ZONING

The City of Buford Planning and Zoning Board will meet on **Tuesday, August 9, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Tuesday, September 6, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4445 Nelson Brogdon Boulevard for N3 Property Advisors, LLC. The special use permit requested is to allow auto repair shop/oil change center.

934-76497
7/20,27,8/3,10,17,24,2022

The City of Buford Planning and Zoning Board will meet on **Tuesday, August 30, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Tuesday, September 6, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request on Oakland Avenue, being parcel 7-301-058, from R-100 to MH for City of Buford.

934-77842
8/3,10,17,24,31,2022

The City of Buford Planning and Zoning Board will meet on **Tuesday, August 30, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Tuesday, September 6, 2022** at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 1384 Buford Business Boulevard, Suite B500 for Robyn Wilson. The special use permit requested is to allow behavior therapy.

934-77832
8/3,10,17,24,31,2022

The City of Buford Planning and Zoning Board will meet on **Tuesday, September 13, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Monday, October 3, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request at 29 West Moreno Street from C-2 to Public for James Hall.

934-79698
8/24,31,9/7,14,21,28,2022

The City of Buford Planning and Zoning Board will meet on **Tuesday, September 13, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30528 and the Buford City Commission will meet on **Monday, October 3, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4996 Lanier Islands Parkway for CHA Consulting, Inc./Hunter Hyde. The special use permit requested is to allow a drive thru for a proposed quick serve restaurant.

934-79713
8/24,31,9/7,14,21,28, 2022

The City of Buford Planning and Zoning Board will meet on **Tuesday, September 13, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Monday, October 3, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4624 Friendship Road, out of parcel 08-156-002191, containing 2.450 acres for Mike Vahle. The special use permit requested is to allow a 3-story self-storage facility.

934-79306
8/24,31,9/7,14,21,28.

The City of Buford Planning and Zoning Board will meet on **Tuesday, September 13, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Monday, October 3, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 6702 McEver Road for Buford Lanier Storage, LLC. The special use permit requested is to allow a self-storage facility with boat and RV parking/storage with a buffer reduction.

934-79307
8/24,31,9/7,14,21,28.

PUBLIC HEARING
CITY OF SUWANEE, GEORGIA

The Public is hereby notified that on **September 6th and 27th, 2022, at 6:30 p.m.** at Suwanee City Hall, 330 Town Center Avenue, the Planning Commission and Mayor and City Council, respectively, will hold public hearings and review the following:

RZ-2022-005- Owner: North Georgia Congregational Holiness Church. Applicant: Mainstreet Building Group. The applicant requests a rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for single family homes. The site is located in Land Lot 237 of the 7th District at 3988 Scales Street and contains approximately 0.7 acre.

SUP-2022-004 - Owner: 425 Buford Highway LLC. Applicant: Kathleen Diehl, DVM. The applicant requests a Special Use Permit to allow for a veterinary clinic without outdoor boarding in the OTCD (Old Town Commercial District) zoning district. The site is located in Land Lot 236 of the 7th District at 425 Buford Highway Suites 103 and 104 and contains approximately 1.85 acres.

AMD-2022-001 - A proposed amendment to the City of Suwanee Zoning Ordinance including, but not limited to, Article V. Zoning District Development and Use Regulations, in order to eliminate as a Permitted Use Community Garden and add Community Garden as a Permitted Special Use in certain single family residential districts and other changes related to that Special Use.

AMD-2022-002 - A proposed amendment to the City of Suwanee Zoning Ordinance including Article XVIII. Administration, Enforcement, Penalties, and Remedies by adding Section 1808 Appeal of Zoning Decision and Section 1809 Appeal from Zoning Board of Appeals.

The complete text of the proposal will be on file at Suwanee City Hall, 330 Town Center Avenue, and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

934-79122 8/17,24,2022

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 pm, 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 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, LLC
City Attorneys

EXHIBIT "A"
OWNER: Southern Heritage Home Builders, LLC
CURRENTLY ZONED: RA200
PROPOSED ZONING: RA200
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 White Road (a/k/a Old School House Road); run thence in a northerly 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 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 in a northwesterly direction 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 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, 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 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:

The property is presently zoned Single-Family Residential District (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 Suwanee Dam Road (R/W 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 BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said right-of-way proceed North 71º39'05" West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed North 25º09'53" East a distance of 150.00 feet to a point; THENCE proceed South 71º42'47" 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 continuing 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 being subtended by a chord bearing South 23º51'07" West a chord distance of 101.16 feet) to a point; THENCE continuing along said right-of-way proceed South 25º16'35" 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 Suwanee Dam Road (R/W 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); THENCE, leaving said right-of-way proceed North 71º39'05" West a distance of 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 Beginning thus established, proceed North 71º35'33' West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 04º50'29" West a distance of 264.36 feet to a point (Iron Pin Found, #4 Re-Bar); THENCE proceed North 84º32'50" East a distance of 258.52 feet to a point; THENCE proceed South 71º42'22" East a distance of 365.96 feet to a point on the northwesterly right-of-way of 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 being subtended by a chord bearing South 19º37'32' West a chord distance of 198.84 feet) to a point; THENCE leaving said right-of-way proceed North 71º42'47" West a distance of 211.18 feet to a point; THENCE proceed South 25º09'53" 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 Suwanee Dam Road (R/W 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); THENCE, leaving said right-of-way proceed North 71º39'05" West a distance of 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 Beginning thus established, proceed North 71º35'33' West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 04º50'29" West a distance of 264.36 feet to a point (Iron Pin Found, #4 Re-Bar); THENCE proceed North 84º32'50" East a distance of 258.52 feet to a point; THENCE proceed South 71º42'22" East a distance of 365.96 feet to a point on the northwesterly right-of-way of 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 being subtended by a chord bearing South 19º37'32' West a chord distance of 198.84 feet) to a point; THENCE leaving said right-of-way proceed North 71º42'47" West a distance of 211.18 feet to a point; THENCE proceed South 25º09'53" 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 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.

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 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. 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 office of the Planning and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m.

934-76674
7/27,8/3,10,24,31,9/7,2022

CITY OF SUGAR HILL
NOTICE OF PUBLIC HEARING
TOWN CENTER OVERLAY DISTRICT - DESIGN REVIEW
DRB-TCO 22-005
Peach State Family Homes
4789, 4799, 4808, 4809, & 4829 East Broad Street
Tax Parcel: R7-292-106, 108, 109 and 110, and 133

PUBLIC NOTICE

Notice is hereby given to the general public that an application has been filed for Town Center Overlay District Design Review Approval for the properties known as Tax Parcel IDs: R7-292-106, 108, 109 and 110, and 133 containing a total of 3.56 acres, and located at 4789, 4799, 4808, 4809, & 4829 East Broad Street, Sugar Hill, Georgia.

The properties are presently zoned General Business/Town Center Overlay District (BG/TCO) in the City of Sugar Hill. The applicant is requesting to seek design review approval for construction of single-family attached homes, in addition to the requesting to rezone to Medium Density Mixed Residential/Town Center Overlay District (R36/TCO).

The Mayor and City Council has authority to grant the Design Review Approvals as requested, grant the proposed Design Review Approvals as supplemented by conditions of approval, deny the Design Review Approval requests or table the Design Review Approval requests. A public hearing on the proposed Design Review Approval request will be held before the Mayor and City Council on **Monday, September 12, 2022, at 7:30 pm.** in the Sugar Hill City Hall, located at 5039 West Broad Street, Sugar Hill, Georgia. The case files may be viewed by any interested party at the Department of Planning and Development from Monday through Friday, from 8:00 a.m. to 5:00 p.m.

934-78757 8/24, 2022

CITY OF SUGAR HILL
NOTICE OF PUBLIC HEARING
REZONING
RZ-22-001

Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia requesting to rezone to Medium Density Mixed Residential District (R36), for the property located at 4789, 1799, and 4809 East Broad Street, also known as Tax Parcel ID?s: R7292-106, R7-292-108, R7-292-109, & R7-292-110, and R7292-133 containing 3.56 acres +/- and more particularly described as follows:

LEGAL DECRIPTIONS FOR PROPERTY ID'S:

R7292 106 - DEED BOOK 4973, PAGE 24, R7292 108 - DEED BOOK 42780, PAGE 117 & PLAT BOOK E, PAGE 29

R7292 109 - DEED BOOK 42780, PAGE 117 & PLAT BOOK E, PAGE 29, R7292 110 - DEED BOOK 42780, PAGE 117 & PLAT BOOK E, PAGE 29

ALL THOSE TRACTS OR PARCELS OF LAND LYING AND BEING IN LAND LOT 292, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIN FOUND, BEING THE NORTHEAST CORNER OF SAID PROPERTY ID R7292 110, THENCE ALONG THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN UNDEFINED RADIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD BEARING OF SOUTH 22 DEGREES, 58 MINUTES, 39 SECONDS WEST AND DISTANCE OF 129.46 FEET TO A CALCULATED POINT, BEING THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 110 COMMON WITH THE NORTHEAST CORNER OF SAID PROPERTY ID R7292 109; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN UNDEFINED RADIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD BEARING OF SOUTH 31º33'52" WEST AND DISTANCE OF 1,120.04 FEET TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF SAID PROPERTY ID R7292 109 COMMON WITH THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 108; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN UNDEFINED RADIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD BEARING OF SOUTH 64 DEGREES, 58 MINUTES, 23 SECONDS WEST AND DISTANCE OF 88.50 FEET TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF SAID PROPERTY ID R7292 109 COMMON WITH THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 108; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN UNDEFINED RADIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD BEARING OF SOUTH 85 DEGREES, 58 MINUTES, 08 SECONDS WEST AND DISTANCE OF 110.33 FEET TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF SAID PROPERTY ID R7292 108 COMMON WITH THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 106; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), NORTH 86 DEGREES, 52 MINUTES, 46 SECONDS WEST A DISTANCE OF 100.00 FEET TO A CALCULATED POINT; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), NORTH 84 DEGREES, 22 MINUTES, 50 SECONDS WEST A DISTANCE OF 116.00 FEET TO A CALCULATED POINT BEING THE SOUTHWEST CORNER OF SAID PROPERTY ID R7292 106 COMMON WITH THE SOUTHEAST CORNER OF PROPERTY ID R7292 105; THENCE LEAVING THE NORTHWESTERN RIGHT FO WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), NORTH 34 DEGREES, 36 MINUTES, 46 SECONDS EAST A DISTANCE OF 161.70 FEET TO A CALCULATED POINT; THENCE NORTH 84 DEGREES, 13 MINUTES, 27 SECONDS EAST A DISTANCE OF 170.00 FEET TO AN IRON AXLE FOUND, BEING THE NORTHEAST CORNER OF SAID PROPERTY ID R7292 106, COMMON WITH THE NORTHWEST CORNER OF PROPERTY ID R7292 108 AND THE SOUTHWEST CORNER OF PROPERTY ID R7292 110; THENCE NORTH 20 DEGREES, 08 MINUTES, 17 SECONDS EAST A DISTANCE OF 152.12 FEET TO AN IRON AXLE FOUND, BEING THE NORTHWEST CORNER OF PROPERTY ID R7292 110 COMMON WITH THE SOUTHWEST CORNER OF PARCEL R7292 111; THENCE SOUTH 72 DEGREES, 21 MINUTES, 26 SECONDS EAST A DISTANCE OF 210.28 FEET TO THE POINT AND PLACE OF BEGINNING; CONTAINING 84,143 SQUARE FEET (1.93 ACRES) MORE OR LESS.

The properties are presently zoned General Business/Town Center Overlay District (BG/TCO) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Mixed Residential/Town Center Overlay District (R36/TCO) for 31 single-family attached homes.

The Sugar Hill City Council will consider whether to rezone the property. The Mayor and City Council has authority to zone the property as requested or place such other zoning classification and conditions on the property as they deem appropriate, constitutional, and in the best interest of the citizens of Sugar Hill. The public is invited to attend public hearings scheduled for **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 rezoning is available for review in the office of the Planning and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m.

934-78756 8/24, 2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by David M. Cheeks and Tichiala D. Cheeks to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GHS Mortgage, LLC d/b/a Residential Alliance, its successors and assigns dated 4/12/2001 and recorded in Deed Book 23182 Page 195 and modified at Deed Book 52730 Page 609 Gwinnett County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the after-described property to secure a Note in the original principal amount of $135,756.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 6, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A OF WHITLEY OAK SPRINGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 50, PAGE 130, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN 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 attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **2782 Centerville Rosebud Rd., Snellville, GA 30039** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Reshelle Abdul-Malik and Tariq Abdul-Malik or tenant or tenants.

LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection 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. 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 non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Lakeview Loan Servicing, LLC. as agent and Attorney in Fact for Reshelle Abdul-Malik and Tariq Abdul-Malik

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1154-2003A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2003A

950-77153 8/10 17 24 31 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by RICHARD D DOSS AND GLORIA P DOSS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER in the original principal amount of $146,000.00 dated October 8, 2001 and recorded in Deed Book 27521, Page 0044, Gwinnett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST in Deed Book 59905, Page 846, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 20, ROSSER COURT SUBDIVISION, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK V, PAGE 133, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO.

ADDRESS: 5698 ROSSER CT.; LILBURN, GA 30047
TAX MAP OR PARCEL ID NO.: 6120-030

Said property being known as: **5698 ROSSER CT LILBURN, GA 30047**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are RICHARD D DOSS AND GLORIA P DOSS or tenant (s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 Phone: 877-768-3759

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, as Attorney-in-Fact for RICHARD D DOSS AND GLORIA P DOSS

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 19-376924 – SeV

950-77281 8/10 17 24 31 2022

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.-Vandesande and Steven W. Vandesande, Sr. to Mortgage Electronic Registration Systems, Inc., asnominee for Lehman Brothers Bank, FSB, a federal savings bank, 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 ($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 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 describedproperty: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, 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 reference.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 of, amongother possible events of default, non-payment of the monthly installments on said loan. The debtremaining 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 undersigned. 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 surveyor by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, whichconstitute liens upon 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 upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters ofrecord superior to said Security Deed. To the best of the knowledge and belief of the undersigned, theowners and party in possession of the property are Gladys S. Vandesande and Steven W. Vandesande,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 Security Deed.New Residential Mortgage Loan Trust 2020-1as Attorney-in-Fact forGladys S. Vandesande and Steven W. Vandesande, Sr.Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520Ad Run Dates: 07/27/2022; 08/03/2022; 08/10/22;
08/17/22;08/24/22; 08/31/22
950-76839

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JERRY BROOKS AND STEPHANIE BROOKS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SOUTHPOINT FINANCIAL SERVICES, INC in the original principal amount of $232,425.00 dated May 30, 2015 and recorded in Deed Book 53609, Page 0574, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 55580, Page 793, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA AND BEING LOT 8, BLOCK B, OF MILL CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 34, PAGE 266, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

Said property being known as: **1060 SWAN MILL CT SUWANEE, GA 30024**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are JERRY BROOKS AND STEPHANIE BROOKS or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019