ZONING

ZONING

GREES 08 MINUTES 21 SECONDS EAST, A DIS-TANCE OF 179.04 FEET, TO AN IRON PIN ON THE AN IRON PIN ON THE WESTERN RIGHT OF WAY OF COLE BOAD THE PLACE OR POINT OR BEGINNING. 10/19,26,11/2,9,16,23,30,

The City of Buford Planning and Zoning Board will meet on Tuesday, November 15, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 and the Buford City Commis-cine will meet or Monday sion will meet on Monday December 5, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Bu-ford, Georgia 30518 to consider a special use permit at 4996 Lanier Islands Park way, parcel 2, being out of parcel 08-157-000001, containing 1.651 acres for CHA Consulting, Inc/Ryan Povthress. The special use permit requested is to allow a drive through window for a

934-84374 10/19,26,11/2,9,16,23,30,

The City of Buford Zoning Board of Appeals will meet on Monday, November 21, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a variance request on Main Street, being parcel 7-294-001 for BBC Investment Group, LLC. The variance requested is to allow a fence with brick columns in the front yard. 934-85075

10/26,11/2,9,16,2022 The City of Buford Zoning Board of Appeals will meet on Monday, November 21, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request on Bryant Road, being parcel 7-298-036, containing 113.238 acres for Taylor & Mathis, Inc. The variances requested are to encroach the 50-foot stream buffer, to allow tilt-up construction, to increase the height of the building from 40 feet to 45 feet and to allow a retaining wall in the front yard of Building 100. 934-85376 feet and to allow a retaining 10/26,11/2,9,16,2022

The City of Buford Zoning Board of Appeals will meet on Monday, November 21, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a variance reto consider a variance request at 3795 Buford Drive for Lisa Collins, BRR Architecture. The variances requested are to allow seven (7) signs on the front elevation, to allow 13 signs on the auto care elevation and to allow EIFS as an accent mate-

DISTRICT - DESIGN REVIEW DRB-TCO 22-005

Peach State Family Homes 4789, 4799, 4808, 4809, & 4829 East Broad Street Tax Parcel: R7-292-106. 108, 109 and 110, and 133

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

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

The Mayor and City Council has authority to grant the Design Review Approvals as requested, grant the proposed Design Review Approvals as supplemented by conditions of approval, deny the Design Review Approval the Design Review Approval requests or table the Design requests of table the Design Review Approval requests. A public hearing on the pro-posed Design Review Ap-proval request will be held before the Mayor and City Council on Monday, Novem Council on Monday, November 14, 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 am. to 5:00 day, from 8:00 a.m. to 5:00 934-83768 10/26,2022

The City of Buford Zoning Board of Appeals will meet on Monday, November 21, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 550 Clover Drive for Scott and Kimberly Autrey. The variances requested are to reduce the minimum size on Tract #1 from 20.000 square feet to 14,392 square feet and to reduce the rear setback on Tract #2 from 30 feet to 25 feet.

way, Buford, Georgia 30518 to consider a variance request at 6260, 6264, 6268 and 6274 Mount Salem Circle for Roger Lee. The variance requested is to allow a fence with gate and columns in the front yard. 10/26,11/2,9,16,2022,

# CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville has re-ceived application (#RZ 22ceived application (#RZ 22coeived application (#RZ 22coe)
8) from Lazaro Mota (applicant) and Britt and Camp,
LLC (property owner) requesting to amend the Official Zoning Map for the City of Snellville, Georgia from RS-30 (Single-family Residential) District to RS-5(Single-family Residential) (Single-family Residentia District for an 11-lot single family (detached) reside subdivision on a 2.765 acre site having a gross density of 3.978 units per acre, located at 2706 Lenora located at 27 Church Road, Snellville

A Public Hearing with the Planning Commission, as provided by law, on the request is scheduled at a special called meeting for Tuesday, November 15, 2022 at 7:30 p.m. in the Snellville
City Hall Council Chambers,
Snellville City Center, 2342
Oak Road, Snellville, Georgia
to consider said request and recommendations by the Planning Department, conduct a public hearing and forward a recommendation to the Mayor and City Council for consideration, public hearing and action at later. hearing and action at a later date.

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. Snellville, Georgia 30078. Application information may also be found on the City's at www.snellville.org.

CITY OF SUGAR HILL NO-TICE OF PUBLIC HEARING REZONING RZ-22-001

Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia reor sugar min, Georgia 18-questing to rezone to Medi-um Density Mixed Residen-tial District (R36), for the property located at 4789, 1799, and 4809 East Broad Street, also known as Tax Parcel ID's: R7292-106, R7-292-108, R7-292-109, & R7-292-108, R7-292-109, & R7-292-110, and R7292-133 containing 3.56 acres 4/-and more particularly described as follows: LEGAL DECRIPTIONS FOR PROPERTY ID'S: R7292 106 - DEED BOOK 4973, PAGE 24, R7292 108 - DEED BOOK 42780, PAGE 117 & PLAT BOOK E, PAGE 29 R7292 109 - DEED BOOK 42780, PAGE 117 & PLAT BOOK E, PAGE 29, R7292 110 - DEED BOOK 42780, PAGE 29, R7292 110 - DEED PAGE 29, R7292 110 - DEED BOOK 42780, PAGE 117 & PLAT BOOK E, PAGE 29 ALL THOSE TRACTS OR PARCELS OF LAND LYING AND BEING IN LAND LOT 292, 7TH DISTRICT, GWIND METT COUNTY GEORGIA

292, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: BEGINNING AT A
1-INCH IRON PIN FOUND,
BEING THE NORTHEAST
CORNER OF SAID PROPERTY ID R7292 110, THENCE
ALONG THE NORTHWESTERN RIGHT OF WAY OF
EAST BROAD STREET
(VARIABLE WIDTH RIGHT
OF WAY), ALONG A CURVE (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN UNDEFINED RADIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD BEARING HAVING A CHORD BEARING OF SOUTH 22 DEGREES, 58 MINUTES, 39 SECONDS WEST AND DISTANCE OF 129.46 FEET TO A CALCU-LATED POINT, BEING THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 110 COMMON WITH THE NORTHEAST CORNER OF SAID PROPERTY ID R7292

109; THENCE CONTINUING ALONG THE NORTHWEST-

CURVE TO THE RIGHT WITH AN UNDEFINED RA-DIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD BEARING OF SOUTH 64 DE-GREES, 58 MINUTES, 23

SECONDS WEST AND DISTANCE OF 88.50 FEET TO A

CALCULATED POINT, BEING THE SOUTHWEST CORNER OF SAID PROPERTY ID R7292 109 COMMON WITH THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 108; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET, VABIABLE WINTH

934-85378 10/26,11/2,9,16,2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEAR-TOWN CENTER OVERLAY

ALONG THE NORTHWESTERN RIGHT OF WAY OF
EAST BROAD STREET
(VARIABLE WIDTH RIGHT
OF WAY), ALONG A CURVE
TO THE RIGHT WITH AN
UNDEFINED RADIUS PER
PLAT BOOK E, PAGE 29,
HAVING A CHORD BEARING
OF SOUTH 35 DEGREES, 13
MINUTES, O5 SECONDS
WEST AND DISTANCE OF
100.00 FEET TO A CALCULATED POINT; THENCE
CONTINUING ALONG THE
NORTHWESTERN RIGHT OF
WAY OF EAST BROAD
STREET (VARIABLE WIDTH
RIGHT OF WAY), ALONG A
CURVE TO THE RIGHT
WITH AN UNDEFINED RA-

PUBLIC NOTICE

The properties are present-

STREET (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN UNDEFINED RA-DIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD PAGE 29, HAVING A CHORD BEARING OF SOUTH 85 DE-GREES, 58 MINUTES, 08 SECONDS WEST AND DIS-TANCE OF 110.33 FEET TO A CALCULATED POINT, BE-ING THE SOUTHWEST COLOR ING THE SOUTHWEST CUM-NER OF SAID PROPERTY ID R7292 108 COMMON WITH THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 106; THENCE CON-TINUING ALONG THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), NORTH 86 DEGREES, 52 MINUTES, 46 SECONDS WEST A DIS-TANCE OF 100.00 FEET TO A CALCULATED POINT; THENCE CONTINUING ALONG THE NORTHWEST-ERN RIGHT OF WAY EAST BROAD STR EAST BROAD STREET (VARIABLE WIDTH RIGHT

(VARIABLE WIDTH RIGHT OF WAY), NORTH 84 DEGREES, 22 MINUTES, 50 SECONDS WEST A DISTANCE OF 116.00 FEET TO A CALCULATED POINT BEING THE SOUTHWEST CORNER OF SAID PROPERTY ID R7292 106 COMMON WITH THE SOUTHEAST CORNER OF PROPERTY ID R7292 105: THENCE LEAVING THE NORTHWESTERN RIGHT FOR WAY OF EAST BROAD NORTHWESTERN RIGHT FO WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), NORTH 34 DEGREES, 36 MINUTES, 46 SECONDS EAST A DISTANCE OF 161.70 FEET TO A CALCULATED POINT; THENCE NORTH 84 DEGREES, 13 MINUTES, 27 SECONDS EAST A DISTANCE OF 170.00 FEET TO AN IRON AXLE FOUND, BEING THE NORTHEAST CORNER OF SAID PROPERTY ID R7292 106, COMMON WITH THE NORTHWEST CORNER OF PROPERTY ID R7292 108 AND THE SOUTHWEST 10/26.11/2.9.16,2022,

OF PROPERTY ID 1/2292
108 AND THE SOUTHWEST
CORNER OF PROPERTY ID
R7292 110; THENCE NORTH
20 DEGREES, 08 MINUTES,
17 SECONDS EAST A DISTANCE OF 152.12 FEET TO
AN IRON AXLE FOUND, BEMIGHTME NORTHWEST COR-

Business/Town Center Over-lay District (BG/TCO) in the

lay District (BG/TCD) in the City of Sugar Hill. The appli-cant is requesting to rezone to Medium Density Mixed Residential/Town Center Overlay District (R36/TCO) for 31 single-family attached homes. The Sugar Hill City

The City of Buford Zoning Board of Appeals will meet on Monday, November 21, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-

R7292 110 COMMON WITH
THE SOUTHWEST CORNER
OF PARCEL R7292 111;
THENCE SOUTH 72 DEGREES, 21 MINUTES, 26
SECONDS EAST A DISTANCE OF 210.28 FEET TO
THE POINT AND PLACE OF
BEGINNING: CONTAINING
84,143 SQUARE FEET (1.93
ACRES) MORE OR LESS.
The properties are presently
zoned General Residential) Lenora

#### ZONING

Georgia (Tax Parcel 5028 001).

Council will consider whether to rezone the prop-erty. 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, constitu-tional, and in the best interest of the citizens of Sugar Hill. The public is invited to attend public hearings scheduled for 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 re-zoning is available for review in the office of the Planning and Development Depart and Development Depart-ment located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934-83763 10/26,2022

#### CITY OF SNELLVILLE **PUBLIC HEARING**

Notice is hereby given to the general public that the City of Snellville has received an application (#SUP 22-07) from Brian Vu, member of ABN Investment Group, LLC (property owner) requesting a Special Use Permit for a Drive-Thru Restaurant on a 0.775± acre property, zoned BG (General Business) District and locat-ed in the Towne Center Overlay District, 2484 E. Main Street, Snellville (Tax Parcel 5026 240).

A Public Hearing with the Planning Commission, as provided by law, on the re-quest is scheduled at a spequest is scheduled at a spe-cially called meeting for Tuesday, November 15, 2022 at 7:30 p.m. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consid-er said request and recom-mendations by the Planning Department, conduct a pub-lic hearing and forward a lic hearing and forward a recommendation to the Mayor and City Council for consideration, public hearing and action at a later date.

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?s website at www.snellville.org. 934-85476 10/26,2022

## CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville, Georgia will consider a text amendment to the text of The Unified Deto the text of the Unitied Development Ordinance ("UDO") for the City of Snell-lville, Georgia ("UDO"), adopted 10-26-2020 and last amended 2-28-2022. The proposed amendment is to Section 207-6. (Signs) of Article 7 of Chapter 200 (Zonand Land Libo, of the and Land Use) of the

A copy of the proposed amendment is available for review on the City of Snellville website (www.snellville.org) and in the office of the Planning and Development Department located in Snellville City Hall 2nd Snellville City Hall, 2nd Floor, 2342 Oak Road, Snellville, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. during normal business hours.

A Public Hearing with the Planning Commission, as provided by law, is scheduled at a specially called meeting for Tuesday, November 15, 2022 at 7:30 p.m. in the Council Chambers, Snellville City Hall, 2342 Oak Road, Snellville, amendment and recommendations by the Planning Department, conduct a public hearing and forward a recommendation to the Mayor and City Council for consideration, public hearing and the program of the program o eration, public hearing and eration, public hearing and action at a later announced date, where the Mayor and City Council has the authority to amend the UDO as they deem appropriate, constitutional, and in the best interact of the viting of Scal est of the citizens of Snellville.

The public is invited and encouraged to attend the public hearings. All citizens are advised that the adoption are advised that the adoption of the proposed text amendment could affect: the use of any property located within the City; the definitions of words as applied to the zoning and use of any property located within the City; the display of any signs within the City; procedures contained in the UDO; table of contents addedd; and ethe contents; addenda; and other conditions requirements or allowed items or uses contained in the chapter of the UDO listed above.

For inquiries please call the Public Information Office 770-985-3517. Case #UDO 934-85475 10/26.2022

## FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Akintunde Durosinmi-Etti and Elizabeth Durosinmi-Etti and Elizabeth Durosinmi-Etti to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BANK OF nominee for BANK OF AMERICA, N.A., its succes-AWIERTOA, N.A., Its stices-sors and assigns dated 3/26/2015 and recorded in Deed Book 53457 Page 227 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 \$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

All that tract or parcer of land lying and being in Land Lot 284 of the 5th District, Gwinnett County, Georgia, being Lot 148, Block A, Austin Commons, as per plat recorded in Plat Book 127, Parce 100 130 (Chippett Pages 129-132, Gwinnett 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

#### FORECLOSURE FORECLOSURE

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 attorneys fees (notice of in-tent to collect attorneys fees having hear given)

having been given).
Said property is commonly known as 2148 Austin Common Way, Dacula, GA 30019 together with all fixtures and personal property attached to and continuing a part of 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 Durosinmi-Etti and Elizabeth Durosinmi-Etti

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 mort-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 re-quired by law to negotiate, amend or modify the terms of the loan.

Said property will be sold Said property will be sold 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 constipayable), (b) ilipati water or sewage bills that constitute a lien against the property whether due and payable or not yet 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

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 logs with the held 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 stamation and audit of the status of the loan as provided

immediately above. BANK OF AMERICA, N.A. BAINK OF AMERICA, N.A. as agent and Attorney in Fact for Akintunde Durosinmi-Etti and Elizabeth Durosinmi-Etti and Elizabeth Durosinmi-Etti Aldridge Pite, LIP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1016-5351A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1016-5351A

PURPOSE. 1016-5351A 950-82520 10/5 12 19 26 2022

### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by George H. McCutchen to GWINNETT FEDERAL SAVINGS AND LOAN ASSOCIATION dated 12/02/14/95 and reserted in 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 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 \$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 November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday. which case being the first Wednesday of said month), the following described

Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE SOUTH-EASTERLY RIGHT OF WAY) 125.0 FEET NORTHEASTER, LY AS MEASURED ALONG 125.0 FEET NORTHEASTERLY
LY, AS MEASURED ALONG
THE SOUTHEASTERLY
RIGHT OF WAY OF CRAIG
DRIVE, FROM THE CORNER
FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY

OF CRAIG DRIVE AND THE EASTERLY RIGHT OF WAY
OF CRAIG DRIVE AND THE
NORTHEASTERLY RIGHT OF
WAY OF CRAIG PLACE
(HAVING A 60F0OT RIGHT
OF WAY); RUNNING
THENCE NORTHEASTERLY
ALONG THE SOUTHEASTERLY RIGHT OF WAY OF
CRAIG DRIVE 140.0 FERT
TO A POINT; THENCE
SOUTH 32 DEGREES 14
MINUTES EAST 168.5 FEET
TO A POINT; THENCE

MINUTES EAST 168.5 FEET
TO A POINT: THENCE
SOUTH 58 DEGREES 24
MINUTES WEST 140.0 FEET
TO A POINT: THENCE
NORTH 32 DEGREES 14
MINUTES WEST 168.5 FEET
TO THE POINT OF BEGINNING, BEING SHOWN AS A
PORTION OF LOT 16,
BLOCK E, CRAIGDALE ESTATES, ON SURVEY FOR
GEORGE H. MCCUTCHEN
PREPARED BY S. R.
FIELDS, DATED MARCH 20,
1972, AND RECORDED IN
PLAT BOOK X, PAGE 4,
GWINNETT COUNTY
RECORDS. APN: R5113010

BECORDS, APN: B5113010 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failas 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 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 be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): Marsha S. Mc-Cutchen or tenant or tenants. Selene Finance, LP is the entity or individual designat ed 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 1 977 795 2697

1-877-735-3637 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the lash 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 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,

and (e) any assessments, liens, encumbrances, zoning ordinances, 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 leave with the held. 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 sta-tus 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 Ac quisition Trust c/o U.S. Bank Trust National Association Irust 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.

1078-167A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1078-167A 950-82182 10/5 12 19 26 2022

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Clarence E. Evans and Karen Evans to HomeBanc Mortgage Corporation dated 6/15/2005 and ration dated 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 of Legacy Mortgage Asset Trust 2020-GS5, conveying the after-described property to secure a Note in the origi-nal 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 Sune rior 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

the following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, STERLING RIDGE AT PENNY LANE SUBDIVISION, AS DEED BLAT DECORPORT. NY LANE SUBJUIVISIUM, 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 DE-SCRIPTION.

MADE A PART OF THIS DE-SCRIPTION.

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 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 hear given).

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

Rushmore Loan Manage-ment 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 Manage-

ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 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. of the loan.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are lilen, 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 994-7637 1263-2545A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2545A 950-82406 10/5 12 19 26 2022 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 NOTICE OF SALE UNDER an accurate survey and in spection of the property, and (e) any assessments, liens, POWER GEORGIA. COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Alice C Yarbrough to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Loandepot.com, LLC its successors and assigns, dated January 6, 2018, recorded in Deed Book 55662, Page 0421, Gwinnett County, Georgia COUNTY

(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 stamation and audit of the status of the loan with the holder of the Security Deed. Pur

#### FORECLOSURE FORECLOSURE

13-172.1, which allows for certain procedures regarding the rescission of judicial and on-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure 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 vidual capacity but solely as owner trustee of Legacy Mortgage Asset Trust 2020-GS5 as agent and Attorney in Fact for Clarence E. Evans and Karen Evans Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At 1914 Secritis 3035 (404)

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1208-3454A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1208-3454A
950-82133 10/5 12 19 26
2022 2022

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of 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 MetLife Home Loans, a Division of MetLife 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 Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$245,000.00, with interest at the rate specified amount of \$245,000.00, 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 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: property ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PARCEL OF LAND LYING AND EBING IN LAND LOT 214 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK "H", MORNINGVIEW SUBDIVISION, TRACT "F"- UNIT ONE, PARCEL #2, AS PER PLAT RECORDED IN PLAT BOOK 77, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDS. RECORDS.

RECORDS.
Less and Except property conveyed to Gwinnett County by Declaration of Taking Civil Action No. 21 A 05733 4, Book 59018 Page 45, Gwinnett County, Georgia Records.

4, book 39010 Fage 493, 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 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 3870 Regal Oaks

Drive, Suwanee, GA 30024
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): Raj P. Patel and Gaira Patel a/k/a Gira Patel or tenant or

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

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 re-

quired by law to negotiate. mend 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 cluding 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 and which may not be of record (c) the right of be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by

an accurate survey and in spection 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 state. mation and audit of the sta-tus of the loan with the hold-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 on-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta-

mation and addit of the sta-tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Raj P. Patel and Gira Pa-tel Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

GWINNETT

Said property is commonly known as 1432 Harbins Road, Norcross, GA 30093 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the said property, if any. To the best knowledge and belief of the undersigned, the party

### FORECLOSURE

the subject property is (are): Chhin Sok and Phorl Kao or

tenant or tenants Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-

4567 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

said property will be solved 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 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. thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary nances, restrictions, covenants, and matters of 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

suant to U.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

immediately above.

Wilmington Savings Fund
Society, FSB, as trustee of
Stanwich Mortgage Loan
Trust F as agent and Attorney in Fact for Chhin Sok
and Phorl Kao
Aldridge Pite, LLP, 15 Piedmont Center, 3578 Piedmont Moltinge File, LEP, 15 Fiedmont mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 2191-2569A NEY COMER AND TINA COMER 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-

2191-2569A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2569A
950-84150. 10/19. 26. 11/2 950-84150 10/19 26 11/2 9 16 23 30 2022

# STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Securi-ty Deed executed by JOHN C. BARRETT AND SUSAN I. BARRETT to MORTGAGE C. BARREIT AND SUSAN I.
BARRETT TO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR ATLANTIC
BAY MORTGAGE GROUP BAY MORIGAGE GROUP LLC in the original principal amount of \$222,888.00 dat-ed May 19, 2017 and record-ed in Deed Book 55139, Page 0489, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE FREEDOM MORTGAGE CORPORATION in Deed Book 58239, Page 00157, Gwinnett County records, the undersigned will sell at the undersigned will seil 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 December 06, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

BEING IN LAND LOT 48 OF 7TH DISTRICT GWIN-BEING LOT 23, BLOCK A,
GREENFIELD ESTATES,
UNIT ONE AS PER PLAT
RECORDED IN PLAT BOOK 45, PAGE 13, IN THE OFFICE OF THE CLERK OF THE SU-PERIOR COURT OF GWIN-NETT COUNTY, GEORGIA, AND BEING KNOWN AS 505 MEADOWFIELD COURT (A/K/A 1301 GREENFIELD MEADOWFIELD COURT (A/K/A 1301 GREENFIEID WAY). ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY. GEOR-

950-84595 10/26 11/2 9 16 23 30 2022

Pursuant to the Power of Sale contained in a Security Deed given by Chhin Sok and Phorl Kao to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Primary Capital Advisors, LC, its successors and assigns. dated 6/19/2009 and recorded in Deed Book 49563 Page 169 Gwinnett County, Georgia records; as last transferred to or acquired by Wilming to or acquired by Willing-ton Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, con-veying the after-described property to secure a Note in the original principal amount of \$126,271,00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on December 6, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 188 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 49, BLOCK D. UNIT SIX, DOVE TRACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 238, GWINNETT 22, PAGE 238, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. 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 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 in-tent to collect attorneys fees having been given).

Deed Book 59502, Page 780, Gwinnett County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 58677, Page 477, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND THREE HUNDRED NINETY-SEVEN AND 0/100 DOLLARS DOLLARS 0/100 DOLLARS (\$139,397.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bedout 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 December, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

that certain Loan Modifica-tion Agreement recorded in Deed Book 59502, Page 780, 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, failas 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 surpress of paving the same 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 pur-suant to O.C.G.A. § 13-1-11 baying hear given)

Said to U.C.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. 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 abovenamed or the undersigned. MIDFIRST BANK is the holder of the Security Deed to the property in accorbrances, zoning ordinances to the property in accordance with OCGA § 44-14-162.2.
The entity that has full au-

The entity that has full arthority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. 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 Alice C Yarbrough or a tenant or tenants and said property is more commonly known Exam

581 Court. bat Exam Court, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted tion 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.

firmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK as Attorney in Fact for Alice C Yarbrough McCalla Raymer Leibert

MCCalla Haymer Leidert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 12, BLOCK H, UNIT FIVE, INGLENOOK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 36, PAGE 144, GWIN-NETT COUNTY, GEORGIA RECORDS. MR/meh 12/6/22

MR/meh 12/6/22 Our file no. 21-05151GA -

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Said property being known as: 505 MEADOWFIELD COURT LAWRENCEVILLE, GA 30043 To the best of the underrine best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are JOHN C. BARRETT AND SUSAN I. BARRETT 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 partial the company of the same and all or the purpose of the purpose of the same and all or the purpose of the same and all or th paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing been given) ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem

any outstantoing ad valorein 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 prop-erty; 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 the holder of the Security Deed. The name address and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms

of the mortgage is as follows: Freedom Mortgage Corporation 907 Pleasant Valley Av-

enue, Suite 3

Phone: (877) 220-5533 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 tate, 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.
FOR THAT PURPOSE.
FREEDOM MORTGAGE FREEDOM MORTGAGE
CORPORATION,
as Attorney-in-Fact for
JOHN C. BARRETT AND
SUSAN I. BARRETT

Anschutz

Mount Laurel, NJ 08054

INIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
FREEDOM MORTGAGE
CORPORATION,
as Attornovin-Fact for as Attorney-in-Fact for RODNEY COMER AND TINA COMER
Robertson, Anschutz,
Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

19 26 2022 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

950-81661 9/28 10/5 12

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014643

Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder to Mort-Roberson Felder to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Finan-cial Company, Limited Part-nership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Compa-ny, Limited Partnership by assignment recorded in assignment recorded in Deed Book 59913, Page 74 Deed BOOK 59915, rage 14, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUN-DRED FORTY-SEVEN AND 0/100 DOLLARS (\$284,747.00), 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 November, 2022, the following described preperty: ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF HERETO.

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)

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014503 – 950-84661 10/26 11/9 16 23 30 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 ROD-NEY COMER AND TINA COMER to MORTGAGE

NEY COMER AND TINA
COMER TO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC

in the original principal amount of \$286,766.00 dated November 20, 2015 and recorded in Deed Book 54042, Page 0556, Gwinnett

County records, said Securi-

County records, said Security Deed being last transferred to FREEDOM MORT-GAGE CORPORATION in Deed Book 59706, Page 583, 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

within the legal hours of sale, on November 01, 2022,

the property in said Security Deed and described as fol

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 299 OF

THE 51H DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 19, BLOCK A OF
DEL MAR CLUB AT
HARBINS SUBDIVISION,
PHASE 36 PER PLAT
THEREOF RECORDED IN

PLAT BOOK 131, PAGE 240-243, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS

INCORPORATED HEREIN BY REFERENCE AND MADE

PART OF THIS DESCRIP-TION.
Said property being known as: 1144 BENTLEY ESTATES

ty or parties in possession of said property is/are ROD-NEY COMER AND TINA

paying the same and all ex-penses of sale, including at-torneys fees (notice of intent 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 redemotion of any

right of redemption of any

taxing authority; (3) any matters which might be disclosed by an accurate survey

and inspection of the prop

erty; and (4) any assess

ments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

Said sale will be conducted

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 the holder of the Security

name, address,

telephone number of the in-

dividual or entity who has

full authority to negotiate

amend, and modify all terms

of the mortgage is as fol-

Freedom Mortgage Corpo-

907 Pleasant Valley Av-

907 Pleasant Valley Avenue, Suite 3
Mount Laurel, NJ 08054
Phone: (855) 690-5900
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
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

DR DACULA, GA 30019
To the best of the u signeds knowledge, the

FORECLOSURE

PLLC 10700 Abbotts Bridge Road

Suite 170