9066

9065 Planning Commission

ing request from RA-200 to R-100 at 6157 Gaines Ferry Road, being parcel 08-189-003008A, containing 6.51 acres for Meridith Simes.

5: 24,31:6:7,14,21,28,2023

gpn13
The City of Buford Planning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. June 13, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a spe-cial use permit at 4141 and 4151 Gainesville Highway for Thomas & Hutton. The Special use permit requested is to al-low boat and RV storage facility.

5:24,31:6:7,14,21,28,2023

Zoning

## Gdp1508 gpn13 CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville, Georgia will consider a text amendwill consider a text affindment to the text of The Unified Development Ordinance (UDO) for the City of Snellville, Georgia (UDO), adopted 10-26-2020 and last amended 2-27-2023.

The proposed amendment to Article 3 (Administra-tion) of Chapter 100 of the UDO to be consistent with the updated Zoning Procedures Act as passed by the Georgia General As-sembly for administrative and Board of Appeals review of variances and waivers of the UDO.

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 Floor, 2342 Oak Road, Snellville, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. during normal business hours.

ness hours.

A Public Hearing with the Mayor and City Council, as provided by law, is scheduled for June 12, 2023 at 7:30 p.m. in the Council Chambers, Snel-ville City Hall, 2342 Oak Road, Snellville, Georgia to consider said amendment and recommendations by the Planning Deartment and Planning Commission, conduct a public hearing and take final action, where the Mayor and City Council has the authority to amend the UDO as they deem appropriate, constitutional, and in the best interest of the citizens of Snellville.

The public is invited and encouraged to attend the public hearings. All citizens are advised that the adoption of the proposed text amendment could aftext 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; 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 23-02 5/24,2023

# Gdp1899 gpn13 NOTICE OF PUBLIC HEARING UPON APPLI-CATION FOR ANNEXA-

TION AND REZONING
Pursuant to O.C.G.A. §
36-36-1 et seq. and
O.C.G.A. § 36-36-20 et
seq., notice is hereby give
en that the City of Buford,
a Georgia Municipal Corporation, will hold a public poration, will hold a public hearing to evaluate the ap-plications of certain hearing to evaluate the applications of certain andowners, more fully set forth on Exhibit A, to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation existing limits. The proper-ty proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto. The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on June 13, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on July 17, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. This 15 th day of May, 2023. CHANDLER, BRITT & JAY, LLC City Attorneys DLER, BRITT & JAY, LLC
City Attorneys
OWNER: TIMOTHY S.
AUTRY CURRENTLY
ZONED: R-100 PROPOSED ZONING: R-100
ADDRESS: 2996
SPRINGLAKE DR
All that tract or parcel of
land lying an being in land
Lot 225 of the 7th Land
District, Gwinnett County,
Georgia, as shown and Georgia, as shown an delineated as 4.80 acres more or less, on plat of survey for Bill Joe & Dispain by Thomas Wood dated February 16, 1988, and being more particularly described as follows: Beginning at an iron pin at a point on the southern right of way of Springlake Drive (8'0 foot right of way), said pin being 345.65 feet east, as measured along said right of way), from the intersection of said right of way and the eastern right of way of Springlake Circle (50 foot right of way), thence running south 36 degrees 27 minutes west along the line of Monsour, a distance of 48.8.76 feet, to an iron pin; thence running north 51 degrees 02 minutes west along the line of Monsour, a distance of 105.00 feet to an iron pin; thence running south 53 degrees 33 minutes east, a distance of 211.65 feet, to an iron pin; thence running north 40 degrees 02 minutes west, a distance of 1081.37 feet, to an iron pin; thence running north 40 degrees 58 minutes west, a distance of 597.17 feet, to an iron pin; thence running north 40 degrees 58 minutes west, a distance of 591.78 feet, to an iron pin; thence running north 40 degrees 58 minutes west, a distance of 591.78 feet, to an iron pin orth 40 degrees 58 minutes west, a distance of 591.79 feet, to an iron pin orth 59 degrees 58 minutes west, a distance of 591.91 feet, to an iron pin orth 59 degrees 58 minutes west, a distance of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern right of way of 591.91 feet, to an iron pin on the southern ri

40 minutes west along said right of way, a dis-tance of 45.69 feet, to an iron pin, the place or point of beginning. Parcel IDR7225 159. 5/24,31,6/7,14,21,28,2023

Gdn1900

plications of certain landowners, more fully set forth on Exhibit A, to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto.

The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on May 9, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, June 5, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

This 6 th day of April, 2023.

CHANDLER, BRITT & gpn13
NOTICE OF PUBLIC
HEARING UPON
APPLICATION FOR
ANNEXATION AND
REZONING
Pursuant to O.C.G.A. §
36-36-120 et
seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit A, to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 et set forth on Exhibit A, to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto. The City of Buford and is more particularly described in Exhibit A attached hereto. The City of Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on July 17, 2023 at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Attorneys Ownher proposed applications for annexation and rezoning on July 17, 2023 at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Strippin County of High Particular Pa This 6 th day of April, 2023. CHANDLER, BRITT & JAY, LLC City Attorneys

City Attorneys

OWNER: JEFFREY A.

MONSOUR
CURRENTLY ZONED: R100
PROPOSED ZONING: R100
ADDRESS: 2991
SPRINGLAKE DR
All that tract or parcel of land lying and being in Land Lot 225, 7 th Land
District, Gwinnett County, Georgia, and being shown as 1.00 acre on a plat of survey for Jerry A. Monsour, dated October 28, 1987, prepared by Thomas Wood, Registered Land Surveyor No.
1990, recorded in Plat Book 43, Page 66-A, Gwinnett County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof by reference.

4/19.26.5/3.10.17.24,

4/19,26,5/3,10,17,24, 2023

### Gpn13

Gpn13
gdp1203
NOTICE
The City of Buford Planning and Zoning Board will
meet on Tuesday, May 23,
2023 at 7:00 p.m. and the
Buford City Commission
will meet on Monday, June
5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford
Highway, Buford, Georgia
30518 to consider a special use permit at 400
Poplar Street, Unit A for
Jennifer Mosier (Sauce
Athletics). The special
use permit requested is to
allow an athletic training
facility. facility. 5/3,10,17,24,31,2023

Gpn13 gdp1523 City of Lilburn Planning Commission Hearing Thursday, May 25, 2023 at 7:30 P.M. City Council Hearing Monday, June 12, 2023 at 7:30 P.M. 340 Main Street Lilburn, Georgia 30047 Lilburn, Georgia 30047 (770) 921-2210

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

1.) Text Amendment to Libum Zoning Ordinance.
Text amendments to Appendix A Zoning Ordinance for compliance with House Bill 1405. Hardee of compliance with House Bill 1405. The above items are scheduled for the Public Hearings as noted. The applications, site plans, legal descriptions, and other information are on file at the Lilburn Planning Department at 340 Main Street. Applications may be viewed by the public between the hours of 8:30 AM and 5:00 PM, Monday through Friday.

Foreclosures

Beginning. Said parcel containing 4,991 square feet, or 1.15 acres. Parcel Eet, or 1.15 acres. Parcel ID: R7218 100 OWNER: TERESA D. MANIS CURRENTLY ZONED: R-100 ADDRESS: 2288 FOX RUN TRAIL. All that tract or parcel of land lying and being in Land Lot 220 of the 7th District, Gwinnett County, Georgia, being Lot 3, Block A, Unit One, Quali Creek Subdivision, as per a plat recorded in Plat Book 59, Page 210, Gwinnett County Records, said plat is incorporated herein and made a part hereof by reference. Parcel ID: R7220 032. OWNER: JASON LEE CURRENTLY ZONED: R-100 PROPOSED ZONING: R-100 ADDRESS: 2127 SHOAL CREEK RD TRACT ONE: All that tract or parcel of land lying and being in Land Lot 302 and 326 of the 7th District of Gwinnett County, Georgia, comprising 3.63 acres and being Tract 4 of the Estate of Anderson Green, being more particularly described in a plat of survey prepared by Thomas Wood & Amp. Assoc dated July 2, 1990, and recorded in Plat Book 54, Page 77, Gwinnett County, Georgia, being Tract 5, as shown and delineated by plat of survey of the Estate of Anderson Green by Thomas Wood and Associates, Dated July 2, 1990, and recorded in Land Lots 326 and 302 of the 7th District, Gwinnett County, Georgia, being Tract 5, as shown and delineated by plat of survey of the Estate of Anderson Green by Thomas Wood and Associates, Dated July 2, 1990, recorded in Plat Book 54, Page 77, Gwinnett County, Georgia, being Tract 5, as shown and delineated by plat of survey of the Estate of Anderson Green by Thomas Wood and Associates, Dated July 2, 1990, recorded in Plat Book 54, Page 77, Gwinnett County, Georgia, being Tract 5, as shown and delineated by plat of survey of the Estate of Anderson Green by Thomas Format District, Gwinnett County, Georgia, being Tract 5, as shown and delineated by plat of survey of the Estate of Anderson Green by Thomas Wood and Associates, Dated July 2, 1990, recorded in Plat Book 54, Page 77, Gwinnett County Records, which plat is hereby incorporated by reference hereto. Parcel DIS R7326 079 STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Pursuant to the power of
sale contained in the Security Deed executed by
DALE
DOUGLAS LENNER JR
AND
YEHUDIS
SCHWARTZ to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC. AS NOMINEE
FOR FINANCE OF AMERICA MORTGAGE LLC in
the original principal
amount of \$288,529.00
dated April 24, 2018 and
recorded in Deed Book
55852, Page 249, Gwinnett County records, said
Security Deed being
last transferred to FREEDOM MORTGAGE CDDOM MORTGAGE CDPORATION in Deed Book
58022, Page 581,
Gwinnett County records,
the undersigned will sell at
public outcry to the highest
bidder for cash, before the
Counthouse door in said
County, or at such other
place as lawfully designated,
within the legal hours of ed, within the legal hours of sale, on June 6, 2023, the property in said Security Deed and described

Deeg and decays as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND

AND BEING IN LAND LOT 148 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK A, THE HAMLET AT ROCK SPRINGS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 147, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. PARCEL ID: R7148 355
Said property being known as: 714 BEACON COVE LAWRENCEVILLE, GA 30043

30043 To the best of the under-

a special use permit at 5183 Bellewood Court for Phoenix Autosport, LLC. The special use permit requested is to allow an automotive repair business. 4/19,26,5/3,10,17,24, 2023 signeds knowledge, the party or parties in possession of said property is/are DALE DALE DOGLAS LENNER JR AND YEHU-DIT SCHWARTZ or tenant Gpn13
The City of Buford Planning and Zoning Board will meet on Tuesday, May 9, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, June 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 4264 Sudderth Road for Metro Atlanta Marine Sales and Service. The special use permit requested is to allow boat repair.

4/19,26,5/3,10,17,24, 2023 (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 (s). The debt secured by said

Gpn13
The City of Buford Planning and Zoning Board
will meet on Tuesday, May
9, 2023 at 7:00 p.m. and
the Buford City Commission will meet on Monday,
June 5, 2023 at 7:00 p.m.
at Buford City Hall, 2300
Buford Highway, Buford,
Georgia 30518 to consider
a special use permit at

Gpn13 NOTICE OF PUBLIC HEARING UPON APPLICATION

UPON APPLICATION FOR ANNEXATION AND REZONING Pursuant to O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the ap-

Foreclosures

9075

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

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:
Freedom Mortgage Corporation

Freedom Mortgage Corporation
951 W Yamato Road,
Suite 175
Boca Raton, FL 33431
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 negotiate, amend,
or modify the terms of the
mortgage.

or modify the terms of the mortgage.
THIS LÂW 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 Attorney-in-Fact for DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ

DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ Robertson, Anschutz, Schneid, Crane & Emp; Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-121777 -TIT 950-99870 04/19/2023,

950-99870 04/19/2023 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UN-DER POWER

DER POWER
Pursuant to the power of sale contained in the Security Deed executed by CORY
HERROD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY in the original principal

MORTGAGE COMPANY in the original principal amount of \$303,403.00 dated June 1, 2021 and recorded in Deed Book 58800, Page 120, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING LLC in Deed Book 59892, Page 670, 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 cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 06, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 15, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT53, BLOCK A OF MADISON FARMS SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 95, PAGES 160 AND 161, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY MEFERENCE FOR A MORE COMPLETE DESCRIPTION.
Said property being known as: 3393 MADISON FARM WAY SNEL-VILLE, GA 30039
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are CORY HERROD or tenant (s).

sion of said property is/are CORY HERROD 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 mating ordinances, restrictions, covenants, and mat-

ters 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:
Planet Home Lending, LC
321 Research Parkway, Suite 303, Meriden, CT 06450
1-855-884-2250
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, and ondify the terms of the mortgage.
THIS LAW FIRM IS ACT-TING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO DEBT. ANY INFORMAters of record superior to the Security Deed first set

ING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PLANET HOME LENDING LLC, as Attorney-in-Fact for CORY HERROD

Robertson, Anschutz, Schneid, Crane & Description of the Company o Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 -

DaG 950-99823 04/12/2023, 05/10/2023, 05/31/2023. 05/24/2023, 05/31/2023.

O5/24/2023, 05/31/2023.

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Nelson Russell
to Mortagae Electronic
Registration Systems,
Inc., as grantee, as nominee for Guild Mortagae
Company, A California
Corporation, its successors and assigns, dated
November 10, 2016,
recorded in Deed
Book 54825, Page 557,

Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60475, Page 260, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED SIXTY-TWO AND 0/100 DOLLARS

Foreclosures

9075

TY-TWO AND 0/100 DOL-LARS
(\$115,862.00), 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, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF

OF The debt secured by said Security Deed has been and is hereby declared due because of, among

and is nereby declared and be 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 ees (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 pavable), the right

cluding 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.

Guild Mortgage Company LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162. The entity that has full authority to negotiate comend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304. San Diego, CA 92186, 800-365-441.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Nelson Russell and Estate of Nelson Russell or a tenant or tenants and said property is more commonly known as 3254

Newcastle Way, Snel-

commonly known as 3254
Newcastle Way, SnelIville, Georgia 30039.
Should a conflict arise
between the property address and the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is
0.5. Bankruptcy Code
and (2) to final confirmation and audit of the status of the loan with the
holder of the security
deed.

deed.
Guild Mortgage Company LLC as Attorney in Fact for Nelson Russell McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Posswell GA 30074

Roswell, GA 30076 www.foreclosurehot-

line.net

Page 2
EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 31 of the 6th District of Gwinnett County, Georgia and being Lot 12, Block D, Centerville-North, Unit One, as shown in Plat Book 2, Page 227, revised at Plat Book 3, Page 135, Gwinnett County Records, which plats are incorporated herein by this reference and made a part of this description. MR/I.a 6/6/23
Our file no. 23-10706GA -FT17
950-100198

950-100198 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

os/10/2023, os/31/2023.
os/21/2023, os/31/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Semetar C Avery to Sun America Mortgage Corporation, dated April 21, 2000, recorded in Deed Book 20459, Page 127, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59467, Page 639, Gwinnett County, Georgia Records, as transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Corrustee for Government Loan Securitization Trust 2011-FV1 by assignment recorded in Deed Book 53165, Page 204, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original

nai principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIFTY AND 0/100 DOLLARS 0/100 DOLLARS (\$156,050.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the

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, 2023, the following described property:

Tuesday in June, 2023, 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 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 re-

demption 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 materials.

Foreclosures

spection 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 Aquot,as-isAquot; basis without any representation, warranty or recourse against the abovenamed or the undersigned. Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee 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, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

law fo 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 Semetar C Avery or a tenant or tenants and said property is more commonly known as 3460 Brushywood Drive, Loganville, Georgia 30052. Should a conflict arise between the property address and 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.
U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee 14:27
Page 2
sa Attorney in Fact for

14:27
Page 2
as Attorney in Fact for
Semetar C Avery
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

HOSWEII, GA 30076
WWW. FOR CIOSURE PARCEL OF LAND LYING
ALL THAT TRACT OR
ALL THAT TRACT OR
AND BEING IN LAND
LOT 99 OF THE 5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING LOT 30, BLOCK F,
ROLLING MEADOWS
SUBDIVISION,
TWO, ACCORDING TO
PLAT OF SURVEY,
RECORDED IN PLAT
BOOK 80, PAGE 209,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT AND THE
RECORD THEREOF ARE
INCORPORATED HEREIN BY REFERENCE
THERETO.
MR/chr 6/6/23
Our file no. 51802607
FT1

-11 950-100190 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in
a Security Deed given by
Adam B Watkins to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
brand Mortgage Group,
LLC, its successors and
assigns, dated June 25,
2010, recorded in Deed
Book 50173, Page 728,
Gwinnett County, Georgia Book 50173, Page 728, Gwinnett County, Georgia Records and as modified by that certain Loan Modi-fication Agreement record-ed in Deed Book 59929, Page 498, Gwinnett Coun-ty, Georgia Records, as last transferred to Carring-ton Mortages Services ton Mortgage Services LLC by assignment recorded in Deed Book 60298, Page 813, Gwinnett

60298, Page 813, Gwinnett
County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY THOUSAND THREE HUNDRED SEVENTY-EIGHT

FIGHT AND 0/100 DOLLARS (\$120,378.00), with interest thereon as set forth therein, there will be sold

at at the control of the highest 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, 2023, the following described property:

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

this sale will be made lot the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney 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 re-

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 abovenamed or the undersigned.

ramed or the undersigned. Carringfon Mortgage Services, LLC 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: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

9075 Foreclosures To the best knowledge and belief of the undersigned, the party in possession of the property is Adam B Watkins or a tenant or tenants and said property is more commonly known as 5795 River Ridge Lane, Sugar Hill, Georgia 30518. Should a conflict arise between the property address and 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)

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. Carrington Mortgage Services, LLC as Attorney in Fact for Adam B Watkins McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 18:36 18:36 Page 2 Roswell, GA 30076

www.foreclosurehot-line.net EXHIBIT A District, Gwinnett County, Georgia, being Lot 10, Block B, Riverside Walk, Phase One, as per plat thereof recorded in Plat Book 77, pages 54-56, Gwinnett County, Georgia records; which recorded plat is incorporated herein by reference and made a part of this description. Being known as 5795 River Ridge Lane, Sugar Hill, Georgia 30518 MR/chr 6/6/23
Our file no. 5816 - FT17 950-100976 04/26/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/31/2023.

Notice of Sale
Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in
a Security Deed given by
Cynthia K. Gaye to National City Mortgage Co
dba Commonwealth
United Mortgage Company (the Secured Creditor), dated August 5,
2002, and Recorded on
October 17, 2002 as Book
No. 29249 and Page No.
214, Gwinnett County,
Georgia records, conveying the after-described
property to secure a Note
of even date in the original
principal amount of principal amount of \$107,648.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 160 of the 6th District, Gwinnett County, Georgia, being a part of Lot 10A (also referred to as site 10A) of Block A, Indian Lake, as per plat recorded in Plat Book 23, Page 93, Gwinnett County Records, sold portion of Lot 10A also referred to as future lot 19 and being more particularly described as follows: Beginning at an iron pin located on the southwest right-of-way line of Indian Lake Drive a distance of 704.47 feet northwest as measured along said right-of-way from the northwest right-of-way from the northwest right-of-way from the northwest indicated at the northwest corner of Lot 9A said subdivision; thence South 28 degrees 28 minutes 03 seconds West along the line dividing lots 9A and 10A, 116.3 feet to an iron pin; thence North 61 degrees 214 singlets 67 cee ED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by the Security Deed and evidenced by the Note and as been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is SHAHEENA T. AK-BAR. The property, being commonly known as 1607 Overview Cir, Lawrenceville, GA, 3004 in Gwinnett County, will be sold as the property of SHAHEENA T. AKBAR, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions,

pin; thence North 61 degrees 31 minutes 57 seconds West 33 feet to an iron pin; thence North 28 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin; thence North 27 degrees 56 minutes 36 minutes 37 minutes 38 mi utes 41 seconds East 30 

terms of the above described mortagge is as follows: Specialized Loan Servicing, LLC, 8742 Lucent Blvd Sulte 300, Highlands Ranch, CO 80129, 720-241-7251. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instru-

4785927 05/24/2023, 05/31/2023, 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023 5:24,31; 6:7,14,21,28-2023

GDP1372 on alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LY-

9075 Foreclosures and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Cynthia K. Gaye. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41306 950 99351 4/5,12,19,26, 5/3,10,17,24,31, 2023 950 99351 **4/5,12,19,26, 5/3,10,17,24,31, 2023** 

9075

Foreclosures

ING AND BEING IN

LAND LOT 275 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEOR-

GDP-1968

NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA
COUNTY OF
GWINNETT
Under and by virtue of
the power of sale contained with that certain
security Deed dated July
20, 2006, from SHAHEENA T. AKBAR to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
ACTING SOLELY AS
NOMINEE FOR AMERICA'S WHOLESALE
LENDER, recorded on
July 24, 2006 in Deed
Book 46787 at Page 527
Gwinnett County, Georgia records, having been
last sold, assigned, transferred and conveyed to
The Bank of New York
Mellon FKA The Bank of
New York, as Trustee for
the certificate holders of
the CWABS, Inc., AssetBacked Certificates, Series 2006-14 by Assignment and said Security
Deed having been given
to secure a note dated
July 20, 2006, in the
amount of \$175,200.00,
and said Note being in
default, the undersigned
will sell at public outcry
during the legal hours of
sale before the door of
the courthouse of Gwinnett County, Georgia, on
July 5, 2023 the following
described real property
(hereinafter referred
to as the "Property"):
ALL THAT TRACT OR
HAND BEING IN
LAND LOT 86 OF THE
STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 150,
BLOCK C OF WEBB
GIN FARMS SUBDIVISION, PHASE TWO, AS
PRACES 260-265, GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORAT-

covenants, and matters of record to the Security Deed. Deed.
Pursuant to O.C.G.A.
Section 44-14-162.2, the
name, address and telephone number of the individual or entity who
shall have the full authority to negotiate,
amend or modify all
terms of the above decercibad montrage, ide-

romedity the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Albertelli Law Attorney for The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Assethacked Certificates, Series 2006-14 as Attorney in Fact for SHAHEEN, T. AKBAR 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 BY: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE - 20-009019 A-4785927 05/24/2023, 905/31/2023, 906/07/2023, 9

negotiate, amend, and modify all terms of the

modny all terrins of une loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 826 INDIAN LAKE DRIVE NW, LILBURN, GA 30047 is/are: Cynthia K. Gaye or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, easements, restrictions, covenants, etc. The sale will be conducted 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. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and other foreclosure documents may not be provided until final confirmation

MOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT BY virtue of a Power of Sale contained in that certain Security Deed from virtue of a Power of Sale contained in that certain Security Deed from Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz to Mortagge Electronic Registration Systens, Inc., as nominee for CitiBank, N.A., dated August 29, 2016 and recorded on September 2, 2016 in Deed Book 4556, Page 411, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred One Thousand Four Hundred One Thousand Four Hundred and 00/100 dollars (\$201,400.00) with interest thereon as provided therein, as last transferred to CitiMortagge, Inc., recorded in Deed Book 56067, Page disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; gage, Inc., recorded in Deed Book 56067, Page Deed Book 56067, Page 806, aforesaid records, 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 has or may 
be lawfully designated as 
an alternative location, 
within the legal burs of

GIA, BEING LOT 47, BLOCK B OF LINDEN, WOOD, UNIT FOUR, (FKA THE VILLAGE AT CENTENIIAL PARKWAY), AS PER PLAT RECORDED IN PLAT BOOK 136, PAGE 37, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE. Said property may more commonly be known as 2244 Centenary Main Street, Dacula, GA 30019. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paving the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is CitiMortgage, Inc., 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of the dedention of any taxes. ing authority; f) all out-standing bills for public utilities which constitute standing bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz and or tenant(s). 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. CitiMortgage, Inc. as Attorney-in-Fact for Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz Contact: Padgett Law Groups: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 5:10,17,24,31,2023

**GDP1374** 

GDP1374
gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT By
virtue of a Power of Sale
contained in that certain
Security Deed from
Denise V Alleyne to
Mortgage Electronic
Registration Systems,
Inc., as nominee for loanDepot.com, LLC, dated
December 30, 2020 and
recorded on January 13,
2021 in Deed Book 58277,
Page 632, in the Office of
the Clerk of Superior
Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of
even date, in the original
principal amount of One
Hundred Fifty-Seven
Thousand and 00/100 dol
lars (\$157,000.00) with interest thereon as provided therein, as last transterest thereon as provided therein, as last transferred to loanDepot.com, ed therein, as last transferred to loanDepot.com, LLC, recorded in Deed Book 60394, Page 88, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courth-house door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property. All That Tract or Parcel of Land Lot 47 of the 6th District, Gwinnett County, Georgia Being Lot 7 Block C Laurel Fork Subdivision Unit Two as per Plat recorded in plat recorded in plat recorded which plat is incorporated herein by reference and made a part of this description. Accessor's Parcel No. R6047 331 Said property may more commonly be known as 4040 Na Ah Tee or Inis description. Accessor's Parcel No: R6047 331 Said property may more commonly be known as 4060 Na Ah Tee Trail, Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is LoanDepot.com, LLC. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The said will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c)

standing bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Denise V Alleyne and or tenant(s). The said will be conducted subject to 1) confirmation that he sale is not prohibited under the U.S. Bankrupt-cy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. LoanDepot.com, LLC as Aftorney-in-Fact for Denise V Alleyne Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520