## TRADE NAME

Distributor Xperts, LLC. 500 W. 190th St. Suite 600, Gardena, CA 90248 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Reliable Tire Distributors 2351 Button Gwinnett Drive, Suite 200 & Suite 300, Doraville, GA 30340-1590 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Tire Sales and Distribution
-s- Justin Liu
Sworn to and Subscribed before me
This 13 day of February, 2023
-s- Giselle Sobiech
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 3
933-97597 3/22,29, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00210**

Personally appeared the undersigned who on oath deposes and says that: Seven Restoration LLC. 2425 Doc Hughes Rd Buford, GA 30519 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Rytech Restoration of Atlanta-North Fulton 2425 Doc Hughes Rd Buford, GA 30519 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Water and Fire Restoration
-s- Sussan Ponton
Sworn to and Subscribed before me
This 22 day of February, 2023
-s-
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 22
933-97082 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00240**

Personally appeared the undersigned who on oath deposes and says that: Ash Grove Cement Company 11011 Cody St. Overland Park, KS 66210 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Sapphire Americans 2 Sun Court, Suite 400, Peachtree Corners, GA 30092 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Enviromental services to AGC cement plants and other industrial and municipal waste generators
-s- David M. Toolan, Assistant Secretary
Sworn to and Subscribed before me
This 17th day of February, 2023
-s- Betsey Veras Williams
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 28
933-97182 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00233**

Personally appeared the undersigned who on oath deposes and says that: Binnegy Investments Corporation 3515 Stonehaven Drive, Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Seniors Helping Seniors Lilburn 3515 Stonehaven Drive, Suwanee, GA 30024 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Health care- Private Home Care Provider
-s- Priscilla Egyir- Biney, President
Sworn to and Subscribed before me
This 10th day of Feb, 2023
-s- Bryan Kriser
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 27
933-97155 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00211**

Personally appeared the undersigned who on oath deposes and says that: Nancy Sturm 2742 Centerville Rosebud Rd, Snellville, GA 30039 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: SHOPPERS WALK 2742 Centerville Rosebud Rd, Snellville, GA 30039 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Rental Stripe Center
-s- Nancy Sturm
Sworn to and Subscribed before me
This 22 day of February, 2023
-s-
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 22
933-97083 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00221**

Personally appeared the undersigned who on oath deposes and says that: Distribution International Southwest, Inc. 475 N Williamson Blvd., Daytona Beach, FL 32114 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Silvercote 1600 Cross Pointe Way, Suite A, Duluth, GA 30097 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Distributor of Industrial, Commercial, and fabricated insulation.
-s- George Sellew
Sworn to and Subscribed before me
This 16 day of February, 2023
-s- Jenna Difebo
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 23
933-97105 3/15,22, 2023

## TRADE NAME

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00242**

Personally appeared the undersigned who on oath deposes and says that: Spectra Holdings, Inc. 865 W. Irving Park Road, Itasca, Illinois 60143 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Spectra Contract Flooring 6684 Jimmy Carter Blvd., Suite 500, Norcross, GA 30071 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Commercial Flooring and ancillary services
-s- Andrew G. Klevorn/Secretary
Sworn to and Subscribed before me
This 22 day of February, 2023
-s- Teresa L. Denardo
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 28
933-97187 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00215**

Personally appeared the undersigned who on oath deposes and says that: Whatever Whenever Concierge 3357 Evermore Pkwy Snellville GA 30078 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Sunshinez World 3357 Evermore Pkwy 3357 Evermore Pkwy Snellville, GA 30078 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Product Retail Sales
-s- Jamie Lomax
Sworn to and Subscribed before me
This 22 day of February, 2023
-s-
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 22
933-97088 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00254**

Personally appeared the undersigned who on oath deposes and says that: Tekeema Taylor 831 Auburn Rd Ste. 210, Dacula, GA 30019 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Taylor Enterprises 831 Auburn Rd Ste. 210, Dacula, GA 30019 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Retail
-s- Tekeema Taylor
Sworn to and Subscribed before me
This 3rd day of March, 2023
-s-
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 3
933-97600 3/22,29, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00229**

Personally appeared the undersigned who on oath deposes and says that: P L Grant and Associates, LLC 1572 Ewing Farm Drive Loganville, GA 30052 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Teacher Millionaire Club 1572 Ewing Farm Drive Loganville, GA 30052 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Educational Consulting
-s- Phoenicia Grant
Sworn to and Subscribed before me
This 11 day of February, 2023
-s- Megan L Burley
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 27
933-97139 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00255**

Personally appeared the undersigned who on oath deposes and says that: Sunflower Skies LLC 3485 Buffington Ln Cumming, GA 30040 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Teapop USA 3485 Buffington Ln Cumming, GA 30040 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Boba- Tea & Coffee Shop/cafe
-s- Stacie P Welch
Sworn to and Subscribed before me
This 3 day of March, 2023
-s-
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 3
933-97602 3/22,29, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00244**

Personally appeared the undersigned who on oath deposes and says that: Take Heed Media LLC 2730 Peachtree Industrial Blvd Ste 105 PMB 1166 Duluth, GA 30097 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: THE VISUAL LYRICIST 2730 Peachtree Industrial Blvd Ste 105 PMB 1166 Duluth, GA 30097 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Media
-s-
Sworn to and Subscribed before me
This 1st day of March, 2023
-s-
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 1
933-97577 3/22,29, 2023

## TRADE NAME

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00237**

Personally appeared the undersigned who on oath deposes and says that: Town Center Animal Clinic LLC 3886 Lawrenceville Suwanee Rd. Suite 102, Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Town Center Animal Clinic 3886 Lawrenceville Suwanee Rd. Suite 102, Suwanee, GA 30024 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Town Center Animal Clinic
-s- Alida Baroco
Sworn to and Subscribed before me
This 6th day of February, 2023
-s- Carlos Manelia
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 28
933-97175 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00243**

Personally appeared the undersigned who on oath deposes and says that: Genera Corporation 2800 Saturn St Brea, CA 92821 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: TYC Americas 2790 Horizon Ridge Court Suwanee, GA 30024 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Wholesale distribution of automotive
-s- William Newman
Sworn to and Subscribed before me
This 23 day of November, 2022
-s-
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 1
933-97575 3/22,29, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00261**

Personally appeared the undersigned who on oath deposes and says that: Valor Creations, LLC. 5013 Pacific Dunes Dr. Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: VALOR EXTERIORS 5013 Pacific Dunes Dr. Suwanee, GA 30024 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Exterior construction
-s- Jeffrey S. Chandler
Sworn to and Subscribed before me
This 3rd day of March, 2023
-s- Michael Dipietro
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 7
933-97616 3/22,29,2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00248**

Personally appeared the undersigned who on oath deposes and says that: Percival V Masaline 3075 Sarah Lou Drive Snellville, GA 30078 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Viago 3075 Sarah Lou Drive Snellville, GA 30078 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Tax and Book Keeping
-s- Percival V. Masaline
Sworn to and Subscribed before me
This 2 day of March, 2023
-s-
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 2
933-97586 3/22,29, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00238**

Personally appeared the undersigned who on oath deposes and says that: Zachary Wade Wilson 2633 Stony Springs Trl, Buford, GA 30519 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Wilson Family Woodshop 2633 Stony Springs Trl, Buford, GA 30519 (**trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Selling handcrafted wood and resin products
-s- Zachary Wade Wilson
Sworn to and Subscribed before me
This 31st day of January, 2023
-s- Bidhan Chandra Sen
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 28
933-97178 3/15,22, 2023

**GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00227**

Personally appeared the undersigned who on oath deposes and says that: REJ Athletics LLC 4081 Creek Hollow Way, Duluth, GA 30096 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME: Yoked Athletics 4081 Creek Hollow Way, 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: Baseball Training, coaching, video, lessons, gym training, and possibly training other sports
-s- Josh Phillip Jones, Member
Sworn to and Subscribed before me
This 10 day of Feb, 2023
-s- Lynn H Whithead
NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 FEB 24
933-97123 3/15,22, 2023

## ZONING

**NOTICE OF PUBLIC HEARING**

**UPON APPLICATION FOR ANNEXATION 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 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 public hearing and make recommendation on such application for annexation and rezoning on **March 14, 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, April 10, 2023 at 7:00pm,** Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

This 13 th day of February, 2023.

CHANDLER, BRITT & 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 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, dated 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 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-A, Gwinnett County records, which recorded plat is incorporated herein by reference and made a part of this description.

934 95445
2/22,3/1,8,15,22,29, 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 4264 Sudderth Road for Scott Snedecor. The special use permit requested is to allow outside storage.

934 95273
2/22,3/1,8,15,22,29, 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.

934 95269
2/22,3/1,8,15,22,29, 2023

**CITY OF GRAYSON, GA**

Notice is hereby given to the public that an application for a SPECIAL USE PERMIT has been filed with the City of Grayson, GA by Waffle House c/o Erik Haeffs. for the following described property:

Said tract of land lying in and being in Land Lot 136 of the 5 th District, Gwinnett County, Georgia and being more particularly as follows:

Commencing at a point at the intersection of the northwesterly right of way of Brownlee Road (having a variable width, publicly dedicated right of way) and the northeasterly right of way of Grayson Highway (having a variable width, publicly dedicated right of way), thence leaving said right of way of Brownlee Road and continuing along said right of way of Grayson Highway North 48 degrees 56 minutes 41 seconds West a distance of 283.56 feet to a 1/2 inch rebar found, said 1/2 inch rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way with a curve turning to the right with an arc distance of 103.10 feet, with a radius of 4527.55 feet, with a chord bearing of North 47 degrees 35 minutes 38 seconds West, with a chord length of 103.09 feet to a 1/2 inch rebar found; Thence leaving said right of way North 41 degrees 35 minutes 23 seconds East a distance of 279.41 feet to a stone found; Thence South 48 degrees 49 minutes 46 seconds East a distance of 103.83 feet to a 1/2 inch rebar found; Thence South 41 degrees 44 minutes 25 seconds West a distance of 281.64 feet to a 1/2 rebar found on the northeasterly right of way of Grayson Highway, said ½ inch rebar being the TRUE POINT OF BEGINNING.

**Said tract of land contains 0.666 acres (29,022 square feet).**

**Property Address: 2040 Grayson Highway, Grayson, GA 30017**

**Parcel ID: R5136-035**

**The proposed use is 24 HR Waffle House Restaurant**

A Public Hearing on the proposed Rezoning request will be held before the Planning and Zoning Commission in the Grayson Senior Center on **Monday, April 10, 2023 at 7:00 PM** and before the Mayor and City Council on **Monday, April 17, 2023 at 7:00 PM. located at 475 Grayson Parkway, Grayson, GA 30017.**

The City Council has the authority to change the conditions as requested in the application or toplace such other conditions on the property as the City Council deems appropriate, constitutional and in the best interest of the citizens of Grayson. The public is invited and encouraged to attend these meetings.

934 98237 3/22,29, 2023

**CITY OF GRAYSON, GA**

Notice is hereby given to the public that an application for REZONING from Office-Institutional (OI) to C2 has been filed with the City of Grayson, GA by Erik Haeffs (Waffle House) for the following described property:

Said tract of land lying in and being in Land Lot 136 of the 5 th District, Gwinnett County, Georgia and being more particularly as follows:

Commencing at a point at the intersection of the northwesterly right of way of Brownlee Road (having a variable width, publicly dedicated right of way) and the northeasterly right of way of Grayson Highway (having a variable width, publicly dedicated right of way), thence leaving said right of way of Brownlee Road and continuing along said right of way of Grayson Highway North 48 degrees 56 minutes 41 seconds West a distance of 283.56 feet to a 1/2 inch rebar found, said 1/2 inch rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way with a curve turning to the right with an arc distance of 103.10 feet, with a radius of 4527.55 feet, with a chord bearing of North 47 degrees 35 minutes 38 seconds West, with a chord length of 103.09 feet to a 1/2 inch rebar found;

Thence leaving said right of way North 41 degrees 35 minutes 23 seconds East a distance of 279.41 feet to a stone found; Thence South 48 degrees 49 minutes 46 seconds East a distance of 103.83 feet to a 1/2 inch rebar found; Thence South 41 degrees 44 minutes 25 seconds West a distance of 281.64 feet to a 1/2 rebar found on the northeasterly right of way of Grayson Highway, said 1/2 inch rebar being the TRUE POINT OF BEGINNING.

**Said tract of land contains 0.666 acres (29,022 square feet).**

**Property Address: 2040 Grayson Highway, Grayson, GA 30017**

**Parcel ID: R5136-035**

**The proposed use is a Waffle House Restaurant.**

A Public Hearing on the proposed Rezoning request will be held before the Planning and Zoning Commission in the Grayson Senior Center on **Monday, April 10, 2023 at 7:00 PM** and before the Mayor and City Council on **Monday, April 17, 2023 at 7:00 PM.** located at 475 Grayson Parkway, Grayson, GA 30017.

The City Council has the authority to change the conditions as requested in the application or to place such other conditions on the property as the City Council deems appropriate, constitutional and in the best interest of the citizens of Grayson. The public is invited and encouraged to attend these meetings.

934 98244 3/22,29, 2023

**NOTICE OF PLANNING & ZONING COMMISSION MEETING AND PUBLIC HEARING**
**Planning & Zoning Commission Meeting**
**City of Berkeley Lake**
**Tuesday, April 11, 2023 at 7:15 PM**
**Berkeley Lake City Hall**
**4040 South Berkeley Lake Road**
**Berkeley Lake, GA 30096-3016**
**Phone: 770.368.9484**

The Planning & Zoning Commission of the City of Berkeley Lake will conduct a public hearing at the time and place stated above to receive comments from interested parties concerning the following matters:

**1.) PZV 23-02,** 498 Lakeshore Dr, Owner/Applicant Martin Brinton requests relief from Section 78-141 and 78-197 (11) of the zoning ordinance to allow the expansion of a non-conforming structure and a 7.2% increase in the allowable building coverage.

**2.) PZTA 23-03,** Amendment to Section 78-196 (R-100 Permitted Uses) of the zoning ordinance to adopt regulations pertaining to raising poultry.

**3.) PZV 23-04,** 3960 Peachtree Industrial Blvd., Applicant Vincent Michael Guobaitis, on behalf of Owner Seyed Lavassani, requests relief from 1.) 78-272 (5) to reduce the required front yard setback from 75 feet to 55 feet along North Berkeley Lake Rd. and from 75 feet to 65 feet along Peachtree Industrial Blvd. and 2.) 78-272 (7) to reduce the required side yard from 25 feet to 10 feet.

All interested parties are invited to attend, and comments are encouraged.

934 98256 3/22, 2023

**NOTICE**

Notice is hereby given that the City of Buford will hold a public hearing to evaluate an amendment to its Zoning Ordinance concerning **Section 1308 C-2 General Business District,** Special Uses, 30. Liquor Stores to modify population requirements and other provisions. The City of Buford Planning Commission will make recommendation on such amendment on **Tuesday, April 11, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. A public hearing and Commission Meeting to discuss and pass upon the proposed amendment will be held on **Monday, May 1, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

928 97543
3/15,22,29,4/5,12,19,26, 2023

The City of Buford Planning and Zoning Board will meet on **Tuesday, April 11, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Monday, May 1, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request at 467 Thunder Road from RM to R-100 for Clair Investment Properties & Interior Designs, LLC.

934 97725
3/22,29,4/5,12,19,26, 2023

The City of Buford Planning and Zoning Board will meet on **Tuesday, April 11, 2023 at 7:00 p.m**. and the Buford City Commission will meet on **Monday, May 1, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 115 East Main Street, Suite C12 for Across The Bridge, Inc. The special use permit requested is to allow for meetings and events.

907 97726 3/22,29, 4/5,12,19,26, 2023

934 97726
3/22,29,4/5,12,19,26, 2023

**NOTICE OF PUBLIC HEARING**

**UPON APPLICATION FOR ANNEXATION 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 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 public hearing and make recommendation on such application for annexation and rezoning on **April 11, 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, May 1, 2023 at 7:00pm,** Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

This 13 th day of March, 2023.

CHANDLER, BRITT & JAY, LLC
City Attorneys

**OWNER: BRETT A. DENHAM AND DANIELLE DENHAM**
**CURRENTLY ZONED: R-100**
**PROPOSED ZONING: R-100**
**PARCEL ID: R7226 116, 2504 EAST MADDOX RD; and**
**PARCEL ID: R7226 152, 2504 EAST MADDOX RD; and**
**PARCEL ID: R7226 158, 2504 EAST MADDOX RD**

All that tract or parcel of land lying and being in Land Lot 2226 of the 7 th District, Gwinnett County, Georgia, as shown and delineated as 3.399 acres, more or less, on plat of survey for George W. Stone and Jane M. Stone by Borders and Associates, dated June 16, 1987. This is the same property shown on plat recorded in Plat Book 41, Page 140-A, Gwinnett County Plat records, which plat is incorporated herein by reference for a more complete description.

934 97967
3/22,29,4/5,12,19,26, 2023

**LEGAL NOTICE TO THE PUBLIC**
**CITY OF LAWRENCEVILLE**

**CITY OF LAWRENCEVILLE BOARD OF APPEALS**
**MONDAY, APRIL 17, 2023 AT 6:00 P.M.**
**LAWRENCEVILLE CITY HALL**
**COUNCIL ASSEMBLY ROOM**
**70 SOUTH CLAYTON STREET**
**LAWRENCEVILLE, GEORGIA 30046**

THE FOLLOWING ITEMS OF BUSINESS, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF LAWRENCEVILLE, ARE SCHEDULED FOR PUBLIC HEARING AT THE DATE, TIME AND PLACE STATED ABOVE. STAFF REPORTS, SITE PLANS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION ARE AVAILABLE IN THE OFFICE OF THE PLANNING AND DEVELOPMENT DEPARTMENT, 70 SOUTH CLAYTON STREET, LAWRENCEVILLE, GEORGIA. OFFICE HOURS ARE 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY (PHONE 678-407-6583).

**VAR2023-00096** APPLICANT: MANUEL ALIAGA; PROPERTY OWNER: MANUEL ALIAGA LLC; AN APPLICATION TO REQUEST RELIEF FROM ARTICLE 1 DISTRICTS, SECTION 102.2 RS-180 SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBSECTION B LOT DEVELOPMENT STANDARDS, 1) ALLOW A 4.8 FOOT ENCROACHMENT OF THE PRIMARY STRUCTURE INTO THE REQUIRED 10 FOOT SIDE YARD SETBACK, 2) ALLOW A 30.2 FOOT ENCROACHMENT OF THE PRIMARY STRUCTURE INTO THE REQUIRED 40 FOOT REAR YARD SETBACK, 3) ALLOW A 0.7 FOOT ENCROACHMENT OF THE ACCESSORY STRUCTURE INTO THE REQUIRED 5 FOOT SIDE YARD SETBACK, AND TO 4) ALLOW A 4.5 FOOT ENCROACHMENT OF THE ACCESSORY STRUCTURE INTO THE REQUIRED 5 FOOT REAR YARD SETBACK; THE PROPERTY IS LOCATED AT 130 NOTTINGHAM CIRCLE; TAX PARCEL ID NUMBER R5115 017; APPROXIMATELY 0.58 ACRES.

BOA NEW BUSINESS 04172023

934 98231 3/22,2023

## FORECLOSURE

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

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 Shellpoint Mortgage Servicing, conveying the after-described 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 for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on 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:

Tax ID Number(s): R7025 451

Land situated in the County of Gwinnett in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 25 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 24, 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 INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Commonly known as: **1267 Mistwater Trace, Lawrenceville, GA 30043**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 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 undersigned, 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 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.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Jon Michael Stops and Janis L Stops

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

1263-2690A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2690A

950-95768 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

**STATE OF GEORGIA**
**COUNTY OF GWINNETT**
**NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by DONALD 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 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 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, GEORGIA, BEING LOT 5, BLOCK C, UNIT ONE, CENTERVILLE NORTH SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 135, GWINNETT COUNTY RECORDS, WHICH REFERENCE IS MADE FOR THE PURPOSE OF INCORPORATING THE SAME AS PART HEREIN BEING IMPROVED PROPERTY KNOWN AS 3286 SUNDERLAND DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA.

Said property being known as: **3286 SUNDERLAND DRIVE SNELLVILLE, GA 30039**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are DONALD S. STANDRIDGE 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 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 notprohibited 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:

Compu-Link Corporation
101 W. Louis Henna Blvd., Suite 450
Austin, TX 78728
1-866-654-0020

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.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

CARRINGTON MORTGAGE SERVICES LLC,
as Attorney-in-Fact for
DONALD S. STANDRIDGE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-093438 – TiT

950-96345 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Elizabeth Muoghalu to Mortgage Electronic 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 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 Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 228 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29, BLOCK A, SIERRA RIDGE SUBDIVISION, AS RECORDED IN PLAT BOOK 94, PAGE 19-21, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **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 the subject property is (are): 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 subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

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.

1000-17809A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-17809A

950-96472 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Harold L. Johnson and Lavonya Y. Johnson to Mortgage Electronic 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, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Washington Mutual AssetBacked Certificates WMABS Series 2006-HE5, conveying the after-described property to secure a Note in the original principal 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 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 Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 69 of the 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 County, Georgia Records; which plat by reference is incorporated herein and made a part hereof.

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 Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **2852 Emerson Lake Drive, Snellville, GA 30078** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Harold L Johnson and Lavonya Y. Johnson or tenant or tenants.

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032

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 subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE5 as agent and Attorney in Fact for Harold L. Johnson and Lavonya Y. Johnson

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

1012-13185A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-13185A

950-95940 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Rocio Bell to JPMorgan Chase Bank, N.A. dated 10/6/2006 and recorded in Deed Book 47141 Page 238 Gwinnett County, Georgia records; as last transferred to or acquired by Federal Home Loan Mortgage 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 of $137,350.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to