE &
UMMINISTRATION CENT ADMINISTRATION CENTER 75 LANGLEY DRIVE LAWRENCEVILLE, GEORGIA 30045 PHONE: 678.518.6000 HEARING:

August 10th, 2022 AT 3:00 PM Stream Buffer Variance SBV2022-00008 Mixed-Use R-140 Zoning, 7th District, Land Lot 307, Parcel 058 Stream Buffer Encroachments 934-77619 7/31,8/3

**FORECLOSURE** 

NOTICE OF SALE UNDER POWERSTATE OF GEORGIA, COUNTY OF GWINNETT

Acopia LLC

8006694268.

is the holder of the Security

Note, however, that such

By virtue of a Power of Sale contained in that certain Security Deed from Gladys S.-Vandesande and Steven W. Vandesande, Sr. to Electronic Reg Systems, Inc. Wortgage Electronic Reg-istration Systems, Inc., asnominee for Lehman Brothers Bank, FSB, a federal savings bank, March 24. 2005 dated March 24, 2005 and recordedon March 30, 2005 in Deed Book 42146, Page 202, in the Office of the Clerk of Superior Court ofGwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in theoriginal principal amount of One Hundred Ninety-Five Thousand and 00/100 dollars sand and 00/100 dollars (\$195,000.00) with interest (\$195,000.00) with interest thereon as provided therein, as last assigned to New Residential Mortgage Loan Trust2020-1, in Deed Book 60052, Page 00879, will be sold at public outcry to the highest bidder for cashbefore the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfullydesignated as an be lawfullydesignated as an alternative location. alternative location, within the legal hours of sale on the first Tuesday in September, 2022, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 106 of the 5th District of Gwinnett County, Georgia, being Lot 2. County, Georgia, being Lot 2, Block C. Knollwood Lakes Subdivision, Unit I, Phase C, as per plat recorded inPlat book 86, Page 123, and as revised in Plat Book 90, Page 12, Gwinnett County, Georgia Records which plat

is incorporated herein and made a part hereof by refer-ence.Said property may more commonly be known as 1412 Dayspring Trace, Lawrenceville, GA **30045**. The debt secured by said Security Deed has been and is hereby declared due because possible fault, of, amongother events of non-payment of monthly installments on said loan. The deb-tremaining in default, this sale will be made for the purpose of paying the same and all expenses of thissale, including attorneys fees (notice of intent to collect attorneys fees having been given). Case #: 22-004352-1 The individual or entity that has full authority to negotiate, amend and modify all terms of theloan is New Residential Mortgage Loan Trust 2020-1, 8950 Cypress Waters Blvd., Dallas, TX 75019. Said property will be sold on an as-is basis without any representation, warranty or recourseagainst the above-named or the under-signed. The sale will also be subject to the following items whichmay affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate surby an inspection of the property; c) any outstanding ad valorem taxes, including taxes, whichconstitute liens upon said property whether or not said property whether or not now due and payable; d) special assessments; e) theright of redemption of any taxing authority; f) all outstanding bills for public utilities which constituteliens utilities which constitutellens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters offecord superior to said Security Deed. To the best of the knowledge and belief of the undersigned theowears and undersigned, theowners and party in possession of the property are Gladys S. Vandesande and Steven W. Vandesande and Stev desande and sever w. van desande Ard Sever w. Van desande, Sr. and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibitedunder the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with theholder of the Sequrity Dead New Resi the Security Deed New Residential Mortgage Loan Trust 2020-1as Attorney-in-Fact forGladys S. Vandesande and Steven W. Vandesande,

And Severi W. Variussamus Sr.Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520Ad Run Dates: 07/27/2022; 08/03/2022; 08/03/2022; 08/10/22: 08/17/22;08/24/22; 08/31/22

950-76839 NOTICE OF SALE UNDER GWINNETT GEORGIA.

COUNTY
Under and by virtue of the
Power of Sale contained in a Security Deed given by Sarah Nwani to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Acopia, LLC, its successors and assigns, dated April 7, 2020, recorded in Deed Book 57393, Page 699, Gwinnett County, Georgia Records, as last transferred to Acopia LLC by assignment recorded in Deed Book 60063, Page 46 Gwinnett 60063, Page 46, Gwinnett County, Georgia Records, county, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY-FIVE THOU-HUNDRED TWENTY-FOUR AND 0/100 **FORECLOSURE** 

**FORECLOSURE** 

DOLLARS (\$345,624.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for cash hefore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours

of sale on the first Tuesday in September, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF tion will control The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible 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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the All that tract or parcel of land lying and being in Land Lot 178, 7th District, Gwin-nett County, Georgia, being Lot 21, Millgate Crossing, Phase 1, as per plat record-ed in Plat Book 90, Pages 161-162, Gwinnett County, Georgia Records, which right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Acopia LLC brances, zoning ordinances MR/ca 9/6/22

24 31 2022 NOTICE OF SALE UNDER

> GFORGIA. GWINNETT

Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
Acopia LLC, 1 Corporate
Drive, Suite 360, Lake
Zurich, IL 60047, to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Sarah Nwani or a tenant or tenants and said property is more com-monly known as 4225 HUNDRED THIRTY AND 0/100 (710 DOLLARS (\$47,130.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative. Sharpton Park Drive, Auburn, Georgia 30011. Should a conflict arise between the property address and the legal description the

legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the firmation and audit of the status of the loan with the ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART holder of the security deed. Acopia LLC
as Attorney in Fact for
Sarah Nwani
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road **HEREOF** 

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 2 of the 2nd District, GMD 1587 of Gwinnett County, Georgia, being Lot 54, Block A, Parkside at Mulberry, as per plat recorded in Plat Book 138, Page 167, et. seq., Gwinnett County Records, which plat is incorporated herein and made a part of this description. MR/meh 9/6/22 Our file no. 22-07703GA –

Our file no. 22-07703GA -950-75931 7/20 27 8/3 10

17 24 31 2022

NOTICE OF SALE UNDER **POWER** GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ginneria Harris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Willamette Vallev Bank, its successors and assigns, dated June 7, 2019, recorded in Deed Book assigns, dated June 7, 2019, recorded in Deed Book 56653, Page 677, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification Agreement recorded in Deed Agreement recorded in Deed Book 59309, Page 324, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60021, Page 367, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED EIGHTY-ONE HUNDRED EIGHTY-ONE THOUSAND SIX HUNDRED FORTY-NINE AND 0/100 DOLLARS (\$181,649.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours native, within the legal hours of sale on the first Tuesday in September, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be indee to the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having hear given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-Our file no. 22-08114GA - FT17 those superior to the Security Deed first set out above.
Said property will be sold on
an "as-is" basis without any
representation, warranty or
recourse against the abovenamed or the undersigned.
Guild Mortgage Company
LLC is the holder of the Se-

POWER GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Roland Lyles a/k/a Roland M. Lyles to Wells Fargo Bank, N.A., dated December 14, 2011. curity Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend,

and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441. Note however that such entity is not required by law

fy the terms of the loan. To the best knowledge and belief of the undersigned the party in possession of the property is Ginneria Har-ris or a tenant or tenants and asaid property is more commonly known as 3206 Mill-gate Ct, Buford, Georgia 30519. Should a conflict arise between the property address and the legal description will control

The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed Guild Mortgage Company

LLC
as Attorney in Fact for
Ginneria Harris
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of All that tract or parcel of

161-162, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this descrip-

Our file no. 22-07910GA -FT17 950-76532 7/27 8/3 10 17

**POWER** 

Under and by virtue of the Power of Sale contained in a Security Deed given by Raiford Hodges, III to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mort-gage, Inc., its successors gage, filc., its successors and assigns, dated Novem-ber 17, 2009, recorded in Deed Book 49844, Page 237, Gwinnett County, Geor-gia Records, as last trans-ferred to Truist Bank by as-signment recorded in Deed signment recorded in Deed Book 59907, Page 691, Gwinnett County, Georgia Records, conveying the af-Book 59907, Page 691, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of FORTY-SEVEN THOUSAND ONE HUNDRED THIRTY AND 0/100 DOLLARS

designated as an alternative within the legal hours of sale on the first Tuesday in September, 2022, the follow-

scription the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. 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 attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having hear given)

www.foreclosurehotline.net
\*Auction services provided
y Auction.com (www.auchaving been given).
Said property will be sold subject to any outstanding ad valorem taxes (including tion.com) EXHIBIT A EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 51 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK
A, UNIT TWO, MURELL ESTATES SUBDIVISION AS taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by A, UNIT TWO, MURELL ESTATES SUBDIVISION, AS PER PLAT RECORDED AT an accurate survey and inspection of the property, any assessments, liens, encum assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-PLAT BOOK 31, PAGE 34,
GWINNETT COUNTY
RECORDS, SAID PLAT BEING INCORPORATED HERE-IN AND MADE A PART HEREOF BY those superior to the security Deed first set out above. Said property will be sold on an 'as-is' basis without any representation, warranty or recourse against the abovenamed or the undersigned. HEREOF BY
THIS REFERENCE, AND BEING KNOWN AS 3254-3256
SARAH LOU DRIVE, SNELLVILLE, GA 30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING.

Truist Bank, successor by merger to SunTrust Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. THIS IS THE SAME PROPERTY THAT WAS CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SPECIAL WARRANTY DEED DATED APRIL The entity that has full au-RANTY DEED DATED APPIL
6. 2010, FILED APPIL 27,
2010, AND RECORDED AT
DEED BOOK 50043, PAGE
039, GWINNETT COUNTY
RECORDS.

the entity trust has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Truist Bank, 111 Millport Circle, Greenville, SC 29607, 800-827-3722. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and CEL I.D. NUMBER IS: R6051 Our file no. 22-08211GA -

belief of the undersigned. the party in possession of the property is Raiford Hodges, III or a tenant or tenants and said property is more commonly known as 6658 September Eve, Norcross, Georgia 30092. Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the Note: The security deed.

Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Raiford Hodges, III McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

to secure a Note in the original principal amount of ONE HUNDRED NINETY-TWO THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$192,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully to secure a Note in the origi All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 281 of the 6th District, Gwinnett County, Georgia being Bldg. 23, Unit B, of Autumn Trace Subdivision, Phase Three, as per plat thereof recorded in Plat thereof recorded in Plat Book 20, page 300, Gwinnett County Georgia Records, which plat is incorporated herein by reference and made a part of this descrip-tion. Being known as 6658 September Eve by the present system of number-ing houses in Gwinnett County. Georgia. place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following designations and the same of the same designation of the same designation and th ing described property: SEE EXHIBIT A ATTACHED PART HEREOF
The debt secured by said
Security Deed has been and County, Georgia. MR/meh 9/6/22

950-76386 8/3 10 17 24 31 2022

NOTICE OF SALE UNDER GWINNETT

14, 2011, recorded in Deed Book 51062, Page 512, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica tion Agreement recorded in Deed Book 56667, Page 633,

**FORECLOSURE** 

ing described property: SEE EXHIBIT A ATTACHED

taxes which are a lien but

The entity that has full au-

property is more commonly known as 3256 Sarah Lou

address and the legal de-

scription the legal descrip-

as Attorney in Fact for

Roswell, GA 30076

CURRENT TAX PAR-

950**-**74355 6/29 7/6 13 20

NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY Under and by virtue of the

Power of Sale contained in a

Security Deed given by Pam T N'Diaye and Abdoulaye N'-Diaye to Mortgage Electronic Registration Systems, Inc.,

as grantee, as nominee for BancMortgage, a division of National Bank of Commerce,

National Bank of Commerce, its successors and assigns, dated November 8, 2004, recorded in Deed Book 40728, Page 153, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 49725, Page 783, Gwinnett County, Georgia Records, conveying the after-described property

the after-described property

AND MADE

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

bed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding

ad valorem taxes (including taxes which are a lien, but

not yet due and payable), the

POWER

M I vles

HEREOF

Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of FORTYright of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, SIX THOUSAND SEVEN HUNDRED EIGHTY-THREE AND 0/100 DOLLARS (\$46,783.00), with interest thereon as set forth therein, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recovers account a page 14. there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such representation, warranty or recourse against the above-named or the undersigned.

MIDFIRST BANK is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The antity that he full control place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the follow-

**FORECLOSURE** 

HERETO AND MADE A PART The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failof MidHirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. Note, however, that such entity is not required by law sible events of detault, all 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 surpose of poving the same to negotiate, amend or modito regulate, amend of modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Pam T N'Diaye and Abdoulaye N'Diaye 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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 baying bean given)

or a tenant or tenants and said property is more com-monly known as 3925 Yosemite Park Lane, Snelhaving been given).
Said property will be sold subject to any outstanding ad valorem taxes (including Wille, Georgia 30039.
Should a conflict arise between the property address and the legal description will control.
The sale will be conducted child the conflict arise between the property address will be conducted the conflict and the conflict arise between the property address and the conflict arise between the property address and the legal description will conflict arise between the property address and the legal description will conflict arise between the property address and the legal description will conflict arise between the conflict arise betw not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the security deed an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securiholder of the security deed. MIDFIRST BANK

MIDFIRST BANK
as Attorney in Fact for
Pam T N'Diaye and Abdoulaye N'Diaye
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 337, OTHE
4TH DISTRICT. GWIN-

those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-BEING IN LAND LOT 337, OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA RECORDS, AND BEING IN LOT 32, BLOCK A OF WYN-TERHAVEN SUBDIVISION, UNIT TWO, AND BEING RECORDED IN PLAT BOOK 100, PAGE 298 IN THE GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY REFER-ENCED AND MADE A PART OF THIS DESCRIPTION. the entity title and the solid amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A. PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. 5030b, 1-800-416-14/2.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the north in presenting of the party in possession of the property is Roland Lyles a/k/a Roland M. Lyles and Estate of Roland Lyles or a tenant or tenants and said OF THIS DESCRIPTION.
MR/meh 9/6/22
Our file no. 22-08254GA FT17

950-76140 7/27 8/3 10 17

24 31 2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Un-Dr, Snellville, Georgia 30078. Should a conflict arise between the property der and by virtue of the power of sale contained with that certain Security Deed dated December 18, 2019, from Wendy Castillo David to Wendy Castillo David to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Broker Solu-tions, Inc. New American Funding, recorded on De-cember 26, 2019 in Deed Book 57132 at Page 290 Gwinnett County, Georgia records, having been last Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC by Assignment and said Sequitive. Roland Lyles a/k/a Roland McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road signment and said Security Deed having been given to secure a note dated December 18, 2019, in the amount of \$218,960.00, and said Note being in default, the undersigned will sell at public outry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 6, 2022 the following described real property (heresignment and said Security

scribed real property (hereinafter referred to as "Property"): ALL to as the TRÁCT ÓR PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK I, QUAIL RUN PHASE, UNIT FIVE, LAMAN-CHA, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWINNETT COUNTY DECORDS TO WHICH SAID IN PLAT BOUNG 6, PAGE 120,
GWINNETT COUNTY
RECORDS, TO WHICH SAID
PLAT REFERENCE IS MADE
FOR A MORE PARTICULAR
DELINEATION OF A METES,
BOUNDS AND COURSES
DESCRIPTION, SUBJECT TO

DESCRIPTION, SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS, RESTRIC-TIONS AND OTHER MAT-TERS OF RECORD AFFECT-ING SAID DESCRIBED PROPERTY. The debt se-PROPERTY. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest and all exaccrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of in-tention to collect attorneys' fees has been given as pro-vided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Wendy Castillo David.

is/are Wendy Castillo David.
The property, being commonly known as 515 Birch
Ln, Lawrenceville, GA,
30044 in Gwinnett County
will be sold as the property
of Wendy Castillo David,
subject to any outstanding
ad valorem taxes (including
taxes which are a lien and
not yet due and payable),
any matters affecting title to
the property which would be the property which would be disclosed by accurate survey disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend thority to negotiate, amend or modify all terms of the or modify all terms of the above described mortgage is as follows: LoanCare LLC, 3637 Sentara Way, Virginia Beach, VA 23452, 800-274-6600 . The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation subject (1) to confirmation that the sale is not prohibit-ed under U.S. Bankruptcy code and (2) to final confirmation and audit of the sta tus of the loan with the hold er of the Security Deed. Albertelli Law Attorney for Lakeview Loan Servicing, LLC as Attorney in Fact for Wendy Castillo David 100 Wendy Castillo David 100
Galleria Parkway, Suite 960
Atlanta, GA 30339 Phone:
(770) 373-4242 By:Rohan
Rupani ESQ For the Firm
THIS FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED

**FORECLOSURE** 

FOR THAT PURPOSE. - 22-006074 A-4754793 07/27/2022, 08/03/2022, 08/10/2022 08/24/2022, 08/31/2022

950-76966 NOTICE OF SALE **UNDER POWER** STATE OF GEORGIA
COUNTY OF GWINNETT
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated March 27, 2020, from

Antwan M. Dumeng to Mort-gage Electronic Registration Systems Inc as a nominee for DHI Mortgage Company Ltd., recorded on April 2, 2020 in Deed Book 57372 at Page 78 Gwinnett County, Georgia records, having been last sold, assigned transferred and conveyed to Lakeview Loan Servicing LLC by Assignment and said Security Deed having been given to secure a note dated March 27, 2020, in the amount of \$294,188.00, and amount of \$294, 188.00, and said Note being in default, the undersigned will sell at public outcry during the le-gal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 6, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PAR-CEL OFLAND LYING AND BEING IN LAND LOT 226 OF BEING IN LAND LOT 226 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 150, BLOCK C OF SHANNON LAKE SUB-DIVISION, PHASE 3B, AS PER PLAT RECORDED IN PLAT BOOK 141, PAGES 253-255, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS MADE A PART HEREOF AND INCOR-PORATED HEREIN BY REF-PORATED HEREIN BY REF-ERENCE. The debt secured by the Security Deed and ev-idenced by the Note and has been, and is hereby, de-clared due and payable because of, among other pos-sible events of default, fail-ure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of intention to collect attornevs fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Antwan M. Dumeng. is/are Antwan M. Dumeng.
The property, being commonly known as 3633 Okefenokee Ridge, Loganville,
GA, 30052 in Gwinnett
County, will be sold as the
property of Antwan M. Dumeng, subject to any outstanding ad valorem taxes
(including taxes which are a
lien and not yet due and
pavable), any matters affectpayable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments lions and all assessments.

ments, liens, encumbrances. restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual contributions. individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: LoanCare LLC, 363. Sentara Way, Virginia Beach, VA 23452, 800-274-6600 The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security the holder of the Security Deed. Albertelli Law Attorney Lakeview Loan Servicing Tor Lakeview Loan Servicing LLC as Attorney in Fact for Antwan M. Dumeng 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani ESQ For the Firm THIS FIRM IS ACTING AS A DEPT COLLECTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. - 22001774 A-4754999 07/27/2022, 08/03/2022 08/10/2022

08/24/2022, 08/31/2022 950-77107 7/27,8/3,10,17,24,31,2022 Under Power

State of Georgia

County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Richard H. Fisher II to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. (the Secured Creditor), dated September 24, 2003, and Recorded on October 8, 2003 as Book No 35271 and Page No. 161 Gwinnett County, Georgia records, conveying the after described property to secure a Note of even date in the original principal amount of \$122,104.00, with interest at the rate specified therein, as last assigned to BankUnited N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for each at the Gwinnett County Courthouse

for cash at the Gwinnet County Courthouse within the legal hours of sale on the first Tuesday in September, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 37 of the 7th District of Gwinnett County. Georgia. being County, Georgia, being shown and designated as Lot 43, Block A, Waterford Park Subdivision, Unit II, Gwinnett County, Georgia, Gwinnett County, Georgia, according to a plat of subdivision recorded in Plat Book 48, Page 226, Gwinnett County, Georgia records, which plat is incorporated by reference herein and made a part hereof. Tax ID: R7037 202 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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 Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). BankUnited N.A. holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. Carrington Mortgage Services, LLC 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, Carrington Mortgage Services, LLC may