ZONING

gia.

More specifically variances to utilize the existing monument and directional ground signage that may be nonconforming to the current sign regulations for the rebranding of the Piedmont Eastside - Main Campus, 1700 Medical Way, Snellville, Georgia (Tax Parcels 5041 175 and 5041 372).

A public hearing by the Snellville Board of Appeals, as provided by law, will be held at a Regular Meeting on **Tuesday, June 14, 2022 at 7:30 p.m.** in the Council Chambers, Snellville City Hall, 2342 Oak Road, Snellville, Georgia to consider said application and recommendation by the Planning Department and conduct a public hearing.

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

934-71281 5/25, 2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING TOWN CENTER OVERLAY DISTRICT - DESIGN REVIEW DRB-TCO 22-002 - SDH Atlanta, LLC c/o Mahaffey Pickens Tucker, LLP, containing 10.08 acres

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 property known as Tax Parcel ID's: R7306-121, R7306-220, R7306-263, R7306-279, R7306-038, R7306-037, R7306-036, and R7306-035 containing 10.08 acres +/- and located along Nelson Brogdon Boulevard (State Route 20) at its intersection with Old Cumming Road, Sugar Hill, Georgia.

The properties are presently zoned **Office Institutional/Low Density Single-Family Residential/Medium Density Single-Family Residential/Town Center Overlay District (OI/RS-150/RS-100/TCO)** in the City of Sugar Hill. The applicant is in the process of requesting 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 review approval with variances for the construction of the single-family attached homes.

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, June 13, 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.

934-71104 5/25,2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING RZ-22-005

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 467 Buford Highway, also known as Tax Parcel ID: R7-255-013 containing 4.753 acres +/- and more particularly described as follows:

All that tract or parcel of land lying in Land Lot 255 of the 7th District Gwinnett County, Georgia, and being more particularly as follows:

Commencing at a point at the intersection of the Southeasterly right of way of Buford Highway (having a publicly dedicated 100 foot right of way) and the North Easterly right of way of Westbrook Road (having a publicly dedicated 80 foot right of way), thence leaving said right of way of Westbrook road and continuing along said right of way of Buford Highway North 55 degrees 15 minutes 45 seconds East a distance of 312.96 feet to a 5/8 inch rebar found, said 5/8 in rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said right of Buford Highway North 56 degrees 58 minutes 00 seconds East a distance of 549.08 feet to a point in the centerline of a creek; Thence leaving said right of way of Buford Highway and continuing along said centerline of creek the following chords and distances: South 37 degrees 38 minutes 25 seconds East a distance of 14.72 feet to a point; South 20 degrees 37 minutes 50 seconds East a distance of 20.35 feet to a point; South 42 degrees 48 minutes 20 seconds East a distance of 55.82 feet to a point; South 02 degrees 37 minutes 28 seconds West a distance of 12.19 feet to a point; South 34 degrees 56 minutes 44 seconds East a distance of 99.00 feet to a point; South 00 degrees 21 minutes 05 seconds East a distance of 24.16 feet to a point; South 14 degrees 39 minutes 59 seconds East a distance of 108.68 feet to a point; South 22 degrees 56 minutes 14 seconds East a distance of 70.80 feet to a point; South 66 degrees 01 minutes 35 seconds East a distance of 54.24 feet to a point; South 18 degrees 57 minutes 03 seconds East a distance of 5.65 feet to a point; Thence leaving said centerline of creek South 46 degrees 34 minutes 50 seconds West a distance of 387.70 feet to a 1/2 inch rebound found; Thence North 24 degrees 26 minutes 42 seconds West a distance of 10.71 feet to a 1/2 inch rebar found; Thence North 25 degrees 26 minutes 42 seconds West a distance of 299.99 feet to a 1/2 inch rebar found; Thence South 57 degrees 27 minutes 37 seconds West a distance of 166.57 feet to a 1/2 inch rebar found; Thence North 36 degrees 47 minutes 24 seconds West a distance of 203.49 feet to a 5/8 inch rebar found in the Southeasterly right of way of Buford Highway, said 5/8 inch rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 4.753 acres (207,047 square feet).

The properties are presently zoned Highway Service Business District (HSB) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Mixed Residential District (R36) for 37 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, May 16, 2022, at 7:00 p.m. f**or the Planning Commission and **Monday June 13, 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.

934-68993 4'27,5/25,2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING RZ-22-002

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 995 and 1009 Old Cumming Road, 5311, 5323, 5331, and 5341 Nelson Brogdon Boulevard, also known as Tax Parcel ID?s: R7306-121, R7306-220, R7306-263, R7306-279, R7306-038, R7306-037, R7306-036, and R7306-035 containing 10.0 acres +/- and more particularly described as follows:

AS SURVEYED LEGAL DESCRIPTION OVERALL BOUNDARY

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE RIGHT OF WAY INTERSECTIONS OF THE WESTERLY RIGHT OF WAY OF OLD CUMMING ROAD (VARIABLE RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY OF GEORGIA STATE HIGHWAY 20, ALSO KNOWN AS NELSON BROGDON BOULEVARD, (FORMERLY KNOWN AS CUMMING HIGHWAY) (VARIABLE RIGHT OF WAY); THENCE PROCEED ALONG SAID NORTHERLY RIGHT OF WAY OF GEORGIA STATE HIGHWAY 20, ALSO KNOWN AS NELSON BROGDON BOULEVARD, (FORMERLY KNOWN AS CUMMING HIGHWAY) (VARIABLE RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73°58'08" WEST, A DISTANCE OF 122.80 FEET TO A POINT;

SOUTH 06°30'06" EAST FOR A DISTANCE OF 12.03 FEET TO A POINT;

NORTH 87°51'34" WEST FOR A DISTANCE OF 123.97 FEET TO AN IRON PIN FOUND (IPF 1/2"RB);

NORTH 88°05'08" WEST FOR A DISTANCE OF 100.90 FEET TO AN IRON PIN PLACED (1/2"RB W/ CAP);

NORTH 88°05'08" WEST FOR A DISTANCE OF 190.91 FEET TO AN IRON PIN PLACED (1/2" RB W/ CAP);

NORTH 88°05'08" WEST FOR A DISTANCE OF 198.16 FEET TO AN IRON PIN PLACED (1/2" RB W/ CAP);

THENCE DEPART SAID NORTHERLY RIGHT OF WAY OF GEORGIA STATE HIGHWAY 20, ALSO KNOWN AS NELSON BROGDON BOULEVARD, (FORMERLY KNOWN AS CUMMING HIGHWAY) (VARIABLE RIGHT OF WAY) AND PROCEED NORTH 09°05'34" WEST FOR A DISTANCE OF 456.48 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE NORTH 59° 49'49" EAST FOR A DISTANCE OF 499.08 FEET TO AN IRON PIN PLACED (1/2" RB W/ CAP) ON THE SOUTHWESTERLY RIGHT OF WAY OF OLD CUMMING ROAD (VARIABLE RIGHT OF WAY); THENCE PROCEED ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF OLD CUMMING ROAD (VARIABLE RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES:

SOUTH 49°01'39" EAST FOR A DISTANCE OF 157.37 FEET TO AN IRON PIN PLACED (1/2" RB W/ CAP);

255.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4162.09 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 50° 45'52" EAST, 255.02 FEET TO A POINT;

SOUTH 39°43'23" WEST FOR A DISTANCE OF 20.55 FEET TO A POINT;

SOUTH 53°55'31" EAST FOR A DISTANCE OF 12.73 FEET TO A POINT;

155.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 26°01'45" EAST, 149.72 FEET TO A POINT;

SOUTH 01°52'06" WEST FOR A DISTANCE OF 254.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 10.07603 ACRES, OR 438,912 SQUARE FEET

The properties are presently zoned Office Institutional/Low Density Single-Family Residential/Medium Density Single-Family Residential/Town Center Overlay District (OI/RS-150/RS-100/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 a single-family attached home development.

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 the public hearing scheduled for **Monday, June 13, 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.

934-71294 5/25,2022

PUBLIC HEARING NOTICE GWINNETT COUNTY BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS GWINNETT JUSTICE & ADMINISTRATION CENTER 75 LANGLEY DRIVE LAWRENCEVILLE, GEORGIA 30045 PHONE: 678.518.6000 HEARING: June, 8th, 2022 AT 3:00 PM

Stream Buffer Variance SBV2022-00007 Mixed-Use R-100 Zoning, 7th District, Land Lot 339, Parcel 012 Stream Buffer Encroachments

934-71737 5/25,6/1,2022

The City of Buford Planning and Zoning Board will meet on Tuesday, May 31, 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, June 6, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request from R-100/RM to O-I at 2050 Hutchins Street, being parcels 7-269A-085 and 7-268-018, containing 1.770 acres for Buford Housing Authority.

934-70069 5/11 18 25 6/1/2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Lorraine B. Stewart and Brian E Stewart to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Financial Services, LLC, its successors and assigns. dated 8/31/2006 and recorded in Deed Book 46974 Page 581 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the after-described property to secure a Note in the original principal amount of $172,240.00, 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 June 7, 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 1, 5th District, Gwinnett County Georgia Being Lot 11, Block A of Brighton Pointe Subdivision as per plat thereof recorded in plat book 106, page 31, Gwinnett county records, which recorded plat is incorporated herein by reference and made a part of this description.

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 **4060 Silvery Way, Snellville, GA 30039 t**ogether 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): Lorraine B. Stewart and Brian E Stewart or tenant or tenants.

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

Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166

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.

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attorney in Fact for Lorraine B. Stewart and Brian E Stewart

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

1216-2616A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2616A

950-68989 5/11 18 25 6/1/2022

STATE OF GEORGIA COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by BRITTAINY J. HOLLINS AND BEN L. MURPHY SR to HOME AMERICA MORTGAGE, INC. in the original principal amount of $117,702.00 dated April 2, 2008 and recorded in Deed Book 48765, Page 0318, Gwinnett County records, said Security Deed being last transferred to SELENE FINANCE LP in Deed Book 54923, Page 442, 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 June 07, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT CONTY, GEORGIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED, HEREIN, BY REFERENCE AND MADE APART OF THIS DESCRIPTION

Said property being known as: **354 SPRING FALLS DRIVE, GWINNETT, GA 30045**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are BRITTAINY J. HOLLINS AND BEN L. MURPHY SR 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 Attn: BK Dept., 9990 Richmond

Houston, TX 77042 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.

SELENE FINANCE LP, as Attorney-in-Fact for

BRITTAINY J. HOLLINS AND BEN L. MURPHY SR

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 22-025659 – KaH

950-69560 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Ikhnaton Byepu to HomeBanc Mortgage Corporation, dated January 28, 2005, recorded in Deed Book 41647, Page 123, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association, as Indenture Trustee, in trust for Holders of the HomeBanc Mortgage Trust 2005-3, Mortgage Backed Notes by assignment recorded in Deed Book 58748, Page 730, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS ($115,700.00), 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 June, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank National Association, as Indenture Trustee, in trust for Holders of the HomeBanc Mortgage Trust 2005-3, Mortgage Backed Notes is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and belief of the undersigned, the party in possession of the property is Ikhnaton Byepu and Frances Byepu or a tenant or tenants and said property is more commonly known as **420 Jackson Street, Buford, Georgia 30518.**

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 holder of the security deed.

U.S. Bank National Association, as Indenture Trustee, in trust for Holders of the HomeBanc Mortgage Trust 2005-3, Mortgage Backed Notes

as Attorney in Fact for

Ikhnaton Byepu

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 295 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 7, PECAN GROVE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 189, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

MR/meh 6/7/22

Our file no. 22-06950GA – FT1

950-69039 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Connie Blue Jerkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guaranteed Rate, Inc., its successors and assigns, dated February 21, 2020, recorded in Deed Book 57294, Page 675, Gwinnett County, Georgia Records, as last transferred to THE MONEY SOURCE INC. by assignment recorded in Deed Book 59886, Page 44, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY THOUSAND AND 0/100 DOLLARS ($340,000.00), 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 June, 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.

THE MONEY SOURCE INC. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: The Money Source Inc., 500 South Broad Street, Building 100, Suite A, Meriden, CT 06450, 4806162741.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Connie Blue Jerkins or a tenant or tenants and said property is more commonly known as **4075 Bridlegate Way, Snellville, Georgia 30039.** Should a conflict arise between the property address and the legal description the legal description will control.

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

THE MONEY SOURCE INC.

as Attorney in Fact for

Connie Blue Jerkins

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 36 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 30, BLOCK J, BRIDLEGATE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 73, PAGE 191, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE APART HEREOF BY REFERENCE.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THE HEREIN DESCRIBED PROPERTY. THIS PROPERTY IS NOW OR WAS FORMERLY KNOWN AS 4075 BRIDLEGATE WAY, SNELLVILLE, GA 30039. PARCEL IS #R6036 382

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises.

MR/meh 6/7/22

Our file no. 22-07060GA – FT17

950-68988 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Linda King to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated May 9, 2005, recorded in Deed Book 42939, Page 268, Gwinnett County, Georgia Records and as re-recorded in Deed Book 51686, Page 808, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-28C by assignment recorded in Deed Book 51121, Page 443, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND AND 0/100 DOLLARS ($153,000.00), 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 June, 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-28CB is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Linda King and Estate of Linda King or a tenant or tenants and said property is more commonly known as **5946 Dana Dr, Norcross, Georgia 30093.** Should a conflict arise between the property address and the legal description the legal description will control.

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-28CB

as Attorney in Fact for

Linda King

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 163 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK B, UNIT 1, HEATHERWOOD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on June 7, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719).

MR/meh 6/7/22

Our file no. 22-07164GA – FT18

950-70101 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Crystal L Oliver to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guaranty Residential Lending, Inc., its successors and assigns, dated September 3, 2003, recorded in Deed Book 35303, Page 74, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59532, Page 656, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 59509, Page 606, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVEN THOUSAND SIXTY-TWO AND 0/100 DOLLARS ($107,062.00), 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 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, 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.

Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Crystal L Oliver or a tenant or tenants and said property is more commonly known as **1331 Charter Oaks Lane, Lawrenceville, Georgia 30045.** Should a conflict arise between the property address and the legal description the legal description will control.

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

as Attorney in Fact for

Crystal L Oliver

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 82 of the 5th District, Gwinnett County, Georgia, being Lot 24, Block A, of Princeton Square, Unit 1, as per plat recorded in Plat Book 32, Page 117, Gwinnett County Records, which plat is incorporated herein by this reference and made a part of this description.

MR/meh 7/5/22

Our file no. 22-07526GA – FT2

950-70698 5/25 6/1 8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Michelle L Wentz to BANK OF AMERICA, N.A. dated 12/16/2017 and recorded in Deed Book 55633 Page 661 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the afterdescribed property to secure a Note in the original principal amount of $25,000.00, 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 of said county), within the legal hours of sale on June 7, 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:

THE FOLLOWING DESCRIBED PROPERTY IN GWINNETT COUNTY, GEORGIA:ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 137 BLOCK A, THE VILLAGE AT BAY CREEK, PHASE 2, UNIT 3 AS PER PLAT RECORDED IN PLAT BOOK 116, PAGES 86-87, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE.

ALSO BEING THE SAME PREMISES CONVEYED TO MICHELLE L. WENTZ, FROM CROWN PARK HOMES (CB) AT THE VILLAGES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED 01/25/2008, AND RECORDED ON 01/28/2008 AT DOCUMENT REFERENCE 48595/375 IN GWINNETT COUNTY, GEORGIA

This sale is made subject to that Security Deed in the amount of $106,384.00, recorded on 6/9/2016 in Deed Book 54347, Page 546, aforesaid records

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 **3894 Potomac Walk Ct, Loganville, GA 30052** 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): Michelle L Wentz or tenant or tenants.

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

Bank of America Home Loan Assistance Dept.

7105 Corporate Drive Plano, TX 75024 (800) 669-6650

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.

BANK OF AMERICA, N.A. as agent and Attorney in Fact for Michelle L Wentz

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

1016-5209A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5209A

950-69003 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Nisha Sharma and Rohit Sharma to Bank of America, NA dated 12/28/2017 and recorded in Deed Book 55648 Page 0001 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of $43,300.00, 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 June 7, 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 19 of the 5th District, Gwinnett County, Georgia, being Lot 63, Block A, Unit Three of River Bridge, Unit Three Subdivision, as per plat thereof recorded in Plat Book 48, Page 136, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

PRIOR INSTRUMENT REFERENCE: BOOK 49885, PAGE 423 RECORDED: RECORDED DATE: JANUARY 6, 2010

ALSO BEING THE SAME PREMISES CONVEYED TO ROHIT SI IARMA AND NISH A SHARMA, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, FROM RENU BALA, DEEPAK TIWARI AND NISHA SHARMA, WHO ACQUIRED TITLE AS NISHA RANI, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, BY QUIT CLAIM DEED DATED 07/31/2017, AND RECORDED ON 08/25/2017 AT DOCUMENT REFERENCE 55352/531 IN GWINNETT COUNTY, GEORGIA

This sale is made subject to that Security Deed in the amount of $103,140.00, recorded on 8/25/2017 in Deed Book 55352, Page 534, aforesaid records.

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 **310 Saint Simons Cv, Lawrenceville, GA 30044** 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): Nisha Sharma and Rohit Sharma or tenant or tenants.

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

Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650

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.

BANK OF AMERICA, N.A. as agent and Attorney in Fact for Nisha Sharma and Rohit Sharma

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

1016-5224A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5224A

950-69729 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Ikhnaton Byepu to Homebanc Mortgage Corporation dated 1/28/2005 and recorded in Deed Book 41647 Page 147 Gwinnett County, Georgia records; as last transferred to or acquired by Bank of America, National Association as successor by merger to Countrywide Bank, FSB, fka Countrywide Bank, National Association, fka Treasury Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of $28,900.00, 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 June 7, 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 295 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 7, PECAN GROVE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 189, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION

THIS INSTRUMENT IS SECOND ONLY TO A SECURITY DEED FROM IKHNATON BYEPU TO HOMEBANC MORTGAGE CORPORATION DATED JANUARY 28, 2005, AS RECORDED IN GWINNETT COUNTY, GEORGIA RECORDS, SECURING THE ORIGINAL PRINCIPAL SUM OF $115,700, AND IT IS AGREED THAT ANY DEFAULT THEREUNDER MAY, AT THE OPTION OF THE GRANTEE HEREIN, BE DECLARED AND DEEMED TO BE A DEFUALT UNDER THE TERMS OF THE WITHIN INSTRUMENT.

MAP REFERENCE NO. R7295F 040

This foreclosure is subject to that Security Deed from Ikhnaton Byepu to Homebanc Mortgage Corporation, in the original amount of $115,700.00, dated Janaury 28, 2005, filed of record February 14, 2005 in Deed Book 41647, Page 123, Gwinnett County, Georgia.

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 **420 Jackson Street, Buford, GA 30518** 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): Ikhnaton Byepu and Frances Byepu or tenant or tenants.

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

PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-2518

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