asset management
-s- Adrienne McFarland,
Assistant General Counsel and Secretary Sworn to and Subscribed before me This 17<sup>th</sup> day of January, 2023

-s- Brooke Ellis NOTARY PUBLIC/DEPUTY **CLERK** 

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 8
933-95631 3/1,8, 2023

# **GWINNETT SUPERIOR** COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00149

Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Se-vere Group Inc 1717 Benhill Dr Snellville, GA 30078 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: PuroClean of Lawrenceville 500 Pike Park Dr Lawrenceville, GA 30046 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Water Mitigation &

Restoration
-s- Jiselle Francis
Sworn to and Subscribed before me This  $6^{\text{th}}$  day of February, 2023

NOTARY PUBLIC/DEPUTY -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 9 933-95669 3/1,8, 2023

# **GWINNETT SUPERIOR** COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00201

Personally appeared the undersigned who on oath deposes and says that: Rainbow Senior Health Care, LLC. 4405 International Blvd. #B101. Norcross, Gardina business 30093 Is/are doing business in Gwinnett County, Georgia
under the Name of: TRADENAME: Rainbow Adult Day
Care 4405 International
Blvd. #B101. Norcross, GA 30093 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Adult Day Care Center -s- Jin Yung Choi Sworn to and Subscribed

21 day of February, -s-NOTARY PUBLIC/DEPUTY CLER

TIANA P. GARNER -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 21 933-96502 3/8,15, 2023 GWINNETT SUPERIOR

# COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00179

Personally appeared the undersigned who on oath deposes and says that: Walters Consulting Services Inc. 4760 Gran River Glen. Gran Kive Corners, 30096 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Recruiting Tactics Inc. 4760 Gran River Gler Peachtree Comers, GA 30096 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is Recruiting & Human Resources -s- Charles A. George, Esq Sworn to and Subscribed

before me This 6<sup>th</sup> day of Feb, 2023 -s- William J Carter NOTARY PUBLIC/DEPUTY TIÀNA P. GARNER

-s- TIANA P. GARNEF Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 16 933-96390 3/8,15, 2023

### GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00142

Personally appeared the undersigned who on oath deposes and says that: Rock Central LLC 1001 Rock Central LLC 1001
Woodward Avenue, Detroit,
MI 48226 Is/are doing business in Gwinnett County,
Georgia under the Name of:
TRADENAME: Rocket Central 289 South Culver Street,
Lawrenceville, GA 30046
(trade name address is in
Gwinnett County) and that
the nature of the business to
be carried on at such adbe carried on at such ad-dress is: Professional Business Services

-s- Jay Farner Sworn to and Subscribed before me This 24 day of January, 2023

-s- Ryan Harvey NOTARY PUBLIC/DEPUTY CLERK

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FER 8 933-95637 3/1,8, 2023

# GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T** PAGE 00183

Personally appeared the undersigned who on oath deposes and says that: Cynthia Winsor 3084 Brookshire Way, Duluth, GA 30096 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Sheiky's Confections 2715 Buford Hwy #1000, Duluth, GA 30096 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: bakery

Sworn to and Subscribed before me This 16th day of February, 2023

s-Cynthia Winsor

-s-NOTARY PUBLIC/DEPUTY CLERK CLERK -s-TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 16 933-96394 3/8,15, 2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T** PAGE 00155 Personally

#### TRADE NAME

Suite

Lawrenceville

Street.

undersigned who on oath deposes and says that: Bran-do Enterprises, Inc. 465 Matthie Street, Suite 407, GA 30046 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Splitz 465 Malbir Street Suite 405 Lawrenceville, GA 30046 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: Retail Store- Internet selling (including inde-pendent sales on auction

-S-NOTARY PUBLIC/DEPUTY CLERK -S- TIANA P. GARNER Filed in Office

pendent sales site) -s- Christopher Miller, Sworn to and Subscribed before me
This 30 day of Jan, 2023
-s- Stephanie Presley
NOTARY PUBLIC/DEPUTY NOTARY PUBLIC/DEPUT CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 10 933-95699 3/1,8, 2023

# **GWINNETT SUPERIOR** COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00190

Personally appeared the undersigned who on oath deposes and says that: Andy Shin 379 Creek Manor Way Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME**: STUDIO DESIGN A&I 379
Creek Manor Way Suwanee,
GA 30024 (trade name address is in Gwinnett County) -s- Fengping Li Sworn to and Subscribed before me

and that the nature of the business to be carried on at such address is: Andy Shin LLC -s- Andy Shin Sworn to and Subscribed

-s- Seung Bin Han NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 17 933-96444 3/8,15, 2023

This 31st day of January,

hefore me

2023

# GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00182

NAME: Team Trivia 3475 Romulus Dr Duluth, GA 30097 (trade name address is in Gwinnett County) is in Gwinnett County) and that the nature of the business to be carried on at

-s- Madison Kilburn Sworn to and Subscribed before me This 16 day of February, 2023

such address is: Games &

NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER Filed in Office

# Clerk Superior Court Gwinnett County, GA 2023 FEB 16 933-96393 3/8,15, 2023 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

**BOOK 23T** 

PAGE 00170 Personally appeared the undersigned who on oath deposes and says that: The Happy Company LLC 1351 Delta Corners Lawrenceville, GA 30045 Is/are doing business in Gwinnett County, Geografia under the Name of Georgia under the Name of: TRADENAME: The Happy Realist 1351 Delta Corners Lawrenceville, GA 30045 (trade name address is in trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Drinkware Compa-

-s- Danielle Crouch Sworn to and Subscribed before me This 14 day of February,

2023 -s-NOTARY PUBLIC/DEPUTY NOTARY POBLIC/DEPOTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 14 933-95770 3/1,8, 2023

# GWINNETT SUPERIOR COURT TRADE NAME

REGISTRATION BOOK 23T PAGE 00161 Personally appeared the undersigned who on oath deposes s and says that: Level Investment Nexxt Level Investment Holdings Group LLC 420 Shore Dr., Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: The Nexxt Space 420 Shore Dr., Suwanee, GA 30024 (trade name address is in Gwinnett County) is in Gwinnett County) and that the nature of the

business to be carried on at Space -s- Yhana Rouse, Member Sworn to and Subscribed

before me This 31st day of January, -s- Sydney Pope NOTARY PUBLIC/DEPUTY

# -S-TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 13 933-95737 3/1,8, 2023

# GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00198

Personally appeared the undersigned who on oath deposes and says that: Suzanne Stiller 4865 Settles Point Road, Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Time in a Bottle 4865 Settles Point Road, Suwanee, GA 30024 (trade name address is in Gwinnett County) and that the na-ture of the business to be carried on at Bushless to be carried on at such address is: Concierge Services

-s- Suzanne Stiller Sworn to and Subscribed before me This 17th day of February,

-S-NOTARY PUBLIC/DEPUTY CLERK -S- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 17 933-96487 3/8,15, 2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00139 Personally appeared the undersigned who on oath deposes and says that: TM deposes and says that: TM Jones Transport LLC 2983

## TRADE NAME

Newtons Crest Circle Snel-lville, GA 30078 Is/are doing business in Gwinnett Coun-Georgia under the Name TRADENAME: TM Jones Transport 2983 Newtons Crest Circle Snellville, GA 30078 (trade name address Gwinnett County) is in Gwinnett County) and that the nature of the

business to be carried on at such address is: Trucking -s- Trevor Jones Sworn to and Subscribed before me This 8<sup>th</sup> day of February, 2023

Clerk Superior Court Gwinnett County, GA 2023 FEB 8 933-95626 3/1,8, 2023

# **GWINNETT SUPERIOR** COURT TRADE NAME REGISTRATION

Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Sign Industries Inc 2245 Button Gwinnett Dr, Doraville, GA 30340 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Tony's Sign 2245 Button Gwinnett Dr, Doraville, GA 30340 (trade name address is in Gwinnett Counaddress is in Gwinnett Coun-ty) and that the nature of ty) and that the nature of the business to be carried on at such address is: Man-

This 08 day of February. 2023 -s- Rossini J Rosillo P NOTARY PUBLIC/DEPUTY

CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 8 933-95645 3/1,8, 2023

## **GWINNETT SUPERIOR** COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00175

Personally appeared the undersigned who on oath deposes and says that: One Stop Grocery LLC 3235 Sims View Ct Snellville, GA Sims View Cf Snellville, GA 30078 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Trail Gas Stop 4785 Lawrenceville Hwy NW Lilburn GA 30047 (trade name address is in Gwinnett County) and that the nature of the business to be carried ty) and that the nature of the business to be carried on at such address is: Gas Station

-s- Dil Chhetri Sworn to and Subscribed before me This 14 day of Feb, 2023 -s- Soyoung Chi NOTARY PUBLIC/DEPUTY

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FER 15 2023 FFB 15 933-96378 3/8,15, 2023

# GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T** PAGE 00207 Personally appeared the undersigned who on oath

deposes and says that: Tri-Vision Industries LLC 3008 Adriatic Ct, Peachtree Corharman of: TRADENAME: Tri-Vision Health 3008 Adriatic Ct, Peachtree Corners, GA 30071 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Online retail

trade of health and beauty products
-s- Hassaan Rangoonwala
Sworn to and Subscribed before me This 21 day of February

2023 NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER

Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 21 933-96514 3/8,15, 2023

# GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00207

Personally appeared the undersigned who on oath deposes and says that: Tri-Vision Industries LLC 3008 Adriatic Ct, Peachtree Corners, GA 30071 Is/are doing business in Gwinnett Country Cou Georgia under the Name TRADENAME: TriBeauty

of: IRADENAME: Iriseauty
Supply 3008 Adriatic Ct,
Peachtree Corners, GA
30071 (trade name address
is in Gwinnett County)
and that the nature of the business to be carried on at

such address is: Online retail trade of health and beauty products -s- Hassaan Rangoonwala Sworn to and Subscribed before me

This 21 day of February, 2023 NOTARY PUBLIC/DEPUTY

CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 21 933-96519 3/8,15, 2023 **GWINNETT SUPERIOR** 

## COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00181 Personally appeared the undersigned who on oath

undersigned who on cath deposes and says that: Mae Productions LLC 3475 Romulus Dr Duluth, GA 30097 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Trivial Matters 3475 Romulus Dr Duluth, GA 30097 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at business to be carried on at such address is: Games & Entertainment -s- Madison Kilburn Sworn to and Subscribed

before me This 16 day of February, 2023 NOTARY PUBLIC/DEPUTY

NOTARY POBLIC/DEPOTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 16 933-96392 3/8,15, 2023 **GWINNETT SUPERIOR** 

COURT TRADE NAME REGISTRATION

Personally appeared the undersigned who on oath deposes and says that: First deposes and says that: First Hospital Laboratories, Inc. 255 Alhambra Circle, Suite 700, Coral Gables, FL 33134 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Vault Workforce

#### TRADE NAME ZONING

Screening c/o Corporation Service Company 2 Sun Ct. Ste 400, Peachtree Corners, GA 30092 (trade name ad dress is in Gwinnett County and that the nature of the business to be carried on at such address is: Employer compliance Management services -s- Meredith Vadis

Sworn to and Subscribed before me This 7<sup>th</sup> day of February, Buford, Georgia 30518 to consider a variance request at 4085 South Lee Street for Danny Lankford. The variance requested is to allow more than one (1) sign on the front elevation. 2023 \*\*- Travis John Wyman
NOTARY PUBLIC/DEPUTY
CLERK
-s- TIANA P. GARNER
Filed in Office 934 96234 3/1,8,15,2023 Clerk Superior Court Gwinnett County, GA

# 2023 FEB 21 933-96511 3/8,15, 2023 **GWINNETT SUPERIOR COURT TRADE NAME** REGISTRATION BOOK 23T

PAGE 00168 Personally appeared the undersigned who on oath deposes and says that: Norcross Restaurant LLC 3828 Satellite Blvd unit 957653, Duluth, GA 30095 Is/are doctors before the control of the propers in Chippens in C ing business in Gwinnett County, Georgia under the Name of: TRADENAME: Wow Banh Mi n Pho Norcross 5495 Jimmy Carter Blvd Norcross, GA B21 30093 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at

such address is: Full services restaurant -s- Tommy Nguyen Sworn to and Subscribed before me This 14 day of February, 2023

NOTARY PUBLIC/DEPUTY NUTARY PUBLISHED FOR STANDARD P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 FEB 14 933-95766 3/1,8, 2023

# GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00148

Personally appeared the undersigned who on oath NAME: Zplumberz Of North Atlanta 3145 Gateway Dr, Suite J, Peachtree Corners, GA 30071 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at

such address is: Plumbing -s- Raynard Wells, Member Sworn to and Subscribed This 17<sup>th</sup> day of JAN, 2023 -s- Vinod K Sagar NOTARY PUBLIC/DEPUTY

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 9
933-95664
3/1,8, 2023

# ZONING

NOTICE OF PUBLIC

## **UPON APPLICATION FOR** ANNEXATION AND REZONING

Pursuant to O.C.G.A. Pursuant to O.C.G.A. § 36-36-1 et seq. and 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 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 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 nub-

ic hearing and make recommendation on such applica-tion for annexation and re-zoning on March 14, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Geor-

gia 30518.
The Buford City Commission will hold a public hear-ing to discuss and pass ing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, April 10, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Caprais 20518

Georgia 30518.
This 13 th day of February, CHANDLER, BRITT & CHANDLER, BRITT & CHANDLER, BRITT & CAMP; JAY, LLC City Attorneys

OWNER: DAVID HADDON
AND DONNA HADDON
CURRENTLY ZONED: R-100 PROPOSED ZONING: R-100 LOCATION: 1920 JIMMY DODD RD

All that tract or parcel of land lying and being in Land Lot 234 of the 7 th District, Gwinnett County, Georgia, as shown on plat prepare for James K. Porter and Patricia A. Porter, prepared by W.T. Dunahoo, Registered land Surveyor, dated December 2, 1987, which plat is 2, 1987, which plat is recorded in Plat Book 43, Page 144-A, Gwinnett County, Georgia Plat Records and being more particularly described in deed from James K. Porter and Patricia K. Porter to David C. Haddon and Donna W. Haddon, dat-ed November 21, 1997 and recorded in Deed Book 515194, Page 162, Gwinnett

COUNTY, Georgia Records.
OWNER: AUSTON E.
NICHOLS, SR.
CURRENTLY ZONED: R-100
PROPOSED ZONING: R-100
LOCATION: 2996

SPRINGLAKE DR All that tract or parcel of land lying and being in Land Lot 224 and 225 of the 7th Lot 224 and 225 of the 7th District, Gwinnett County, Georgia, containing 1.26 acres, more or less, as shown on plat for Richard Mark Springston and Marleen Mary Margaret Springston, prepared by Henry Grady Jarrard, Registered Land Surveyor, dated October 21, 1992, recorded in Plat Book 57, Page 124-4 in Plat Book 57, Page 124-A, Gwinnett County records, which recorded plat is incorporated herein by reference and made a part of this description. 934 954 2/22,3/1,8,15,22,29, 2023 95445

The City of Buford Planning and Zoning Board will meet on Tuesday, March 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, April. 10, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use perconsider a special use per-mit at 4264 Sudderth Road

# **FORECLOSURE**

for Scott Snedecor. The special use permit requested is to allow outside storage. 2/22 3/1 8 15 22 29 2023

The City of Buford Zoning Board of Appeals will meet on Monday, March 20, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway,

NOTICE OF PUBLIC HEARING Planning & Zoning Com-nission Special-Called mission Meeting City of Berkeley Lake Tuesday, March 21, 2023 at 7:15 PM City Hall 4040 South Berkeley Lake Road Berkeley Lake, GA 30096 Phone: 770-368-9484

The Planning & Dring Commission of the City of Berkeley Lake will hold a of Berkeley Lake Will noid a special-called meeting to consider:

1.) PZV 23-01, 586
Lakeshore Dr, Owner/Applicant Carl and Elizabeth Lietz

request relief from Section 78-141 and 78-197(5) and 78-197(7) of the zoning ordi-nance to allow the expansion of a non-conforming structure and a 20-foot encroach ture and a 2U-foot encroachment into the required 65-foot front setback and 2.5-foot encroachment into the 12.5-foot side setback. (tabled from 2/14 meeting). setback. 2.) PZTA 23-03, an ordinance amending Zoning Code Section 78-196, Per-mitted Uses. The purpose of the amendment is to add regulations pertaining keeping chickens in the R-100 Residential District.

### All interested parties are invited to attend and comments are encouraged. 934- 97001 3/8, 2023 PUBLIC NOTICE

The Braselton Planning Commission will hold a Pub-lic Hearing on **Monday**, **March 27**, **2023**, at 6 p.m. and the Braselton Mayor and Council will hold a Public Hearing on Thursday, April 6, 2023, at 4:30 p.m. on the following items:

Application # 22-09-RZ

Application for annexation and Planned Unit Development re-zoning from PulteGroup Inc. c/o Dillard Sellers on property owned by Deer Creek Properties

The property is identified as a portion of Gwinnett County Tax Parcel R3007 005. The approximate property area is 14.61 acres. The current zoning in Gwi County is R-100. The posed zoning upon annexa-tion is PUD. The intent of the application is to allow develop the property for 28 homes as a continuation of the Del Webb at Chateau Elan Planned Unit Develop

Application # 22-10-RZ Application for Planned Unit Development Master Plan Amendment from Pul-teGroup Inc. c/o Dillard Sell-Application for Unit Developmen

ers on property owned by Fountainhead Residential Development. The property is identified as Gwinnett County Tax Parcel 3005 003 (portion) and 3005 003D and lies on the north side of Duncan Creek Road. The approximate Road. The approximate property area is 194.7 acres. The intent of the application is to amend the Chateau Elan Planned Unit Development for a development consisting of 333 homes. A portion of the residential development the Del Webb at Chateau Elan Planned Unit Development and the other portion represents the creation of a separate residential development.

COPIES OF THE APPLICA-

TION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/g overnment/town\_officials/pla nning\_commission.php FOR MORE INFORMATION CONTACT KEVIN KELLER

kdkeller@braselton.net ALL BRASELTON PLAN-NING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION:

BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517

934 96981 3/8, 2023 The City of Buford Planning and Zoning Board will meet on Tuesday, March 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, April 10, 2023 at 7:00 p.m. At Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 904 Gainesville Highway for Total Wheel Repair, LLC. The special use permit requested is to allow an auto body repair shop with wheel and rim repairs.

2/22,3/1,8,15,22,29, 2023 City of Lilburn
Planning Commission
Hearing Thursday, Marh
23, 2023, at 7:30 P.M.
City Council Hearing Monday, April 10, 2023, at 7:30
P.M.

-.w. 340 Main Street Lilburn, Georgia 30047 (770) 921-2210 The Planning Commission and City Council give notice that public hearings on the dates, times, and at the loca-

tion as noted above are scheduled to consider:

**NEW BUSINESS** 1.) RZ -2023-01. Application by Genuine Mapping and Design, LLC, to rezone 632 Harbins recorded as District 6, Land Lot 161, Parcel 008. Applicant is seeking a rezoning from CB Commercial Business to R-2 Medium Density Residential.

The above items are scheduled for the Public Hearings as noted. The applications, site plans, legal descriptions, and other information are on 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.

934 96811 3/8, 2023

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

Pursuant to the Power of Sale contained in a Security Deed given by Jon Michael Stops and Janis L Stops to

JPMorgan Chase Bank, N.A. dated 7/18/2012 and recorded in Deed Book 51533 Page 876 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shell-point Mortgage Servicing, conveying the after-described resource of the county of the scribed property to secure a Note in the original principal amount of \$197,681.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder outcry to the highest bloder for cash before the Court-house 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 April 4, 2023 (being the first the sale of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following said month), the following described property: Tax ID Number(s): R7025 451

Land situated in the County of Gwinnett in the State of ALL THAT TRACT OR PAR ALL HAI HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 25 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 24, BLOCK A OF FOUNTAIN

BLOCK A OF FOUNTAIN LAKES, UNIT II-B, AS PER PLAT RECORDED IN PLAT BOOK 101, PAGE 231-232 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-Commonly known as: 1267 Mistwater

Lawrenceville, GA 30043

The debt secured by said Security Deed has been and security beed has been all is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 1267 Mistwater Trace, 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 under signed, the party (or parties) in possession of the subject property is (are): Jon Michael Stops or tenant or 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.
Shellpoint Mortgage Servicing PO Box 10826

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 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.
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 be of record, (c) the right of redemption of any taxing authority, (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 Secu-rity 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 confir mation and audit of the statrus 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

on-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 mation and addit of the satus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Jon Michael Stops and lanie L Stops.

Janis L Stops
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 994-7637. 1263-2690A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2690A 950-95768 03/08/2023, 03/15/2023, 03/29/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER
PURSUANT to the power of sale contained in the Security Deed executed by DON-ALD S. STANDRIDGE to PARK PLACE REVERSE MORTGAGE, INC. in the original principal amount of \$166,500.00 dated July 7, 2008 and recorded in Deed Book 48979. Page 0316. Gwinnett County records, said Security Deed being last transferred to CARRINGTON

said Security Deed being last transferred to CARRINGTON MORTGAGE SERVICES LLC in Deed Book 60431, Page 00191, 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 other place as lawfully designated, within the legal hours of sale, on April 04, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT

31, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 5, BLOCK

C,
UNIT ONE. CENTERVILLE
NORTH SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 3, PAGE 135,
GWINNETT COUNTY
RECORDS, WHICH REFERNCE IS MADE FOR THE
PURPOSE OF INCORPORATION. PURPUSE OF INCOMPURALING THE SAME AS PART HEREIN BEING IMPROVED PROPERTY KNOWN AS 3286 SUNDERLAND DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COMPUNE TO CHARLES OF THE PRESENT SYSTEM OF NUMBERING HOUSES IN COMPUNE TO CHARLES OF THE PROPERTY OF THE PROPE GWINNETT COUNTY, GEOR-

GIA.
Said property being known
as: 3286 SUNDERLAND
DRIVE SNELLVILLE, GA

# **FORECLOSURE**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are DON-ALD S. STANDRIDGE or ten-

ant(s).
The debt secured by said
Security Deed has been and is hereby declared due and pavable because of, among other possible events of de-fault, failure to pay the in-debtedness 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 have to collect attorneys fees having been given).

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 redemption of any taxing authority. (3) any taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of

the property; and (4) any assessments, liens, encumsessments, ilens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is notprohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with holder of the Security Deed. The name, address,

telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Compu-Link Corporation 101 W. Louis Henna Blvd.,

Suite 450
Austin, TX 78728
1-866-654-0020
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A

OBTAINED MAY BE USED FOR THAT PURPOSE.

CARRINGTON MORTGAGE SERVICES LLC. as Attorney-in-Fact for DONALD S. STANDRIDGE Robertson, Anschutz, Schneid, Crane & Damp; Part-10700 Abbotts Bridge Road

DEBT. ANY INFORMATION

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-093438 -950-96345 03/08/2023. 03/22/2023, 03/29/2023

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Sale contained in a Security Deed given by Faustino Mar-tinez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Century Mortgage Corpora-tion a Georgia Corporation, its successors and assigns, dated 11/16/2004 and recorded in Deed Book 40729 Page 88 Gwinnett County, Georgia records; as last transferred to or activity by Welle Face Page 1 remaining in default, this sale will be made for the quired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$153,784.00, with interest at the rate specified therein there will be seld by therein, there will be sold by therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house 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 April the subje Tuesday of said month un-less said date falls on a Fed-

eral Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 212 of the 6th District of Gwinnett County, Georgia, being Lot 12, Block A of Inbeing Lot 12, Block A of Indian Crossing, as pre plat recorded in Plat Book 10, Page 95, Gwinnett County, Georgia records, which reference is made for the purpose of incorporating the same as a part herein and being improved property. being improved property known as 5087 Running Fox

rail, according to the present system of numbering houses in Gwinnett County, Georgia.

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. 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 Nota 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).

naving been given).
Said property is commonly known as 5087 Running Fox Trail, Norcross, GA 30071 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 (or parties) in possession of the subject property is (are): Faustino Martinez-Prado and Margarith Argenera, Carpan Margarita Zamora Guzman or tenant or tenants. Wells Fargo Bank, NA is the

entity or individual designat-ed who shall have full authority to negotiate, amend and modify all terms of the and modify all terms of the mortgage. Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986 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 salu property will be solve 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 consti-tute a lien aggingt the prop tute a lien against the prop-erty 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 auwhich might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordin

restrictions.

covenants, and matters of

# **FORECLOSURE**

rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the 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 hold-seef the coarsity poor Brussef the coarsity poor but the confirmation and such that the sale that the sale that the coarsity poor er 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 confirmation and audit of the state. mation and audit of the sta-tus of the loan as provided immediately above

Wells Fargo Bank, N.A. as agent and Attorney in Fact for Faustino Martinez Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, A. (1941). lanta, Georgia 30305, (404) 994-7637. 1000-17720A THIS LAW FIRM MAY

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-17720A 950-95759 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Elizabeth Muoghalu to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for First Community Mortgage, Inc., its successors and assigns dated 4/25/2016 and recorded in Deed Book 54243 Page 638 Gwinnett County, Georgia records; as last transferred to or acquired by Welle Farge Rapk last transterred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$150,350.00, 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 Court-house door of Gwinnett County, Georgia (or such Lake Drive, Snellville, GA 30078 together with all fix-tures and personal property attached to and constituting other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Fed-

less said date rails on a red-eral Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 228 OF THE STE DISTRICT GWIN. ants.
Select Portfolio Servicing,
Inc. is the entity or individual
designated who shall have
full authority to negotiate,
amend and modify all terms THE 5TH DISTRICT. GWIN IHE 51H DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 29, BLOCK A, SIERRA RIDGE SUBDIVI-SION, AS RECORDED IN PLAT BOOK 94, PAGE 19-21, GWINNETT COUNTY, GEORGIA RECORDS,

WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-84119 (888) 818-6032 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failof the loan. Said property will be sold ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt

sale will be induction 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 1529 Sierra Ridge Place, Loganville, GA 30052 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of

Elizabeth Muoghalu or tenant or tenants.

Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage.
Wells Fargo Bank, NA Loss
Mitigation 3476 Stateview
Boulevard Fort Mill, SC
29715 1-800-678-7986 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

satu 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 erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary

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 prohibitation. ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holder 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 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.

immediately above.
Wells Fargo Bank, N.A. as
agent and Attorney in Fact
for Elizabeth Muoghalu
Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont
Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637

994-7637.
1000-17809A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED NOTIFICATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-17809A 950-96472 03/08/2023, 03/15/2022 03/15/2023, 03/22/2023, 03/29/2023 NOTICE OF SALE UNDER

# POWER, GWINNETT COUN-TY Pursuant to the Power of

Sale contained in a Security Deed given by Harold L. Johnson and Lavonya Y. Johnson to Mortgage Elec-tronic Registration Systems, Inc., as nominee for First NLC Financial Services, LLC, its successors and assigns dated 8/4/2006 and recorded in Deed Book 46886 Page 496 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by U.S. Bank National Association as Trustee, successor in in-terest to Bank of America

**FORECLOSURE** National Association as suc-cessor by merger to LaSalle Bank National Association, as Trustee for Certificate-holders of Washington Mu-tual AssetBacked Certificates WMABS Series 2006-HE5 conveying the after-de scribed property to secure a Note in the original principal amount of \$140,800.00, with amount of \$140,800.00, 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 Gwinnet County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on Apri 4, 2023 (being the first Tuesday of said month un-less said date falls on a Fed-eral Holiday, in which case being the first Wednesday of said month), the following

described property: ALL THAT TRACT OR PAR-CEL OF LAND lying and be-ing in Land Lot 69 of the 5th District of Gwinnett County, Georgia; and being Lot 69, Block A, Dorian Cove, Unit One, Section Two, according to plat recorded in Plat Book 43, Page 81, Gwinnett Coun-ty, Georgia Records; which plat by reference is incorpo-rated herein and made a part This sale will be made sub

ject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the as and when due and in the Note 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 attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 2852 Emerson

a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Harold L Johnson and Lavonya Y Johnson or tenant or ten-

amend and modify all terms of the mortgage.
Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable 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 thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens encumbrances, zoning ordi-nances, 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. Bankrupt cy Code; and (2) final confir 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 non-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-

tus of the loan as provided immediately above U.S. Bank National Associa tion, as Trustee, successor in interest to Bank of Ameri-ca, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Cer-tificateholders of Washing-ton Mutual Asset-Backed Certificates WMABS Series 2006-HE5 as agent and At-torney in Fact for Harold L.

Johnson and Lavonya Y.
Johnson
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

994-7637 994-7637.
1012-13185A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-13185A 950-95940 03/08/2023,

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

03/29/2023

03/22/2023

Pursuant to the Power of Sale contained in a Security Deed given by Rocio Bell to JPMorgan Chase Bank, NA. dated 10/6/2006 and record-ed in Deed Book 47141 Page 238 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by Fed-eral Home Loan Mortgage Cornoration, as Trustee for Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2, conveying the after-described property to secure a Note in the original principal amount or \$137,350.00, with interest at 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 April 4, 2023 (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: day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK H, STONE MILL, UNIT SIX, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 287, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED HEREIN BY REFER-

RATED HEREIN BY REFER-