

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 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 public hearing and make recommendation on such application for annexation and rezoning on Tuesday, August 9, 2022, at 7:00 p.m. Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed application 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 regular location from the regular monthly City Commission meeting.

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

EXHIBIT "A" OWNER: Southern Heritage Home Builders, LLC CURRENTLY ZONED: RAZ00 PROPOSED ZONING: RAZ00 ADDRESS : 5647 Shadburn Ferry Rd

All that tract or parcel 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 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 152.07 feet; run thence south 32 degrees 51 minutes 05 seconds west a distance of 220.45 feet; run thence along the right of way of Shadburn Ferry Road a distance of 218.50 feet to an iron pin found; run thence north 63 degrees 18 minutes 54 seconds east a 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 293.13 feet to an iron pin set and the true point of beginning. 934-76502 7/20/22 8/3,10,17,24,31, 2022

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 application requesting to Annex the property located at 5768, 5778, and 5788 Swanee 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:

The property is presently zoned Single-Family Residential (R-100) in the Gwinnett County. The applicant is requesting to annex and rezone to Medium Density Single Family Residential/Planned Residential Development (RS-100/PRD) 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 AS FOLLOWS:

BEGINNING at a point (Iron Pin Found, #4 Re-Bar) located on the northwesterly right-of-way of Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 71°35'33" West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded North 84°32'50" East a distance of 258.52 feet to a point; THENCE proceeded South 71°42'22" East a distance of 365.96 feet to a point on the northwesterly right-of-way of aforesaid Swanee Dam Road; THENCE following said northwesterly right-of-way proceeded along a curve to the right a distance of 198.92 feet with a radius of 2,034.07 feet (said curve being subtended by a chord bearing South 19°37'32" West a chord distance of 198.84 feet) to a point; THENCE leaving said right-of-way proceeded North 71°42'47" West a distance of 211.18 feet to a point; THENCE proceeded South 25°09'53" West a distance of 150.00 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 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.

LEGAL DESCRIPTION - TRACT 3 - 11.86 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 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 Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 71°35'33" West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded South 29°44'42" East a distance of 800.27 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded South 43°27'25" East a distance of 461.32 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded South 67°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 Swanee Dam Road; THENCE following said northwesterly right-of-way proceeded South 17°38'42" West a distance of 160.18 feet to a point; THENCE continuing along the right-of-way of aforesaid Swanee Dam Road 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 distance of 299.82 feet) to a point; THENCE continuing

ZONING

along said right-of-way proceeded South 25°16'35" West a distance of 48.83 feet to a point, said point being the POINT OF BEGINNING.

TO LOCATE THE POINT OF BEGINNING, COMMENCE at a point (Iron Pin Found, #4 Re-Bar) located on the northwesterly right-of-way of Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 25°09'53" East a distance of 150.00 feet to a point; THENCE proceeded 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 Swanee Dam Road; THENCE continuing along said right-of-way proceeded along a curve to the right a distance of 101.18 feet with a radius of 2,034.07 feet (said curve being subtended by a chord bearing South 23°51'07" West a chord distance of 101.16 feet) to a point; THENCE continuing along said right-of-way proceeded 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 11.86 acres of land (516,495 Square feet), more or less, described as Tract 3 as shown on a survey titled Boundary Retracement Survey for Creekside Georgia by Frontline Surveying & Mapping, Inc., job number 78378, dated 06/14/2021.

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 GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point (Iron Pin Found, #4 Re-Bar) located on the northwesterly right-of-way of Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); said point being the POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 25°09'53" East a distance of 150.00 feet to a point; THENCE proceeded 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 Swanee Dam Road; THENCE continuing along said right-of-way proceeded along a curve to the right a distance of 101.18 feet with a radius of 2,034.07 feet (said curve being subtended by a chord bearing South 23°51'07" West a chord distance of 101.16 feet) to a point; THENCE continuing along said right-of-way proceeded 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 Survey for Creekside Georgia by Frontline Surveying & Mapping, 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 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 Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE, leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 25°09'53" East a distance of 150.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said right-of-way proceeded North 71°35'33" West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded North 84°32'50" East a distance of 258.52 feet to a point; THENCE proceeded South 71°42'22" East a distance of 365.96 feet to a point on the northwesterly right-of-way of aforesaid Swanee Dam Road; THENCE following said northwesterly right-of-way proceeded along a curve to the right a distance of 198.92 feet with a radius of 2,034.07 feet (said curve being subtended by a chord bearing South 19°37'32" West a chord distance of 198.84 feet) to a point; THENCE leaving said right-of-way proceeded North 71°42'47" West a distance of 211.18 feet to a point; THENCE proceeded South 25°09'53" West a distance of 150.00 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 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.

LEGAL DESCRIPTION - TRACT 3 - 11.86 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 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 Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 71°35'33" West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded South 29°44'42" East a distance of 800.27 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded South 43°27'25" East a distance of 461.32 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded South 67°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 Swanee Dam Road; THENCE following said northwesterly right-of-way proceeded South 17°38'42" West a distance of 160.18 feet to a point; THENCE continuing along the right-of-way of aforesaid Swanee Dam Road 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 distance of 299.82 feet) to a point; THENCE continuing

ZONING

point (Iron Pin Found, #4 Capped Re-Bar) on the northwesterly right-of-way of aforesaid Swanee Dam Road; THENCE following said northwesterly right-of-way proceeded South 17°38'42" West a distance of 160.18 feet to a point; THENCE leaving said right-of-way proceeded North 71°42'22" West a distance of 365.96 feet to a point; THENCE proceeded South 84°32'50" West a distance of 258.52 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 11.86 acres of land (516,495 Square feet), more or less, described as Tract 3 as shown on a survey titled Boundary Retracement Survey for Creekside Georgia by Frontline Surveying & Mapping, Inc., job number 78378, dated 06/14/2021.

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 GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point (Iron Pin Found, #4 Re-Bar) located on the northwesterly right-of-way of Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); said point being the POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 25°09'53" East a distance of 150.00 feet to a point; THENCE proceeded 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 Swanee Dam Road; THENCE continuing along said right-of-way proceeded along a curve to the right a distance of 101.18 feet with a radius of 2,034.07 feet (said curve being subtended by a chord bearing South 23°51'07" West a chord distance of 101.16 feet) to a point; THENCE continuing along said right-of-way proceeded 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 Survey for Creekside Georgia by Frontline Surveying & Mapping, 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 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 Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE, leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 25°09'53" East a distance of 150.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said right-of-way proceeded North 71°35'33" West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded North 84°32'50" East a distance of 258.52 feet to a point; THENCE proceeded South 71°42'22" East a distance of 365.96 feet to a point on the northwesterly right-of-way of aforesaid Swanee Dam Road; THENCE following said northwesterly right-of-way proceeded along a curve to the right a distance of 198.92 feet with a radius of 2,034.07 feet (said curve being subtended by a chord bearing South 19°37'32" West a chord distance of 198.84 feet) to a point; THENCE leaving said right-of-way proceeded North 71°42'47" West a distance of 211.18 feet to a point; THENCE proceeded South 25°09'53" West a distance of 150.00 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 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.

LEGAL DESCRIPTION - TRACT 3 - 11.86 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 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 Swanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Swanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE leaving said right-of-way proceeded North 71°39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded North 71°35'33" West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded South 29°44'42" East a distance of 800.27 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceeded South 43°27'25" East a distance of 461.32 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceeded South 67°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 Swanee Dam Road; THENCE following said northwesterly right-of-way proceeded South 17°38'42" West a distance of 160.18 feet to a point; THENCE continuing along the right-of-way of aforesaid Swanee Dam Road 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 distance of 299.82 feet) to a point; THENCE continuing

ZONING

August 22, 2022 at 7:30 p.m. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia 30078. Application information may also be found on the City's website at www.snellville.org.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville 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.snellville.org.

934-77839 8/3/2022

PUBLIC HEARING NOTICE GWINNETT COUNTY BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS GWINNETT JUSTICE & ADMINISTRATION CENTER 75 LANGLEY DRIVE LAWRENCEVILLE, GEORGIA 30045 PHONE: 934-518.0000 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

By virtue of a Power of Sale contained in that certain Security Deed from Gladys S. Vandesaunde and Steven W. Vandesaunde, Sr. to Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a federal savings bank, dated March 24, 2005 and recorded on March 30, 2005 in Deed Book 42146, Page 202, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of ONE HUNDRED NINETY-FIVE THOUSAND AND 00/100 DOLLARS (\$195,000.00) with interest thereon as provided therein, as last assigned to New Residential Mortgage Loan Trust 2020-1, in Deed Book 60052, Page 00879, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in September, 2022, at 10:00 a.m. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia 30078. The proposed amendment may also be found on the City's website at www.snellville.org.

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 Snellville 2040 Comprehensive 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 Commercial 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.** in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said amendments and recommendations by the Planning Department and Planning Commission, conduct a public hearing and take action on the request.

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

934-77838 8/3/2022

CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville has received applications (#RZ 22-01, LUP 22-04) from CKK Development (applicant) and Larry Garner (property owner) requesting: (a) to amend the Official Zoning Map for the City of Snellville, Georgia by 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 Building Setbacks, and sidewalk and planter strip requirements.

The proposed project is for a 27-unit/lot townhome development consisting of 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, and 5059 487).

A Public Hearing with the Mayor and Council, as provided by law, on the request to amend the Official Zoning Map for the City of Snellville, Georgia 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 recommendations by the Planning Department and Planning Commission, receive public comments and take action on the applications.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville 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.snellville.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 received applications (#RZ 22-07, LUP 22-06) from Century Communities of Georgia, LLC (applicant) and Hazel L. 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 Snellville, Georgia from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District for 98-lot single-family (detached) residential subdivision on a 25.052 +/- acre site with a total site density of 3.91 units per acre, located at 1688 and 1698 Wooddale Circle, Snellville, Georgia (Tax Parcels 5060 008 and 5060 023).

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

FORECLOSURE

DOLLARS (\$345,624.00), 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, within the legal hours of sale on the first Tuesday in September, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 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).

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 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 above-named or the undersigned.

NOTICE OF SALE UNDER POWERSTATE OF GEORGIA, COUNTY OF GWINNETT

Acopia LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-1-162.2.

The attorney 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, 8006694268. Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the mortgage with the debtor is: Acopia LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the mortgage with the debtor is: Acopia LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the mortgage with the debtor is: Acopia LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

MR/MEH 9/6/22 Our file no. 22-07703GA - FT19 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 Ginieria Harris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Willamette Valley Bank, its successors and assigns, dated June 7, 2019, recorded in Deed Book 56653, Page 677, Gwinnett County, Georgia. Records as modified by that certain Loan Modification 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 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 before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 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).

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 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 above-named or the undersigned.

Guild Mortgage Company LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-1-162.2.

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,