ZONING

establishment, retail sales of tobacco, tobacco accessories and vapes.

934-71679 5/25,6/1,8,15,22,29,2022

The City of Buford Zoning Board of Appeals will meet on Monday, June 27, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 110 Poplar Street for S & A Industries, LLC. The variances requested are to reduce the front setback along West Jackson Street from 35 feet to 20 feet, to reduce the frost extended the feet of the fee the front setback along Poplar Street from 35 feet to 25 feet and to reduce the rear setback from 40 feet to 5 feet. 6/1 8 15 22 2022

The City of Buford Zoning Board of Appeals will meet on Monday, June 27, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 103 Maddox Road for Adrian Burciu. The variance requested is to allow a fence within the front yard. within the front yard. 6/1.8.15.22 2022

The City of Buford Zoning Board of Appeals will meet on Monday, June 27, 202 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 100 Legion Drive for Chad and Mafe Gwin The variand Mafe Gwin. The variance requested is to allow a fence within the 75 foot im-

934-72318 6/1,8,15,22,2022

The City of Buford Zoning Board of Appeals will meet on Monday, June 27, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 5000 Lanier Islands Parkway for Liz Hamilton. The variance requested is to allow 87 directional signs and to allow a pole sign and to increase the size of the signs. 934-72330 6/1,8,15,22,2022

City of Lilburn

City Council Hearing -Monday, July 11, 2022 at 7:30 P.M. 340 Main Street Lilburn, Georgia 30047 (770) 921-2210

The City Council give notice that public hearings on the dates, times, and at the location as noted above are scheduled to consider:

NEW BUSINESS 1.) RZ-2022-01 and SUP-2022-01. Application by Tra-ton LLC c/o Alliance Engiton LLC c/o Aniance Englisher reering and Planning to rezone 5454, 5444, 5434, 5424, 5414 Lawrenceville Hwy, Lilburn, GA 30047 also recorded as District 6, Land Lot 145, Parcels 008, 009, 010, 011, 012, and 013. Applicant is requesting to replicant is requesting to re-zone approximately 8.1 +/-acres from CB Commercial Business to R-2 Medium Density Residential. Applicant is concurrently request ing Special Use Permit to allow development of 65 Single-Family attached. The lots are comprised of 9.25 acres and are all within the US29 Overlay District.

uled for the Public Hearings as noted. The applications, site plans, legal descriptions, and other information are on file at the Lilburn Planning Street. Applications may be viewed by the public between the hours of 8:30 AM and 5:00 PM, Monday through Friday. 934-74124 6/22,2022

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 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 here-

The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and zoning on Tuesday, July 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Hwy, Buford. Gwinnett County Georgia 30518.

The Buford City Commis-sion will hold a public hearing to discuss and pass upon the proposed applications for annexation and on Monday, July 18, zoning on Monday, July 18, 2022 at 7:00 p.m., Buford City Arena, 2795 Sawnee Av-Buford, Gwinnett County, Georgia 30518. Please note that this is a change in the location and the date from the regular monthly City Commission

This 7th day of June, 2022. CHANDLER, BRITT & JAY, LLC City Attorneys

EXHIBIT "A"

OWNER: CONNIE KITSELL CURRENTLY ZONED: RA-PROPOSED ZONING: RA-

4238 THOMPSON MILL RD All that tract or parcel of land lying and being in Land Lot 264, of the 7th District, and being in Gwinnett County, Georgia, designated as Lot I, and being more particularly described and delications. ularly described and delineated according to a plat and survey for Connie Kitsell, William Thompson, Sherry Thompson, Patton Thomp-son and Kaysi Thompson, recorded in the office of the Clerk of Superior Court of Gwinnett County, Georgia in Plat Book 142, Pages 261-262, which plat is incorpo-rated herein and made a part hereof by this reference. Parcel ID: R7264 305

OWNER: KAYSI & PATTON

ZONING

eated according to a plat and

OWNER: ROBERT MC-

PROPOSED ZONING: RL 5925 SHADBURN FERRY

RD
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 332 IN
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
CONTAINING 1.4216 ACRES
AS SHOWN ON A PLAT OF
SURVEY FOR EDDY ROBINSON REALTY & DEVELOPMENT RECORDED IN PLAT
BOOK 42, PAGE 240, GWIN-

BOOK 42, PAGE 240, GWIN NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-ERENCE THERETO

OWNER: KRISTYNA & AN-

CURRENTLY ZONED: RL PROPOSED ZONING: RL 5935 SHADBURN FERRY

ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN Land Lot 332 of the 7th Land District of

Gwinnett County, Georgia and being Lot 2, Block A of

Thornlow Subdivision, all is more particularly shown and delineated on a plat of said

subdivision prepared by Horlbeck and Associates

Inc., dated September 9, 1988 and recorded at Plat Book 46, page 143, Gwinnett County Plat Records, said plat being incorporated here-

in by reference thereto for a

having situate thereon a sin-

NOTICE OF PLANNING & ZONING COMMISSION MEETING AND PUBLIC

Planning & Zoning Commission Meeting

Tuesday, July 12, 2022 at 7:15 PM

Berkeley Lake City Hall 4040 South Berkeley Lake

Berkeley Lake, GA 30096-

The Planning & Zoning Commission of the City of

Berkeley Lake will conduct a

ceive comments from inter-

ested parties concerning the

ested parties concerning the following matters:

1.) PZV 22-02, 156 Bayway Circle, Applicant Kathy Sanders requests relief from Section 78-141 of the zoning

ordinance to allow the modi-

fication of a non-conforming

structure to raise an existing boathouse roof by 18 inches. The overall height of the

structure will comply with the height requirement.

All interested parties are invited to attend, and com-

The City of Buford Planning and Zoning Board will meet on Tuesday, July 12, 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, July 18, 2022 at 7:00 p.m. at Bu-

ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 1037 Parkway Court Suite D. 8. F.

for Yvette Norris. The special use permit requested is

to allow paint booth for re

p.m. at Buford City Arena, 2795 Sawnee Avenue, Bu-

CITY OF SUGAR HILL

NOTICE OF PUBLIC
HEARING
TOWN CENTER OVERLAY

DISTRICT - DESIGN REVIEW DRB-TCO 22-002 - SDH At-

lanta, LLC c/o Mahaffey Pickens Tucker, LLP, containing 10.08 acres

PUBLIC NOTICE

Town Center Overlay District

Design Review Approval fo

Design Review Approval for the property known as Tax Parcel ID's: R7306-121, R7306-220, R7306-263, R7306-279, R7306-036, and

R7306-035, ATU R7306-035, ATU R7306-035 Containing 10.08 acres +/- and located along Nelson Brogdon Boulevard (State Route 20) at its intersection with Old Cumming Read Cycential

The properties are present

Single-Family Residential/Medium Density

Overlay District (OI/RS-150/RS-100/TCO) in the City of Sugar Hill. The applicant

is in the process of request-

ing to rezone to Medium Density Mixed

Residential/Town Center Overlay District (R36/TCO)

for single-family attached homes. SDH Atlanta, LLC is

requesting to seek design re

view approval with variances for the construction of the single-family attached

The Mayor and City Council

Road, Sugar Hill, Georgia.

ly zoned Institutional/Low

Residential/Town

Single-Family

ford, Georgia 30518.

6/22,29,7/6,13,2022

6/22,29,7/6,13,2022

special use permit at 1037 Parkway Court, Suite D & E

Phone: 770.368.9484

mission Meeting City of Berkeley Lake

gle family residence.

934-73563 6/15,22,29,7/6,2022

HEARING

DREW SMITH

CARTHY CURRENTLY ZONED: RL

RD

Council on Monday, July 11, 2022, at 7:30 pm. in the Sugar Hill City Hall, located at 5039 West Broad Street, CURRENTLY ZONED: RA-PROPOSED ZONING: RA-Sugar Hill, Georgia. The case files may be viewed by any interested party at the Department of Planning and 4234 THOMPSON MILL RD
All that tract or parcel of
land lying and being in Land
Lot 264, of the 7th District, Development from Monday and being in Gwinnett Coun-ty, Georgia, designated as Lot 2, and being more par-ticularly described and delinthrough Friday, from 8:00 a.m. to 5:00 p.m. 934-74136 6/22,2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEAReated according to a plat and survey for Connie Kitsell, William Thompson, Sherry Thompson, Patton Thompson and Kaysi Thompson, recorded in the office of the Clerk of Superior Court Georgia in Plat Book 142, Pages 261-262, which plat is incorporated herein and made a part hereof by this reference. Parcel ID: R7264 306

ING TOWN CENTER OVERLAY DISTRICT - DESIGN REVIEW
DRB-TCO 22-003 & DRBTCO 22-004 - Peach State
Family Homes
TAX PARCELS 7292-123 &
7-292-196 - 4719 EAST BROAD STREET, 2 ACRES

ZONING

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: 7-292-123 & 7-292-196 containing a total of 2 acres, and located at 4719 East Broad Street, Sugar Hill, Georgia.

The properties are currently zoned Medium Density Single Family Residential District (RS-100) and Town Center Overlay District (TOO). Peach State Family Homes is requestion to seek Homes is requesting to seek design review approval for construction of two new single-family detached homes (one for each parcel).

The Mayor and City Council has authority to grant the Design Review Approvals as requested, grant the pro-posed Design Review Approvals as supplemented by conditions of approval, deny the Design Review Approval requests or table the Design Review Approval requests or table the Design Review Approval request will be the proposed Design Review Approval request will be held before the Mayor and City Council on Monday, July 11, 2022, at 7:30 pm in the Sugar Hill City Hall, located at 5039 West Broad Street, Sugar Hill Georgia The provals as supplemented by Sugar Hill, Georgia. The case files may be viewed by any interested party at the Department of Planning and m by reference inerect or or more particular and com-plete description of said lot. Said property being im-proved property known as 5935 Shadburn Ferry Road, Buford, Georgia 30518, and Development from Monday through Friday, from 8:00 a.m. to 5:00 p.m. 934-73811 6/22,2022

CITY OF SNELLVILLE

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 owner) requesting: a) to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to R-TH (Townhome Recidential) District h) to Residential) District; b) to amend the Snellville 2040 Comprehensive Plan Future Comprehensive Plan Future Land Use Map from Com-mercial Retail to Medium-Density Residential; c) and request for variances from the Small Residential Building Standards; Minimum Building Setbacks, and side-walk and planter strip requirements.

The proposed project is for 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, and 5059 487).

A Public Hearing with the Mayor and Council, as provided by law, on the request is scheduled for **Monday**, July 11, 2022 at 7:30 p.m. in Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider er said request and recom-mendations by the Planning Department and Planning Comprisions conducts buth Commission, conduct a public hearing and take action on the applications.

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 also be found on the City's website at www.snellville.org. 934-73105 6/22,2022

CITY OF SNELLVILLE

NOTICE
Please take notice that the
City of Buford's regularly
scheduled Commission meeting for the month of July will take place on Monday, July 18, 2022, at 7:00 Notice is hereby given to the general public that the City of Snellville has received applications (#RZ 22-04 LUP 22-04) from CKK Development (applicant) and Larry Garner (property owncarry Garrier (property own) er) requesting: a) to amend the Official Zoning Map for 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 Build-ing Standards; Minimum Building Setbacks, and side-walk and planter strip re-Notice is hereby given to the general public that an application has been filed for

quirements. 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, 248, 5059 487, 5059 486, 248, 5059 485 and 5059 487).

A Public Hearing with the Mayor and Council, as pro wayor and coductin, as pro-vided by law, on the request is scheduled for Monday, July 11, 2022 at 7:30 p.m. in the Snellville City Hall Coun-cil 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 applications.

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 Cityis at www.snelwebsite lville.org. 934-73497 6/22,2022

Pursuant to the Power of

Sale contained in a Security Deed given by Julie L Faria and Rich Faria to Mortgage

has authority to grant the Design Review Approvals as requested, grant the prorequested, grant the posed Design Review FORECLOSURE provals as supplemented by provals 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 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

FORECLOSURE FORECLOSURE

PLAT BOOK 111, PAGES 127-128, GWINNETT COUN-TY RECORDS, WHICH PLAT IS HEREBY INCORPORATED tems, Inc., as grantee, as nominee for Angel Oak Mortgage Solutions LLC, its Mortgage Solutions LLC, its successors and assigns dat-ed 9/18/2018 and recorded in Deed Book 56157 Page 00824 Gwinnett County, Georgia records; as last REFERENCE BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION.
The debt secured by said security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2021-3, Mortgage-Backed Certificates, Series 2021-3, conveying the after-described property to secure a Note in the original principal amount of \$129,000.00, with interest at the rate specified therein, transferred to or acquired by 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 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 depica-Deed and by law, including Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 5056 Trilogy Lane, Hoschton, GA 30548 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 such other area as designated by Order of the Superior Court of said county, within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday in which

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 23 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEDA, BEING LOT 79, BLOCK A OF NICHOLS LANDING, UNIT TWO, AS PER PLAT THEREOF RECORDED IN the undersigned, the party (or parties) in possession of the subject property is (are): Steve Ajayi or tenant or ten-Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107
Note, however, that such entity or individual is not required by law to negotiate. UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 88, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. PARCEL ID: R7023-102

The debt secured by said Security Deed has been and quired by law to negotiate, amend or modify the terms of the loan

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are 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 in 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 as and when due and in the Note 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 an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record quadric the Search

mation and audit of the sta-

the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not

be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

lanta, Georgia 30305, (404) 994-7637.

00047 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union,

conveying the after-de-

scribed property to secure a Note in the original principal amount of \$30,000.00, with interest at the rate specified

therein, there will be sold by

the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court

Order of the Superior Court

of said county), within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal

said date fails on a rederal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: ALL THAT TRÁCT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 204 OF THE STEL SUSPICE GWIN

THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SI-MONTON PARK, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGE 204,

BOOK 106, PAGE 204, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. PPN: R5204 272

This foreclosure is subject

to the Security Deed from Keith H. Alleyne, an unmar-ried man and Dave A. Al-

leyne, an unmarried man to

neyne, an unmarried man to Mortgage Electronic Regis-tration Systems, Inc. as nominee for Quicken Loans Inc., dated December 5, 2017, in the original amount of \$201,515.00, recorded in Deed Book 55594, Page 775, Evitanet

Gwinnett County, Ğeorgia

records.
The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the

manner provided in the Note and Security Deed. The debt

remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees begins been given)

having been given).
Said property is commonly known as 825 Simonton Rd

Se, Lawrenceville, GA
30045 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)

signed, the party (or parties) in possession of the subject property is (are): Dave A. Al-

Navy Federal Credit Union is the entity or individual

is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

22180-4907 (888) 503-7102

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 1900 Nichols
Landing Way, Dacula, GA
30019 together with all fixtures and personal property
attached to and constituting 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): Julie L Faria and Rich Faria or tenant or tenants. ant or tenants.

ant or tenants.
Select Portfolio Servicing,
Inc. is the entity or individual
designated who shall have
full authority to negotiate,
amend and modify all terms
of the mortgood

of the mortgage.

Select Portfolio Servicing,
Inc. Loan Resolution Department 3217 South Decker
Lake Drive Salt Lake City, UT
84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. of the loan. Said property will be sold

said property Will be solve subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and erty 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 aurecemption 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 ordinated and the state of the property and the state of the state o nances, 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 prohibit-ed under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold-

tus or the loan with the holds er of the Security Deed. Pur-suant 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 confir-mation and audit of the sta-tus of the loan as provided

immediately above. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2021-3, Mortgage Reded Cockiffictors gage Irust 2021-3, Mort-page-Backed Certificates, Series 2021-3 as agent and Attorney in Fact for Julie L Faria and Rich Faria Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7837

1012-14579A
1012-14579A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14579A 950-71705 6/8 15 22 29

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

2022

Pursuant to the Power of Sale contained in a Security Deed given by Steve Ajayi to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Pine State Mortgage Corporation, its successors and assigns. dated 8/30/2006 and recorded in Deed Book 46985 Page 619 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust, conveying the afterdas-right property to afterdescribed property to secure a Note in the original principal amount of \$309,424.00, 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 safe on July 5, 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 PAR-CEL OF LAND LYING AND BEING IN LAND LOT 4 OF BEING IN LAND LOT 4 OF THE 3RD DISTRICT, DUN-CANS GMD 1749, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, BLOCK B, TRILLOGY PARK, UNIT 5, FKA HWY 124 TRACT, AS PER PLAT RECORDED IN

FORECLOSURE

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

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are 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 payable of 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 in an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

covenants, and matters or record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the state of the logarith to be defined. tus 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 fore-closure documents may not be provided until final confir-mation, and audit of the ctamation and audit of the status of the loan as provided

immediately above.

Navy Federal Credit Union as agent and Attorney in Fact for Keith Alleyne and Dave A. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

2049-067A THIS LAW FIRM MAY BE THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-067A 950-71604 6/8 15 22 29 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER
Pursuant to the power of sale contained in the Security Deed executed by CHUCK BRODEUR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SHELTER MORTGAGE COMPANY in the original principal amount of \$152, 192.00 dated May 31, 2017 and recorded in Deed Book 55161, Page 742, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 58379, Page 788, 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 Book 58379, Page 788, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the tus of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust as agent and Attorney in Fact for Steve Ajayi Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2022, the property in said Security Deed and described as fol-

IN PLAT BOUNTY, GEORGIA BEING INCRED OF RECORDS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 5TH DISTRICT, GWIN-HETT COUNTY, GEORGIA, BEING LOT 69, BLOCK A, MILLSTONE SUBDIVISION, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGES 282-283, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. PARCEL ID: R5065 227

Said property being known 994-7637.
1263-2411A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANV INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1263-2411A
950-71709 6/8 15 22 29
2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Said property being known as: 1545 JULIANNA DR LO-GANVILLE, GA 30052

To the best of the undersigneds knowledge, the par-Pursuant to the Power of given by Keith Alleyne and Dave A. Alleyne to Navy Federal Credit Union dated 6/20/2019 and recorded in Deed Book 56759 Page 00047 Gwinnett County

ty or parties in possession of said property is/are CHUCK BRODEUR 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 de-fault, failure to pay the in-debtedness 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 ex-penses of sale, including at-

torneys 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 to collect attorneys fees havclosed 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) fi nal confirmation and audit of the status of the loan with holder of the Security

Deed.
The name, address, and dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-NEWREZ LLC D/B/A Shell-

point Mortgage Servicing 75 Beattle Place, Suite 300 Greenville, SC 29601 866-825-2174 866-825-21/4
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 PERT COLLECTOR AT-

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING. as Attorney-in-Fact for CHUCK BRODEUR Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-010028 –

950-71864 6/8 15 22 29 2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Securi-Sale Contained in the Security
Deed executed by DAVID
M. WATSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC AS
NOMINEE FOR UNITED
WHOLESALE MORTGAGE IN of the mortgage. Navy Federal Credit Union Navy Federal Credit Union 820 Folin Lane Vienna, VA

FORECLOSURE

of \$217,846.00 dated June 24, 2019 and recorded in Deed Book 56698, Page 262, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING in Deed Book 58256, Page 765, 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 bours of within the legal hours of sale, on July 05, 2022, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 263 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK Q OF THE CARDINAL LAKE ESTATES SUBDIVI-SION, UNIT 11 AS PER PLAT RECORDED IN PLAT BOOK I, PAGE 152, GWIN-NETT COUNTY RECORDS, TO WHICH PLAT REFER-ENCE IS MADE FOR A MORE DETAILED DESCRIP-ENCE IS MADE FUR A MORE DETAILED DESCRIP-TION. TAX ID: R6263 153

Said property being known as: 3188 ROBIN LN DU-

LUTH, GA 30096
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are

DAVID M. WATSON 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 ex-

to collect attorneys fees hav-ing 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 dis-closed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted salid safe 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

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: NEWREZ LLC D/B/A Shell-

point Mortgage Servicing 75
Beattie Place, Suite 300
Greenville, SC 29601 Phone:
866-825-2174
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity and required by law to peo-

above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECT A ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney-in-Fact for

as Attorney-in-Fact for DAVID M. WATSON Robertson, Anschutz, Schneid, Crane & Partners, PLIC

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-071484 –

950-71715 6/8 15 22 29

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
Frank A Mazza and Judith A Frank A Mazza and Judith A Mazza to Phoenix Financial Group Inc., dated April 10, 1997, recorded in Deed Book 14088, Page 109, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 54844, Page 496, Gwinnett County, Georgia Records, as last trans-ferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assign-ment recorded in Deed Book ment recorded in Deed Book
59482, Page 398, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED
THRTY-NINE THOUSAND
ONE HUNDRED AND 0/100
ONI 148S (\$139.100.00) ONE HUNDRED AND 0/100 DOLLARS (\$139,100.00), 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 fore 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 July, 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,

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 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, activitions environments and restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty 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.

U.S. Bank Trust National Association, not in its indi-

vidual capacity but solely as

quisition Trust c/o U.S. Bank

owner trustee for RCF 2 Ac-

of said property is/are DAVID M. WATSON or ten-

paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

The name, address, and telephone number of the in-

PLLC 10700 Abbotts Bridge Road

The debt secured by said Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

Deed and by law, including 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 in-spection of the property, any assessments, liens, encum-brances, 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

dance 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.
Note. however, that such Note, however, that such entity is not required by law to negotiate, amend or modi-

fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Louis Hunter, Ingrid Hunter and Estate of Ingrid Jeannine Hunter or a tenant or tenants and said property is more commonly known as 4255 Laurel Grove Trce, Suwanee, Georgia 30024. Should a conflict arise between the property address and the legal de-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-cy Code and (2) to final confirmation and audit of the status of the loan with the bedder of the court in deal holder of the security deed Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for Louis Hunter and Ingrid

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **EXHIBIT A** Tax Id Number(s): R7250 Land situated in the County of Gwinnett in the State of

ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND

GA

FORECLOSURE

FORECLOSURE

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

fy the terms of the loan

ty the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Frank A Mazza and Judith A Mazza or a

za and Judith A Mazza or a tenant or tenants and said property is more commonly known as 3139 Brookgreen Trail, Lawrenceville, Geor-gia 30043. 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. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the security deed

Holder of the security deed.

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

Trust National Association

as Attorney in Fact for Frank A Mazza and Judith A

Frank A Mazza and Judith A Mazza 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 91, 7th District, Gwinnett County Georgia being lot

County, Georgia, being Lot 28, Block B, Unit One-Phase Three-The Preserve, as per plat recorded in Plat Book 69, Page 204, Gwinnett County Records, which plat

is hereby referred to and made a part of this description, being property known as 3139 Brookgreen Trail according to the present system of authorities.

tem of numbering houses in

tem or numbering nouses in said country, as more particularly shown on that certain plat of survey prepared by West Georgia Surveyors, Inc., dated 4/9/97.

MR/meh 7/5/22

Our file no. 22-06855GA -

950-71753 6/8 15 22 29

NOTICE OF SALE UNDER

Under and by virtue of the Power of Sale contained in a

Security Deed given by Louis Hunter and Ingrid Hunter to Mortgage Elec-tronic Registration Systems,

Inc., as grantee, as a nominee for QUICKEN LOANS,

nee for UUICKEN LUANS, INC., its successors and assigns, dated February 19, 2020, recorded in Deed Book 57293, Page 877, Gwinnett County, Georgia

Gwinnett County, Georgia Records, as last transferred

records, as last transferred to Quicken Loans, LLC by assignment recorded in Deed Book 58847, Page 287, Gwinnett County, Georgia Records, conveying the af-

Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SEVENTY-SEVEN THOUSAND THREE HUNDRED AND 0/100 DOLLARS (\$477,300.00), 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

house 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 July, 2022, the following described property:

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

GWINNETT

POWER GEORGIA, COUNTY

THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 1, BLOCK A, RIVER LAUREL, UNIT 1, AS PER PLAT RECORDED AT PLAT BOOK 79, PAGE 36 GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such entity is not required by law to negotiate, amend or modi-FERRED TO AND MADE PART OF THIS DESCRIP Commonly known as: 4255

Laurel Grove Tree, Suwa-nee, GA 30024-6928 THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFI-CATION NUMBER LISTED ARE PROVIDED SOLELY INFORMATIONAL

MR/ca 7/5/22 Our file no. 22-06885GA -FT1

950-71595 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a

Security Deed given by Mark A Pidhorodecky and Jane E Pidhorodecky to Mortgage Electronic Registration Systems, Inc, as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dated February 23, 2017, recorded in Deed Book 54972, Page 1, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC, FKA Quicken Loans, LLC by assignment recorded in Deed Book 59100, Page 32, Evitanett County, Coorgia Gwinnett County, Georgia Records, conveying the afrecords, conveying the al-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTY THOU-SAND AND O/100 DOLLARS (\$150,000.00), with interest thereon as set forth therein, 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 place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described reported.

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 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. 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 cluding, but not limited to those superior to the Securi tilose 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed

to the property in accor-dance with OCGA § 44-14-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor i mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law

to negotiate, amend or modi fy the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Mark A Pidhorodecky and Jane E Pid-horodecky or a tenant or tenants and said property is more commonly known as more commonly ki 1475 Gabriel Dr, Lawrenceville, Georgia 30043. Should a conflict

arise between the property address and the legal de-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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the belder of the coewith deed.

holder of the security deed Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for Mark A Pidhorodecky and Jane E Pidhorodecky McCalla Raymer Leibert Pierce. L1 C

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PARCEL OF LAND LYING AND EBING IN LAND LOT 47 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DESIGNATED AS LOT 45, BLOCK A, CHANDLER CREEK SUBDIVISION, UNIT ONE, GWINNETT COUNTY, GEORGIA, ACCORDING TO A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK 51, PAGE 46, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFERENCE HEREIN AND MADE A PART HEREOF

950-71596 6/8 15 22 29

NOTICE OF SALE UNDER POWER GWINNETT

Security Deed given by Vy T Vu and Tructien C Nguyen to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Coldwell Banker Home Loans, its successors and Loans, its successors and assigns, dated March 4, 2013, recorded in Deed Book 52059, Page 764, Gwinnett County, Georgia Records, as last transferred to NewRez LLC d/b/a Shell point Mortgage Servicing by assignment recorded in Deed Book 58827, Page 414, Gwinnett County, Georgia Records, conveying the af-Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED TWENTY AND 0/100 DOL-LARS (\$199,920.00), with interest thereon as set forth therein, there will be sold at

Under and by virtue of the Power of Sale contained in a

MR/ca 7/5/22 Our file no. 22-06957GA -2022 GEORGIA, COUNTY