

ZONING

posed 40 unit townhome development on an 8.1+ acre site, zoned RM (Multifamily Residential) District, located on Dorian Drive, Snellville, Georgia (Tax Parcel 0324-008). A public hearing by the Snellville Board of Appeals, as provided by law, will be held at a Regular Meeting on **Tuesday, November 8, 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 may also be found on the City's website at www.snellville.org. 934-8437 / 10/19/2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING RZ-22-006

Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia requesting to rezone Medium Density Mixed Residential (R36) for the properties located at 5583, 5585, 5597, 5605, and 5613 Cumming Highway (aka Old Cumming Road, and Henry Bailey Road), and **5613 Henry Bailey Road**, also known as Tax Parcel ID: R7-320A-004, R7-320A-005, R7-320A-007, R7-320A-028, R7-320A-029, R7-320A-020, & R7320A-024 containing 10.46 acres +/- and more particularly described as follows: The properties are presently zoned Medium Density Single Family Residential District (RS-100) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Mixed Residential (R36) for 48 single-family attached homes. A Tract of land to be rezoned, situated in Land Lot 320, 7th District, City of Sugar Hill, Gwinnett County, Georgia; the bearings of which are based on State Plane Grid (Georgia West Zone) and being more particularly described as follows: Commencing at a point in the Northernly Land Lot Line of Land Lot 320 and the Southerly line of the Warrenton Subdivision, Thence 558'15"16" W a distance of 441.43 feet to the Point of Beginning of the Tract herein described: Thence 619'44"44" E a distance of 182.89 feet, N75°16'30" W a distance of 200.00 feet, S03°34'02"E a distance of 203.21 feet to the said Northernly Right-of-Way; Thence along said Northernly Right-of-Way, N89°28'58"W a distance of 151.81 feet; Thence leaving said Northernly Right-of-Way, N03°34'02"W a distance of 182.89 feet, N75°16'30" W a distance of 200.00 feet, S03°34'02"E a distance of 203.21 feet to the said Northernly Right-of-Way; Thence along said Northernly Right-of-Way the following courses and distances: N76°41'17"W a distance of 135.14 feet, Northernly 199.24 feet along a curve to the right (having a radius of 2080.00 feet and a bearing of N73°56'38"W, and a chord distance of 199.16 feet) to the intersection of said Northernly Right-of-Way and the Northernly Right-of-Way of Henry Bailey Road [variable r.w.]; Thence along said Northernly Right-of-Way, Northernly 82.05 feet along a curve to the right (having a radius of 2080.00 feet and a bearing of N73°56'38"W, and a chord distance of 82.04 feet) to the intersection of said Northernly Right-of-Way and the Easterly Right-of-Way of Benefield Road [variable r.w.]; Thence along said Easterly Right-of-Way, N24°58'54"W a distance of 238.78 feet to the Southerly line of the Warrenton Subdivision; Thence along said Southerly line, N58°15'16"E a distance of 739.79 feet to the Point of Beginning, Containing 10.46 acres or 455,838 square feet as depicted on a Rezoning Sketch prepared by Atlas Land Surveying & Mapping, LLC, dated 01/17/2022 (Project # 22177).

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, constituting, in the best interest of the citizens of Sugar Hill. The public is invited to attend public hearings scheduled for **Monday, October 17, 2022, at 7:00 p.m.** for the Planning Commission and **Monday November 14, 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., 934-81193 / 9/28/10/19, 2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Akintunde Durosini-Etti and Elizabeth Durosini-Etti to Rushmore Loan Management Services, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$249,696.00, 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 November 1, 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 113 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE SOUTH-EASTERLY RIGHT OF WAY OF CRAIG DRIVE (HAVING A 60-FOOT RIGHT OF WAY) 125.00 FEET NORTHEASTERLY, AS MEASURED ALONG THE SOUTH-EASTERLY RIGHT OF WAY OF CRAIG DRIVE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTH-EASTERLY RIGHT OF WAY OF CRAIG DRIVE AND THE NORTHEASTERLY RIGHT OF WAY OF CRAIG PLACE (HAVING A 60FOOT RIGHT OF WAY), RUNNING ALONG THE NORTHEASTERLY RIGHT OF THE SOUTHEASTERLY RIGHT OF WAY OF CRAIG DRIVE 140.0 FEET TO A POINT; THENCE SOUTH 32 DEGREES 14 MINUTES EAST 168.5 FEET TO A POINT; THENCE SOUTH 58 DEGREES 24 MINUTES WEST 140.0 FEET TO A POINT; THENCE SOUTH 32 DEGREES 14 MINUTES WEST 168.5 FEET TO THE POINT OF BEGINNING, BEING SHOWN AS A PORTION OF LA BLOCK E, CRAIGDALE ESTATES, ON SURVEY FOR GEORGE H. MCCUTCHEEN PREPARED BY S. R. FIELDS, DATED MARCH 20, 1972, AND RECORDED IN PLAT BOOK X, PAGE 163, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Akintunde Durosini-Etti and Elizabeth Durosini-Etti to Rushmore Loan Management Services, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$249,696.00, 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 November 1, 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 113 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE SOUTH-EASTERLY RIGHT OF WAY OF CRAIG DRIVE (HAVING A 60FOOT RIGHT OF WAY) 125.00 FEET NORTHEASTERLY, AS MEASURED ALONG THE SOUTH-EASTERLY RIGHT OF WAY OF CRAIG DRIVE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTH-EASTERLY RIGHT OF WAY OF CRAIG DRIVE AND THE NORTHEASTERLY RIGHT OF WAY OF CRAIG PLACE (HAVING A 60FOOT RIGHT OF WAY), RUNNING ALONG THE NORTHEASTERLY RIGHT OF THE SOUTHEASTERLY RIGHT OF WAY OF CRAIG DRIVE 140.0 FEET TO A POINT; THENCE SOUTH 32 DEGREES 14 MINUTES EAST 168.5 FEET TO A POINT; THENCE SOUTH 58 DEGREES 24 MINUTES WEST 140.0 FEET TO A POINT; THENCE SOUTH 32 DEGREES 14 MINUTES WEST 168.5 FEET TO THE POINT OF BEGINNING, BEING SHOWN AS A PORTION OF LA BLOCK E, CRAIGDALE ESTATES, ON SURVEY FOR GEORGE H. MCCUTCHEEN PREPARED BY S. R. FIELDS, DATED MARCH 20, 1972, AND RECORDED IN PLAT BOOK X, PAGE 163, GWINNETT COUNTY RECORDS, APN: R5113010

FORECLOSURE

County, Georgia records, which plat is incorporated herein and made a part hereof by reference. 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 **2148 Austin Common Way, Dulca, GA 30019** 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): Akintunde Durosini-Etti and Elizabeth Durosini-Etti or tenant or tenants.

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 as provided immediately above.

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.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by George H. McCutchen to GWINNETT FEDERAL SAVINGS AND LOAN ASSOCIATION dated 12/22/1986 and recorded in Deed Book 4029 Page 95 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 owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, conveying the after-described property to secure a Note in the original principal amount of \$257,300.00, 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 November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, STERLING RIDGE AT PENNY LANE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 163, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO 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 **1712 Penny Lane, Lawrenceville, GA 30043** 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): Clarence E. Evans or tenant or tenants.

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

Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

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

FORECLOSURE

Said property is commonly known as **696 Craig Drive, Lawrenceville, GA 30245** 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): Marsha S. McCutchen or tenant or tenants.

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

Selene Finance, LP 3501 Olympus Blvd 5th Floor, Suite 500 Dallas, TX 75019 1-877-733-3637

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

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 owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association as agent and Attorney in Fact for George H. McCutchen Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK "H", MORNINGVIEW SUBDIVISION, TRACT F- UNIT ONE, PARCEL 03, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDS.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Clarence E. Evans and Karen Evans to HomeBanc Mortgage Corporation recorded 6/15/2005 and recorded in Deed Book 43179 Page 42 and modified at Deed Book 50330 Page 96 and Deed Book 5639 Page 79 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 owner trustee for Ledford Mortgage Asset Trust 2020-655, conveying the after-described property to secure a Note in the original principal amount of \$257,300.00, 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 November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, STERLING RIDGE AT PENNY LANE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 163, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO 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 **1712 Penny Lane, Lawrenceville, GA 30043** 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): Clarence E. Evans or tenant or tenants.

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

Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

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

FORECLOSURE

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 owner trustee of Legacy Mortgage Asset Trust 2020-G55 as agent and Attorney in Fact for Clarence E. Evans and Karen Evans.

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

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2545A 950-82133 10/5 12 19 26 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Raj P. Patel and Gira Patel to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shredco Mortgage Services, Inc., as grantee, as nominee for LifeTime Home Loans, a Division of LifeTime Bank, N.A., its successors and assigns, dated 7/8/2009 and recorded in Deed Book 49668 Page 0003 Gwinnett County, Georgia records; 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