

LEGAL NOTICES

THE DESIGNATED LEGAL ORGAN FOR GWINNETT COUNTY, GEORGIA

LEGAL ADVERTISING DEADLINES THROUGH DECEMBER 2023

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

Mail legal to: Times Journal, Inc. Gwinnett Daily Post P.O. Box 603 Lawrenceville, GA 30046 Attention: Legal Advertising

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

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

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

Times Journal, Inc. Gwinnett Daily Post Clayton News Daily Rockdale Citizen Henry Daily Herald Jackson Progress-Argus

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

Table with 4 columns: MONTH, DEADLINES (NOON), PUBLICATION DATES, SALE DATE. Lists monthly deadlines from January to December.

ADOPTION

IN THE JUVENILE COURT OF GWINNETT COUNTY STATE OF GEORGIA

IN RE: PETITION OF KIOSHI O. KINDAMBU and MANAGA C. KINDAMBU

FOR THE Adoption of M.M.O.B. A Female Minor Child.

Docket No. 23-00449-1 NOTICE OF PUBLICATION TO: PHINDOLE BULAMBO

By Order of the Court for Service by Publication dated March 16, 2023, you are hereby notified that on July 6, 2023, KIOSHI O. KINDAMBU and MANAGA C. KINDAMBU filed a Petition for Adoption of M.M.O.B. A Female Minor Child.

You are required to file with the clerk of the Juvenile Court, and to serve upon Petitioners attorney, Bernadine H. Layne, Layne Law Group, P.O. Box 570744 Atlanta, Georgia 30357.

We will also have a mandatory pre bid meeting on Thursday, April 13, 2023.

Bids will be received at the City of Sugar Hill at City Hall, 5039 W. Broad Street, Sugar Hill, Georgia 30518 (phone: 770-945-6716) until 2:00 PM, Thursday, April 27, 2023, at which time the bids will be opened and read aloud.

No bid may be modified, withdrawn or canceled for a period of 60 days after time designated for receipt of Bids or until notified by Owner, whichever is sooner.

The City reserves the right to reject any and all bids and to waive irregularities, technicalities, and informalities.

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Bids will be received at the City of Sugar Hill at City Hall, 5039 W. Broad Street, Sugar Hill, Georgia 30518 by 4 p.m. on April 14, 2023.

The subject property consists of approximately 0.03 acres +/-.

Representations of acreage are believed to be accurate, however, the DDA or the City makes no representation as to exact acreage and Buyer shall obtain a survey at his/her discretion.

III. Zoning. The 0.03 acres +/- property is currently zoned Commercial (C-2) under the City's 2000 Zoning Ordinance and Official Zoning Map.

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

V. Infrastructure, Environmental, Other. All of the necessary utilities are located reasonably nearby. Costs for necessary infrastructure shall be borne by the developer.

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VI. Pricing and Compensation. The successful proposer will provide a combination acceptable compensation to the City.

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

VIII. Selection. The City may select as the City deems in its best interest and may negotiate the execution of a sales contract with one or more parties simultaneously. The City may reject any and all proposals, waive technicalities and informalities and award the project as the City deems in its best interest. The City will take into account various factors as outlined. No submission of a proposal or proposal is not binding on the City until and unless a binding sales contract is entered into with the City. Respondents are advised that the following factors will be considered as part of the evaluation of each proposal: a. Use. Proposals must meet the development objectives as explained herein and must contribute to augmenting the quality of life in Buford by the following means: a. Contributes to the economic viability of the City of Buford. b. Contributes to smart-growth principles; c. Provides quality design that blends with the overall efforts in the nearby and surrounding area; d. Will provide adequate future control and management to ensure a long-term sustainable project.

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

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BRANDI EVERETT, Financial Manager Gwinnett County Department of Planning & Development Licensing & Revenue Administration 446 West Crogan Street, Suite 300 Lawrenceville, GA 30046 904 99199 4/12, 19, 2023

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CITATION

IN THE SUPERIOR COURT OF GWINNETT COUNTY GEORGIA

DOCKET NO. 23-A-02077-1 IN RE: DEPARTMENT OF TRANSPORTATION

VS. 0.752 acres of land; and certain easement rights; and McCoy Holdings, LLLP; Yost Communities, Inc.; Atlanta Gas Light Company; Tax Commissioner of Gwinnett County, individually The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows: That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 15th day of March, 2023; That, in accordance with provisions of the aforesaid Division of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$434,000.00 as just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court; In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Comptroller has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking. That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation awarded in the Declaration of Taking, and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and Deposit but not later

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