

LEGAL NOTICES

THE DESIGNATED LEGAL ORGAN FOR GWINNETT COUNTY, GEORGIA

Mail legal to:
Southern Community Newspaper Inc.

Gwinnett Daily Post
P.O. Box 603
Lawrenceville, GA 30046
Attention: Legal Advertising

Telephone:
(770) 963-9205, Ext. 1161

Email address is:
legals@gwinnettdaily.com
(text or word format)

Office Hours 10:00 a.m. to 4:00 p.m.,
Monday through Thursday (Closed Friday)

Southern Community Newspapers, Inc.

Gwinnett Daily Post Clayton News Daily
Rockdale Citizen Henry Daily Herald
Jackson Progress-Argus

LEGAL ADVERTISING DEADLINES THROUGH DECEMBER 2022

The deadline for legal advertising in the Wednesday Legal Section (other than Foreclosures and Tax Sales) is 3pm Tuesday of the previous week.

EARLY DEADLINES DUE TO HOLIDAYS ARE MARKED WITH AN *

PLEASE NOTIFY US IF YOU HAVE LATE ADS AND APPROX. HOW MANY IF MORE THAN A FEW. LATE FEE IS A \$100.00 FEE PER AD FOR 1ST 24 HOURS LATE ** AFTER 24 HOURS THE LATE FEE IS \$200.00

The deadline for Modifications, Cancellations or Early Pubs is **Tuesday (week prior) at 3pm** for the following week's publications. This deadline is only for changes to ads currently publishing or starting early (Early Pubs).

Foreclosures, Sheriff's Sales and Tax Sales are held on the first Tuesday of each month. Notices publish four consecutive weeks prior to the first Tuesday. Deadlines are below:

MONTH	DEADLINES (NOON)	PUBLICATION DATES	SALE DATE
JANUARY	*DEC 27	JAN 5,12,19,26	FEB 1, 2022
FEBRUARY	JAN 24	FEB 2,9,16,23	MAR 1, 2022
MARCH	FEB 28	MAR 9,16,23,30	APR 5, 2022
APRIL	MAR 28	APR 6,13,20,27	MAY 3, 2022
MAY	MAY 2	MAY 11,18,25,6/1	JUN 7, 2022
JUNE	*MAY 27	JUN 8,15,22,29	JUL 5, 2022
JULY	*JUN 24	JUL 6,13,20,27	AUG 2, 2022
AUGUST	AUG 1	AUG 10,17,24,31	SEPT 6, 2022
SEPTEMBER	*AUG 26	SEPT 7,14,21,28	OCT 4, 2022
OCTOBER	SEPT 26	OCT 5,12,19,26	NOV 1, 2022
NOVEMBER	OCT 31	NOV 9,16,23,30	DEC 6, 2022
DECEMBER	*NOV 25	DEC 7,14,21,28	JAN 3, 2023

ADOPTION

CAUSE NO. NO. 2020-65106
IN THE DISTRICT COURT
507TH JUDICIAL DISTRICT
HARRIS COUNTY, TEXAS
IN THE INTEREST OF

MATTHEW LU,
A CHILD
CITATION BY PUBLICATION
THE STATE OF TEXAS
COUNTY OF HARRIS
TO THE SHERIFF OR ANY
CONSTABLE OF TEXAS
OR OTHER AUTHORIZED
PERSON

TO: UNKNOWN FATHER
AND TO ALL WHOM IT
MAY CONCERN, RESPONDENT(S)

You have been sued. You may employ an attorney. If you or your attorney do (does) not file a written answer with the clerk who issued this citation by 10:00 on the Monday following the expiration of 20 days after you were served this citation and FIRST AMENDED PETITION TO TERMINATE PARENT-CHILD RELATIONSHIP AND FOR ADOPTION OF A CHILD, a default judgment may be taken against you. The petition of LU, ANNIE, Petitioner was filed in the 507th District Court of Harris County, Texas on July 20, 2021, against Respondent UNKNOWN FATHER, numbered 2020-65106 and entitled "In the Interest of" MATTHEW LU, a child (or children).

The suit requests FIRST AMENDED PETITION TO TERMINATE PARENT-CHILD RELATIONSHIP AND FOR ADOPTION OF A CHILD. The date and place of birth of the child who is the subject of the suit

NAME: MATTHEW LU
DOB: FEBRUARY 1, 2019
SEX: MALE
PLACE OF BIRTH: ATLANTA, GA

"THE COURT HAS AUTHORITY IN THE SUIT TO RENDER AN ORDER IN THE CHILD'S INTEREST THAT WILL BE BINDING ON YOU INCLUDING THE TERMINATION OF THE PARENT-CHILD RELATIONSHIP, THE DETERMINATION OF PATERNITY AND THE APPOINTMENT OF A CONSERVATOR WITH AUTHORITY TO CONSENT TO THE CHILD'S ADOPTION ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT HOUSTON, TEXAS ON 2022.

NEWSPAPER: GWINNETT DAILY POST
Issued at request of:
MOSS, KIMBERLY D
ADDRESS: 77 SUGAR CREEK CENTER BLVD., STE. 600
SUGAR LAND, TEXAS 77478
BAR NO#: 24074763
901-72929 6/15, 2022

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CITY OF BUFORD
BUFORD DOWNTOWN DEVELOPMENT AUTHORITY

Request for Proposals

I. Summary.

The City of Buford Downtown Development Authority (herein after referred to as the "City") hereby solicits invitations to qualified entities to submit proposals for the acquisition and development of a certain property located within the City of Buford. Said property contains 0.43 acres and located at 79 Moreno Street, Buford Georgia 30518. The Parcel 7295A-035.

The City has worked diligently to promote its historic downtown district. The City envisions a three (3) to five (5) story mixed-use project with at least the ground floor consisting of retail/office space and fee simple condominiums on the remaining floors. Projects extending to other parcels as part of a master plan may be considered. Parking for the residential units to be basement/garage parking. The successful proposer will use their creativity and maximize this opportunity. Elements such as sidewalks that would encourage outdoor dining should be included along with consideration of on-street parking.

II. Design Guidelines.

Attention to appropriate architectural detailing complementing the historic downtown district is essential, incorporating proportional massing, and other similar elements are necessary and required. Traditional style architecture, four (4) sides brick, stone accents. Other appropriate but minimal architectural accents may be considered.

1. Property - 79 Moreno Street.

I. Minimum square footage of townhomes - 1400 square feet for one bedroom; 1500 square feet for two bedrooms, 1600 square feet for three bedrooms, which shall exclude the basement and garage.

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rooms, 1600 square feet for three bedrooms, which shall exclude the basement and garage.

II. Expansion of the project to include other parcels as part of a master plan may be considered if in the best interest of the City.

III. Side/rear setbacks minimum 5 feet.

IV. Front setback - in order to accommodate activities such as outdoor dining, a zero lot line front setback may be considered based on minimum 10 - 20-foot sidewalk adjacent to public parking as applicable and adjoining the building. Said sidewalk shall include a 5 - 6 foot barrier free zone; Setbacks and final design subject to an approved site plan as part of the zoning and approval process. Final design elements subject to the approval of the Planning Director.

V. Parking for the residential units shall enter via an underground basement and/or garage parking.

VI. Sidewalks, trees and lighting shall coordinate and incorporate the elements of the planned Moreno Street Streetscape project as approved by the Planning Director.

The City has adopted Design Guidelines for the overall areas of the City and expects to migrate those design criteria to this development in order to guide massing and design. Familiarity with and a willingness to follow these standards is necessary and will provide helpful guidance with final building and site design.

III. The Property.

The subject property consists of approximately 0.43 acres +/-.

Acres: Representations of acreage are believed to be accurate, however, the DDA or the City makes no representation as to exact acreage and Buyer shall her discretion.

IV. Zoning.

The 0.43 acres property is currently zoned Commercial (C-2) under the City's 2000 Zoning Ordinance and Official Zoning Map. Upon a successful proposal, the City anticipates zoning the property to a site plan specific planned development under the City's Zoning Ordinance.

All projects must follow all applicable Building Code and Fire Code standards as required by the appropriate agency. Additionally, all projects must follow all other governmental regulations as applicable.

V. Restricted Uses.

All parcels will be expected to contain certain deed covenants restricting any uses that relate to adult entertainment, adult video and bookstores, pool halls, tattoo parlors, vehicular sales or services uses and other relevant restrictions to be negotiated and subject to the selected design.

VI. Infrastructure, Environmental, Other.

All of the necessary utilities are located reasonably nearby. Costs for necessary infrastructure shall be borne by the developer.

Except as otherwise explicitly noted, the land is being sold as-is. Any and all costs associated with any relocation, modifications, extensions, etc. of roads or utilities shall be fully borne by the developer. Any environmental inspections or evaluations are the sole responsibility of the developer.

VII. Demographics.

The City of Buford is located approximately 35 miles from Atlanta and has excellent access to I-85, I-985, Buford Highway and Peachtree Industrial Boulevard. The City operates an independent school system ranked No.1 in the State of Georgia by Niche.com.

Greater Buford Area

The City limits of Buford currently encompass approximately 17 square miles and contain approximately 17,000 residents. However, the City is part of a much larger rapidly growing area. The 30518 and 30519 zip codes represent the "Greater Buford Area." The Greater Buford Area includes portions of unincorporated Gwinnett and Hall Counties.

VIII. Pricing and Compensation.

In addition to appropriate financial remuneration, the City has specific performance standards, goals and expectations provided herein that should be part of any

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successful proposal.

The successful proposer will provide a combination acceptable compensation and attention to City goals to be detailed in the proposal.

IX. Downtown Development Authority.

At the time of the sale, the City's Downtown Development Authority will be the owner of the property.

X. Proposal Submittal Requirements.

Proposals shall be submitted in the following order and format. Multiple proposals/alternatives by a single developer may be provided. However, for clarity each alternative shall be submitted as a separate proposal.

1. Credentials:

a. Identity of developer, including the development team's organizational structure and names and address of principals. List the composition of development team.

b. The development team's professional qualifications and experience in development, financing and leasing/management of comparable projects or if leasing/management will be outsourced, the credentials of the proposed manager.

c. Evidence of the development team's financial capacity to undertake the proposed project including bank references.

d. Provide information of comparable experience with residential projects, historic development, mixed-use projects, in-fill projects, and/or other similar development projects. Provide project information (such as size, location, development type, etc.) pictures, sketches, and other relevant details for said projects. Provide contact names and addresses for each representative project.

2. Project Proposals:

a. Project Description: Provide a written project description of the proposed project that includes, at a minimum: 1) square footages of buildings 2) number of buildings; 3) building heights and number of stories; 4) architectural theme of character (including exterior building materials); 5) method of construction; 6) any phasing; 7) anticipated build-out value; HOA structure, fees, services, parking plan, residential parking garage (minimum: two spaces per residential unit), parking management plan, sanitation service, etc. 8) other items that may be of interest.

b. Development Plan: Provide a detailed conceptual development plan that includes, at a minimum, 1) approximate configuration of proposed structure(s) on respective lot; and 2) site access, parking, pedestrian flow or other features appropriate for the project.

c. Illustrative Building Plan: Provide a conceptual illustrative rendering of the exterior of building(s) including identification of any architectural elements (e.g. stone, brick, amenities, etc.). Said rendering should depict the look and character of the proposed buildings.

d. Market Feasibility (optional): Provide copies of any relevant private studies or reports used to generate said proposal.

e. Other: Provide any other relevant information that demonstrates the developer's awareness, understanding and commitment to the City's vision, overall financial security, previous relevant experience, unique knowledge of the goals of the City and/or any other factor that the City may find useful in awarding the project.

One (1) original and 5 (five) copies of the proposal in 8.5" X 11" bound document must be provided. Larger illustrative drawings may be submitted separately. However, these drawings must also be reduced and included within the 6 bound documents. All proposals must be received by the City of Buford, 2300 Buford Hwy, Buford, Georgia, 30518 by 4 p.m. on June 30, 2022.

XI. Selection.

The City may select as the City deems in its best interest and may negotiate the execution of a sales contract with one or more parties simultaneously. The City may reject any and all proposals, waive technicalities and informalities and award the project as the City deems in

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its best interest. The City will take into account various factors as outlined. No submittal of a proposal or selection of a bidder proposal will be binding on the City until and unless a binding sales contract is entered into with the City.

Respondents are advised that the following factors will be considered as part of the evaluation of each proposal.

1. Use. Proposals must meet the development objectives as explained herein and must contribute to augmenting the quality of life in Buford by the following means:

- a. Contributes to the economic viability of the City of Buford;
- b. Increases employment and/or residential opportunities;
- c. Contributes to smart-growth principles;
- d. Provides quality design that blends with the overall efforts in the nearby and surrounding area;
- e. Will provide adequate future control and management to insure a long-term sustainable project.

2. Design. The successful Proposer(s) will have demonstrated a willingness and understanding of the heightened design goals of the City.

3. Compensation. The financial proposal provides compensation to the City, while maximizing the value of the resulting development and its positive economic and fiscal impacts on Downtown Buford and the City as a whole.

For additional information and an emailed copy of this Request For Proposals, contact Kim Wolfe, Planning and Zoning Director, kwolfe@cityofbuford.com or Bryan Kerlin, City Manager, bkerlin@cityofbuford.com.

XII. Contractual Issues.

Upon the selection of one or more bidders, the City will enter into a purchase/sale agreement that among other items will allow the purchaser up to 90 days to perform appropriate due diligence and obtain approval of architectural plans and zoning, which the City may elect to extend as necessary. An earnest money deposit will be required at contract execution equal to five (5) percent of the purchase price. 902-71749 5/25.6/1.8.15.22.29.2022

CITY OF BUFORD 2300 BUFORD HIGHWAY BUFORD, GEORGIA 30518 ADVERTISEMENT FOR BIDS

Sealed Bids for the construction of the Annual Contract for the Construction and Renewal of Natural Gas Services will be received, by the City of Buford, at the Buford City Hall located at 2300 Buford Highway, Buford, Georgia, until **10:00 a.m. on June 22, 2022** at which time the Bids received will be publicly opened and read. The Project consists of the construction of natural gas service lines and renewal of existing natural gas service lines, including service connections, site work, erosion and traffic control, as needed, to complete authorized work. Gas system materials including pipe, pipe detection wire, valves, fittings, service tees, service risers, meters, and regulators will be furnished by the City for installation by the Contractor. The contract will be in place for a two (2) year period with an additional one (1) year option for renewal.

The Issuing Office for the Bidding Documents is: Keck & Wood, Inc., 3090 Premiere Parkway, Suite 200, Duluth, Georgia 30097. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of 8:00 a.m. to 5:00 p.m., and may obtain copies of the Bidding Documents from the Issuing Office as described below. Bidding Documents also may be examined at the City of Buford, 2300 Buford Highway, Buford, Georgia 30518, on Mondays through Fridays between the hours of 9:00 a.m. and 5:00 p.m. Bidding Documents may be obtained from the Issuing Office during the hours indicated above. Bidding Documents are available on electronic media (as portable document format (PDF) files) for a non-refundable charge of \$25.00, including shipping via overnight express service. Alternatively, printed Bidding Documents may be obtained from the Issuing Office by mail, upon Issuing Office's receipt of payment for the Bidding Documents. The non-refundable cost of printed Bidding Documents is \$50.00 per set, payable to "Keck & Wood, Inc.", plus a non-re-

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fundable shipping charge.

Upon Issuing Office's receipt of payment, printed Bidding Documents will be sent via the prospective Bidder's delivery method of choice; the shipping charge will depend on the shipping method chosen. The date that the Bidding Documents are transmitted by the Issuing Office will be considered the prospective Bidder's date of receipt of the Bidding Documents. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.

Bid security shall be furnished in accordance with the Instructions to Bidders. No proposal will be considered unless it is accompanied by satisfactory evidence that the Bidder holds a Georgia State Utility Contractor's License in compliance with Act. O.C.G.A. 43 14 and 43-41. Failure to provide the bidder's license number on the outside of the sealed proposal will result in rejection of the bid. Bidder shall also be a current subscriber to the Subscribed Regulatory Compliance Service (SRCS) Operator Qualification Program.

All questions regarding the bid documents shall be made via email to Roger White at rwhite@midcitypartners.com. The deadline to submit questions is no later than **5:00 PM, July 8, 2022**. The City will post all "Response to Questions and/or Addenda" if applicable, on the City's website by no later than **5:00 PM, July 11, 2022**. It is incumbent that those submitting questions follow up with Mr. White to ensure that questions were received.

The City reserves the right to reject any or all bids and to waive technicalities and informalities. 902-73578 6/15,22.29,7/6,2022

Annandale at Suwanee, Inc. June 13, 2022
Published in Gwinnett Daily Post

Annandale at Suwanee, Inc. June 13, 2022
Published in Gwinnett Daily Post

Annandale at Suwanee, Inc. is accepting separate sealed bids for the purchase and installation of a generator on its campus in Suwanee, GA. This project will be funded from the Gwinnett County Community Development Block Grant program and therefore services provided must comply with all applicable federal government statutory and regulatory requirements. A Pre-Bid Conference is scheduled at **11:30 a.m. on Thursday, July 7th. Please contact Kathy Lindeman at kathy.lindeman@annandale.org for more information.**

Bids will be received at the Annandale Village campus located at 3500 Annandale Lane, Suwanee, GA 30024 until **11:30 a.m. Thursday, July 28, 2022**. A Bid Conference is scheduled at **10:00 a.m. on Thursday, July 28, 2022**. The bids must be addressed to Annandale at Suwanee, Inc. and designated as bid for the Haas Renovation project. Any bid received after said time and date will not be accepted. All firms submitting bids will be notified of the bidders submitting bids and the amounts of all bids received. The Owner reserves the right to reject any and all bids that do not meet specifications, waive any technicalities or irregularities, and request any additional information or clarification deemed necessary for the evaluation of all bids received. This project does have a maximum budget, therefore specifications are subject to change after the selection of a qualified firm.

The Contract Documents, consisting of Advertisement for Bids, Information for Bidders, Bid Proposal Form, Form of Agreement, Specifications, and other Contract Documents may be examined at Annandale Village, 3500 Annandale Lane, Suwanee, GA 30024 or via email by contacting Joseph DiGiovanni at joseph.digiovanni@annandale.org.

Attention of bidders is particularly called to the requirements regarding conditions of employment and minimum wage rates to be paid on this project, and that the contractor and subcontractor must comply with all Federal, State, and local requirements. Minority and female owned firms are encouraged to participate in this federally funded project. Procurement will be in compliance with the Uniform Administrative Requirements, 2 CFR 200.318-326. Potential respondents are particularly called to the requirements of Section 3 of the Housing and Urban Development Act of 1964 and 24 CFR 570.602; and Executive Order 11246-Equal Employment Opportunity and Affirmative Action. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1964, as amended, 12 USC 1701u (Section 3). The purpose of Section 3 is to ensure employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall to greatest extent feasible, be directed to low- and very-low income persons, who are recipients of HUD assistance for housing. For more information on Section 3, contact the Fair Housing Act and Equal Opportunity representatives of HUD at (404) 331-5001.

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Interested parties must contact Roger White at rwhite@midcitypartners.com to obtain a copy of the Intent to Bid. The City will receive bids until **4:00 PM, July 15, 2022** at City Hall (2342 Oak Road). Bids received after that time and date will not be accepted. Bids are to be submitted in an enclosed and sealed envelope and on the face of the envelope, the following shall be shown:

City of Snellville
2342 Oak Road
Snellville, GA 30078
Bid Due: July 15, 2022;
4:00 PM
ATTN: Butch Sanders, City Manager

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Bids will be publicly opened. Unofficial bid results will be posted on the City's website (www.snellville.org).

A 5% bid bond is required.

Payment and Performance Bonds will be required on this project.

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