### 9056 Trade Name

nett County) and the nature of the business is: Manufacturer of Distilled Spirits

9056

-s- Michael Greene Sworn to and Subscribed Clerk before me This 5 day of May, 2023

Notary Public or Deputy Clerk

6/7,14,2023

# GDP2147 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00523 Personally appeared the undersigned who on ooth denoses end savs that:

undersigned who on oath deposes and says that: 139 Enterprise, LLC. 5445 Triangle Pkwy Ste 325 Peachtree Corners, GA 30092 Is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Sozo Private Wealth and In-surance Services 5445 Triangle Pkwy Ste 325 Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and the na-County) and the na-ture of the business is: Financial and insurance -s- Justin Neal Sworn to and Subscribed before me This 18 day of May, 2023 -s- Laura Swofford Notary Public or Deputy Clerk

# GDP2156 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00531 Personally appeared the undersigned who on oath deposes and says that: Dae Pak Suwanee LLC 525 Peachtree Industrial Blvd Suite I, Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: ANJoo 525 Peachtree Industrial Blvd Suite I, Suwanee, GA 30024 (trade name address is in Gwinnett County) and the na-ture of the business is: Restaurant -s-Jeong Mi Lee

tronic -s- Phillip Ahn

Sworn to and Subscribed

before me This 20<sup>th</sup> day of May, 2023 -s- Christine Yu Notary Public or Deputy Clerk

6/7.14,2023

GDP2156

### 6/7,14,2023

Clerk

GDP2148 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T** 

PAGE 00524 Personally appeared the undersigned who on oath deposes and says that: Gates Industries LLC. 3384 Chelsea Park Lane Apt B, Peachtree Cor-ners, GA 30092 Is/are do-ing business in Gwinnett County, Georsia under the Name of: TRADE-NAME: Warty's Threads 3384 Chelsea Park Lane Apt B, Peachtree Cor-ners, GA 30092 (trade name address is in Gwinnett County) and the nature of the business is: Online Clothing Store -s- Preston Gates Sworn to and Subscribed before me This 19<sup>th</sup> day of May, 2023 -PAGE 00524

Notary Public or Deputy Clerk

# 6/7,14,2023

# gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

PAGE 00525 Personally appeared the undersigned who on oath deposes and says that: Jon Jac 2044 Clipper Straits, Snellville, GA 30078 Is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: J & J ransportation 2044 Clip of: TRADENAME: J & J Transportation 2044 Clip-per Straits, Snellville, GA 30078 (trade name address is in Gwinnett County) and the na-ture of the business is: Transportation -s- Emmett J. King Sworn to and Subscribed before me This 19 day of May 2023 This 19 day of May, 2023 -s- L Babalola Notary Public or Deputy Clerk

6/7,14,2023 GDP2150

# gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

# BOOK 23T PAGE 00526

PAGE 00526 Personally appeared the undersigned who on oath deposes and says that: GMG Ventures, LLC. 2395 Shore View Way Suwanee, GA 30024 Is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Audio-book Experts 2395 Shore View Way Suwanee, GA 30024 (trade name ad-dress is in Gwinnett County) and the no-ture of the business is: Ture of the business is: Online audiobook coach-ing and production -s- Robert J. Harpole Sworn to and Subscribed before me This 18 day of May, 2023 -s- Sebastian Denbrok Notary Public or Deputy Clerk

Trade Name 9056 Sworn to and Subscribed before me This 22 day of May, 2023 Notary Public or Deputy 6/7,14,2023

GDP2154

Trade Name

GDP2161

9065

GDP2154 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00530 Personally appeared the undersigned who on ooth

GDP2161 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00537 Personally appeared the undersigned who on oath deposes and says that: Wyndham Park HOA, Inc. 4100 Lenox Park PC, Buford, GA 30519 Is/are doing business in Gwin-nett County, Georgia un-der the Name of TRADENAME: Wynd-ham Park HOA 4100 Lenox Park Dr. Buford, GA 30519 (trade name address is in Gwinnett County) and the na-ture of the business is: Home Owner's Associa-tion undersigned who on aath deposes and says that: Phillip Ahn for b82, LLC. 2501 Royston Dr Duluth, GA 30097 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: eHealthOne 2501 Royston Dr Duluth, GA 30097 (trade name ad-dress is in Gwinnett County) and the na-

tion S. B. Keener, CEO Sworn to and Subscribed before me This 23<sup>rd</sup> day of May, 2023 -s- Megan T. Morales Notary Public or Deputy Clerk County) and the na-ture of the business is: online shopping for elec-

6/7,14,2023

### GDP2162

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T PAGE 00538 PAGE 00538 Personally appeared the undersigned who on oath deposes and says that: Blackhawks Lacrosse Club LLC. 1625 Trey-byrne Court Dacula, GA 30019 Is/are doing busi-ness in Gwinnett County Georgia under the Name of: TRADENAME: Leagcy Lacrosse Georof: TRADENAME: Legacy Lacrosse Geor-gia 1625 Treybyrne Court Dacula, GA 30019 (trade name address is in Gwin-nett County) and the nature of the business is: Youth sports Club -s- David Stanton Sworn to and Subscribed before me This 2<sup>rd</sup> day of May, 2023 -s- Mikel Consalvo

-s- Mikel Consalvo Notary Public or Deputy Clerk

6/7,14,2023

GDP2163

# This 22 day of May, 2023 -s- Ju Hwa Kim Notary Public or Deputy Clerk GDP2163 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00539 Personally appeared the undersigned who on oath deposes and says that: GOKICKBALL LLC. 300 Scioto Court, Johns Creek, GA 30097 Is/are doing business in Gwin-nett County, Georgia un-der the Name of TRADENAME: LiveLifeFun 3260 Pointe Parkway NW, Suite 200, Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and the na-ture of the business is: sports leagues

6/7,14,2023

GDP1820

gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. and the Buford City Com-

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

GDP1821

Planning Commission

# GDP2156 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

-s- Jeong Mi Lee Sworn to and Subscribed

6/7,14,2023

before me

# GDP2149

# BOOK 23T PAGE 00525

REGISTRATION BOOK 17KADE NAME BOOK 23T PAGE 00532 Personally appeared the undersigned who on oath deposes and says that: ToGetHer Empowered, Inc. 4720 Peachtree in-dustrial Blvd Suite 4201, Berkley Lake, GA 30071 Is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Black Ladies International In-corporated 4720 Peachtree Industrial Blvd Suite 4201, Berkley Lake, GA 30071 (trade name address is in Gwin-nett County) and the nature of the business is: Community and Youth Services -s. Bertring West -s- Jeff Kassen Sworn to and Subscribed before me This 9<sup>th</sup> day of May, 2023 -s-Notary Public or Deputy Clerk

Services -s- Bertrina West 9065

Sworn to and Subscribed before me This 19 day of May, 2023

-s- Jon Shainheit Notary Public or Deputy Clerk 6/7,14,2023

## GDP2157

# gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

and the Buford City Com-mission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a spe-cial use permit at 5574 Lanier Islands Parkway for Babbs Engineering Consultants. The special use permit requested is to allow a boat and RV storage facility. 5:24,31:6:7,14,21,28,2023 BOOK 23T PAGE 00533 PAGE 00533 Personally appeared the undersigned who on oath deposes and says that: CARPART360, INC. 100 Ryan St, Unit 1, South Plainfield, NJ 07080 Is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: KARPARTS300 6325 Mc-KARPARTS360 6325 Mc

KARPAR1S360 6325 Mc Donough Dr, Ste C, Nor-cross, GA 30093 (trade name address is in Gwin-nett County) and the nature of the business is: E-commerce New Auto-motive Parts Seller -s- Sam Teng Sworn to and Subscribed

Planning Commission ing request from RA-200 to R-100 at 6157 Gaines Ferry Road, being parcel 08-189-003008A, containing 6.51 acres for Meridith 5: 24,31:6:7,14,21,28,2023

# GDP1892

gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. June 13, 2023 at 7:00 p.m. and the Buford City Com-mission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a spe-cial use permit at 4141 and 4151 Gainesville Highway for Thomas & Hutton. The Special use permit requested is to al-low boat and RV storage facility. 5:24,31:6:7,14,21,28,2023 5:24,31:6:7,14,21,28,2023 9066 Zoning

Gdp1899

Gdp1899 gpn13 NOTICE OF PUBLIC HEARING UPON APPLI-CATION FOR ANNEXA-TION AND REZONING Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby giv-en that the City of Buford, a Georgia Municipal Cor-poration, will hold a public hearing to evaluate the aphearing to evaluate the ap-plications of certain landowners, more fully set forth on Exhibit A, to anforth on Exhibit A, to an-nex 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 proper-ty 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 at-tached hereto. The City of Buford Planning Commis-sion will hold a public hear-ing and make recommenbuild Plaining Confines sion will hold a public hear-ing and make recommen-dation on such application for annexation and rezon-ing on June 13, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Georgia 30518. The Bu-ford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezon-ing on July 17, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Georgia 30518. This 15 th day of May, 2023. CHAN-DLER, BRITT & JAY, LLC City Attorneys

ford, Gwinnett County, Georgia 30518. This 15 th day of May, 2023. CHAN-DLER, BRITT & JAY, LLC City Attorneys OWNER: TIMOTHY S. AUTRY CURRENTLY ZONED: R-100 PRO-POSED ZONING: R-100 ADDRESS: 2996 SPRINGLAKE DR All that tract or parcel of land lying an being in land Lot 225 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as 4.80 acres, more or less, on plat of survey for Bill Joe & amp; Brenice Dispain by Thomas Wood dated February 16, 1988, and being more particularly de-scribed as follows: Begin-ning at an iron pin at a point on the southern right of way, Soid pin being 345.65 feet east, as mea-sured along said right of way, from the intersection of said right of way and the eastern right of way of Springlake Circle (50 foot right of way); thence run-ning south 36 degrees 27 minutes west along the ine of Monsour, a dis-tance of 48.8.76 feet, to an iron pin; thence running north 51 degrees 02 min.

an iron pin; thence running north 51 degrees 02 min-utes west along the line of Monsour, a distance of 105.00 feet to an iron pin; thence running south 38 degrees 60 months whether the source of the source source of the sourc thence running south 38 degrees 56 minutes west along Springlake Estates, a distance of 671. 78 feet, a distance of 671. 78 feet, to an iron pin; thence run-ning south 53 degrees 33 minutes east, a distance of 211.65 feet, to an iron pin; thence running north 40 degrees 02 minutes east, a distance of 1081.37 feet, to an iron pin; thence running north 09 degrees 58 minutes west, a distance of 150.03 feet, to an iron pin on the southern right of way of spring lake Drive; thence running south 89 degrees 40 minutes west along said right of way, a dis-tance of 45.69 feet, to an iron pin, the place or point of beginning. Parcel IDR7225 159. 524,31,677,14,21,28,2023 5/24,31,6/7,14,21,28,2023

9066 Zoning 9066

Lot #2.

2. To reduce the lot width from 100 feet to 0 feet on

Gdp2096

SBV2023-00002 Single Family Develop-ment RZT Zoning, 6 th District, Land Lot 056, Parcel 113 Stream Buffer Encroachments

5/31,6/7,2023

GDP2255

GDP2255 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, June 26, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 1671 Horizon Parkway for DI Development, LLC. The variance re-quested is to reduce the required 20 TDU's per acre per Section 1315 of the Zoning Ordinance to 10 TDU's per acre. 67.714/21/2023

6:7,14,21,2023

GDP-1968

Foreclosures

9075

on Lot #1. 3. To reduce the lot width from 200 feet to 0 feet on trom zuo vec. ... Lot #3. 4. To have a shared com-mon driveway with ac-cess easement. 6:7,14,21,2023 Gdp2096 gpn13 PUBLIC HEARING NOTICE GWINNETT COUNTY BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS GWINNETT JUSTICE & ADMINISTRATION CENTER 75 LANGLEY DRIVE LAWRENCEVILLE, GEORGIA 30045 PHONE: 678.518.6000 HEARING: June 14th, 2023 AT 3:00 PM Stream Buffer Variance SBV2023-00002 Single Family Develop Cont DZT Zopion 6

63.12 feet to a to a point on the southerly right-of-way of aforementioned Blue Ridge Road, said point lying on a curve to the right having a radius of 1178.38 feet, a chord distance of South 85 De-grees 39 Minutes 05 Sec-onds East, and a chord distance of 225.26 feet; Thence run along the arc of said curve and said right-of-way for a distance of 225.60 feet to a point; Thence run South 78 De-grees 56 Minutes 06 Sec-onds East along said right-of way for a distance of 81.35 feet to the Point of Beginning. Said parcel containing 49.991 square feet, or 1.15 acres. Parcel ID: R7218 100 OWNER: TERESA D. MANIS CUR-RENTLY ZONED: R-100 PROPOSED ZONING: R-100 ADDRESS: 2288 FOX RUN TRAIL All that tract or parcel of land lying and being in Land Lot 20 of the 7th District, Gwinnett County, Georgia, being Lot 3, Block A, Unit One, Quail Creek Subdivision, as per a plat recorded in Plat Book 59, Page 210, Gwinnett County Records, said plat is incorporated herein and made a part hereof by reference. Par-cel ID: R7220 032 OWNE ER: JASON LEE CUR-RENTLY ZONED: R-100 PROPOSED ZONING: R-100 ADDRESS: 2127 SHOAL CREEK RD TRACT ONE: All that tract or parcel of land lying and being in Land Lot 302 and 326 of the 7th District of particularly de-scribed in a plat of survey prepared by reference, being in Land Lot 302 and 326 of the 7th District of parcel of land lying and being in Land Lot 302 and 326 of the 7th District of parcel of land lying and being in Land Lot 302 and 326 of the 7th District of particularly de-scribed in a plat of survey prepared by Thomas Wood Aamp, Assoc dated July 2, 1990, and recorded herein and made a part thereof for a more com-plete description. TRACT TWO: All that tract or par-cel of land lying and being in Land Lots 326 and 302 of the 7th District, Gwin-nett County, Georgia, Decorded in Plat Book 64, Page 77, Gwinnett County Records, which plat and record herein parte Der or com-panion parcel ID: R7326

# Gdp2038 gpn13 CITY OF SNELLVILLE PUBLIC HEARING

GDP-1968 GPN-11 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale con-tained with that certain Security Deed dated July 20, 2006, from SHA-HEENA T. AKBAR to MORTGAGE ELEC-TRONIC REGISTRA-20, 2006, from SHA-HEENA T. AKBAR to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR AMERI-CA'S WHOLESALE LENDER, recorded on July 24, 2006 in Deed Book 46787 at Page 527 Gwinnett County, Geor-gia records, having been last sold, assigned, trans-ferred and conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Se-ries 2006-14 by Assign-ment and said Security Deed having been given to secure a note dated July 20, 2006, in the amount of \$175,2000, in the amount of \$175,2000, in the courting the legal hours of sale before the door of the courthouse of Gwin-net County, Georgia, on July 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LY-PUBLIC HEARING Notice is hereby given to the general public that the City of Snellville has re-ceived an application (#RZ 23-04) from B. H. John-son, B. J. Longenecker, and L. J. Yates (property owners) requesting to amend the Official Zoning Map for the City of Snel-lville, Georgia from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District to subdivide the existing 1.044± acre undeveloped property into two lots, 2625 Beverly Lane, Snel-lville, Georgia (Tax Parcel 5027 001B).

A Public Hearing with the Planning Commission, as provided by law, on the re-guest is scheduled for Tuesday, June 27, 2023 at 7:30 p.m. in the Snellville City Hall Council Cham-bers, Snellville City Cen-ter, 2342 Oak Road, Snel-ter, 2342 Oak Road, Snelter, 2342 Oak Road, Snel-lville, Georgia to consider said request and recom-mendations by the Plan-ning Department, conduct a public hearing and for-ward a recommendation to the Mayor and City Coun-cil for consideration, public hearing and action at a lat-er date er date.

For inquiries please call the Public Information Of-

### Zoning 9075 GDP2082 USED FOR THAT PUR-

gpn13 The City of Buford Zon-ing Board of Appeals will 20-009019 POSE. 4785927 05/24/2023, 05/31/2023, ing Board of Appeals will meet on Monday, June 26, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 175 Westbrook Street for Meridith Simes. The variances requested are: 1. To reduce the lot width from 100 feet to 15 feet on\_ot #1. 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023 5:24,31; 6:7,14,21,28-2023

# GDP-2178

GDP-2178 GPN-11 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA Because of default in the payment of the indebted-ness, secured by that certain Deed to Secure Debt and Security Agree-ment from OH-DABI PROPERTIES, LLC ("Borrower") to ABL RPC Residential Credit PROPERTIES, LLC ("Borrower") to ABL RPC Residential Credit Acquisition LLC ("Se-cured Creditor"), record-ed at Deed Book 6019, Page 161, Gwinnett Coun-ty, GA records, Secured Creditor pursuant to soid deed and the note there-by secured, has declared the entire amount of soid indebtedness due and payable and pursuant to the power of sale con-tained in said deed, and pursuant to O.C.G.A Sec-tion 9-13-161(a) will on the first Wednesday in July 2023, during the le-gal hours of sale, at the Courthouse door in Gwin-nett County, Georgia, sell at public outcry to the highest bidder for cash, the property de-scribed in said deed to wit:

All that tract or parcel of land lying and being in Land Lot 254 of the 5th District, Gwinnett County, Georgia being Lot 12, Block A., Tapestry Sub-Biock A., Tapestry Sub-division, as per plat recorded in Plat Book 113, Page 241, Gwinnett County, GA records, which recorded plat is in-corporated herein by ref-erence and made a part of this description. together with all fixtures and other personal prop-erty conveyed by said deed. The sale will be held sub-

deed. The sale will be held sub-iect to any unpaid taxes, assessments, rights-of-ways, easements, protec-tive covenants or restrictions, liens, and other su-perior matters of record which may affect said

which may affect said property. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

deed deed. Notice has been given of intention to collect attor-ney's fees in accordance with the terms of the note secured by said

deed. The name, address and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mortify all terms of the mort-gage is as follows: Matthew Borba, 30 Mont-gomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that pursuant to O.C.G.A. Section 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the loan.

To the best knowledge and belief of the under-signed, the party (or par-ties) in possession of the subject property is: OH-DABI PROPERTIES, LLC and/or tenant or tenants and the proceeds of said sale will be ap-plied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will loan as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Secu-rity Deed. ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for OH-DABI PROP-ERTIES, LLC Katz Durell, LLC 6065 Roswell Road, Suite

6065 Roswell Road, Suite Atlanta, Georgia 30328

Atlanta, Georgia 30328 404-487-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE.

Foreclosures 9075 Foreclosures Carrington Mortgage Services, LLC is the enti-ty with the full authority

to negotiate, amend, and modify all terms of the loan.

9075

Deed

Foreclosures

Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the Ioan as provided immediately above.

above. Summit Funding, Inc. as

Summit Funding, Inc. as agent and Attorney in Fact for Charles Rayford Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6147A THIS LAW FIRM MAX

 910 30307, 7447, 7747,400.

 1017-6147, 7747,400.

 1017-61478, ADEBT

 COLLECTOR

 ATTIS LAW FIRM MAY

 BE ACTING AS A DEBT

 COLLECTOR

 TEMPTING

 TO COLLECT A DEBT. ANY INFORMATION

 FORMATION

 TAINED

 USED FOR THAT

 POSE.

 06/07/2023,

 06/12/2023.

Pursuant

loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. 5951.

A, Anaheim, CA 92806-5951. Please note that, pur-suant to O.C.G.A. \$4414-162.2, the secured credi-tor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party/varties in possession of the sub-iect property known as 5333 POUNDS DRIVE NORTH, STONE MOUND TAIN, GA 30087 Is/are: Stevie Roberts or tenant/tenants. Said property will be sold sub-iect to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any disclosed by an accurate survey and inspection of the property, and (c) all survey and inspection of the property, and (c) all matters of record superi-or to the Security Deed first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confir-mation that the sale is not prohibited under the

not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of

certain procedures re-garding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Wells Fargo Bank N.A., as Trustee, for Carring-ton Aritage Laca Truste, for Carring-ton Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates. as Attorney in Fact for Ste-vie Roberts. Any information obtained on this matter may be used by the debt collec-tor to collect the debt. Bell Carrington Price & Gregg, LLC, 39 Hey-ward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-53677 6:7,14,21,28; 7:5,12,19,26-2023 Gdp11

## Gdp11

NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Charles Rayford to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Summit Funding, Inc., its successors and as-signs. dated 10/13/2020 and recorded in Deed Book 58101 Page 583 Gwinnett County, Geor-gia records; as last transferred to or ac-quired by Summit Fund-ing, Inc., conveying the afferdescribed property to secure a Note in the original principal amount of \$375,365.00, with inter-est 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 said on July 5, 2023 (be-ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-

Thereof pursuant to sail Deed and Note thereby secured has declared the entire amount of said in-debtedness due and payable and, pursuant to the power of sale con-tained in said Deed, will on the first Wednesday, July 5, 2023, during the legal hours of sale, be-fore the Courthouse door in said County, sell at public outcry to the hish-est bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK H, OF SUMMIT ALL TAAT BOOK 70, PAGE 106, GWINNETT COUNTY, GEORDS, REFER-ENCET OWHICH PLAT IS MADE FOR A COM-PLETE DESCRIPTION OF THE PROPERTY, KNOWN AS 2038 HIGH ROCK AVENUE AC CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA, RECORDER TSYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA, Said property is known as 2038 High Rock Av-and, Logether with all fixtures and personal property, attached to and constituting a part of said property, if any. Said property will be sold Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, any assessments, liens, en-cumbrances, zoning ordi-nances, restrictions, cumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be ap-plied to the payment of said indebtedness and all said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and undit of the sature of the

06/21/2023, 06/28/2023. Gpn11 gdp1051 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default un-der the terms of the Se-curity Deed executed by Newal S. Mohammed to Wells Farsgo Bank, N.A. dated June 9, 2010, and recorded in Deed Book 50176, Page 876, Gwinnett County Records, secur-ing a Note in the original principal amount of \$197,342.00, the holder thereof pursuant to said Deed and Note thereby

6/7,14,2023

# GDP2151

GDP2151 gpm06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00527 Personally appeared the undersigned who on oath deposes and says that: GMG Ventures, LLC. 2395 Shore View Way Suwanee, GA 30024 Is/are doing business in Gwin-nett County, Georgia undoing business in Gwin-nett County, Georgia un-der the Name of TRADENAME: Gwinnett IV Therapy 2395 Shore View Way Suwanee, GA 30024 (trade name ad-dress is in Gwinnett County) and the na-ture of the business is: Mobile IV Therapy -s- Sam Teng Sworn to and Subscribed before me This 8th day of May, 2023 -s- John A Marino Notary Public or Deputy Clerk Mobile IV Therapy -s- Robert J. Harpole Sworn to and Subscribed before me This 18 day of May, 2023 -s- Sebastian Denbrok Notary Public or Deputy Clerk GDP2159 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 0035 Personally appeared the undersigned who on oath deposes and says that: Classic City Running, LLC. 340 Financial cen-ter Way Ste M1060, Bu-tord, GA 30519 Is/are do-ing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Classic Runnies and Fitness 3480 Finan-cial Center Way Ste Inan-cial Center Way Ste Inan-tin Gwinett County) and the nature of the business is: Athletic Fortwear and Apparel

6/7,14,2023

GDP2152

GDP2152 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00528 Personally appeared the undersigned who on oath deposes and says that: PhysAssisit Consulting 2859 Oaden Trail

2859 Ogden Trail Buford, GA 30519 1<sup>st</sup> Proprietor

Biology GA South 1<sup>st</sup> Proprietor Shanique Oliver 2859 Ogden Trail Buford, GA 30519 2<sup>nd</sup> Proprietor 1s/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: The PhysAssisit 2859 Ogden Trail Buford, GA 30519 (trade name address is in Gwinnett County) and the nature of the business is: Healthcare Consulting Consulting -s- Shanique Oliver Sworn to and Subscribed before me This 22 day of May, 2023

Notary Public or Deputy Clerk 6/7,14,2023

# GDP2153 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

**BOOK 23T** PAGE 00529

Personally appeared the undersigned who on oath deposes and says that: Brittney Carter 548 Parc River Blvd Lawrenceville, GA 30046 Is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: B. Carter Agency 548 Parc Biver State S awrenceville, GA 30046 River (trade name address is in Gwinnett County) and the nature of the business is: Digital Agency & Learning Academy -s- Brittney Carter

GDP1821 gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. and the Buford City Com-mission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georaja Sworn to and Subscribed before me This 8<sup>th</sup> day of May, 2023 -s- John A Marino Notary Public or Deputy Clerk way, Buford, Georgia 30518 to consider a spe-cial use permit at 3325 Gravel Springs Road for

6/7,14,2023

GDP2159

Footwear and Apparel -s- David Lawler, Registered Agent Sworn to and Subscribed

before me This 18 day of May, 2023 -s- Nevada M. Tuggle Notary Public or Deputy

6/7,14,2023

GDP2160

Global 1393 Chelsea Falls Lane Suwanee, GA 30024 (trade name address is in Gwinnett County) and the nature of the business is: Construction (Repair & Maintenance) -s- Sewon Hwang Sworn to and Subscribed before me This 22<sup>nd</sup> day of May, 2023 -s- Heekyung Shin

-s- Heekyung Shin Notary Public or Deputy Clerk

6/7,14,2023

Clerk

6/7,14,2023 GDP2158

Gravel springs Roda for Strike Eagle Invest-ments, LLC. The special use permit requested is to allow a climate con-trolled storage facility. 5:24,31:6:7,14,21,28,2023

GDP1887

GDP2158 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00534 Personally appeared the undersigned who on oath deposes and says that: CARPART360, INC. 100 Ryan St, Unit 1, South Plainfield, NJ 07080 Is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: CARLIGHTS360 6325 Mc-Donough Dr, Ste C, Nor-GDP1887 gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. and the Buford City Com and the Buford City Com-mission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a spe-cial use permit at 5575 Lanier Islands Parkway for David Rothwell. The special use permit re-quested is to allow for boat sales. Donough Dr, Ste C, Nor-cross, GA 30093 (trade name address is in Gwinnett County) and the nature of the business is: E-Commerce New Auto-motive Parts Seller boat sales 5:24,31:6:7,14,21,28,2023

GDP1888

GDP1888 gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. and the Buford City Com-mission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a rezon-ing request from R-100 to C-2 with a special use permit to allow interior access climate controlles elf-storage/mini-ware-house at 4266 Hamilton Mill Road for Old Atlanta Commerce, LLC. 5:24,31:6:7,14,21,28,2023

GDP1889

GDP1889 gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. and the Buford City Com-mission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a rezon-ing request from R-100 to C-2 at 4695 South Lee Street for Karma Salon & Spa.

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

GDP1890

GDP1890 9p113 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. and the Buford City Com-mission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a rezon-ing request from RA-200 to R-100 at 6157 Gaines Ferry Road, being parcel 96.139-00308A, containing 4.52 acres for Meridith Simes. 5:24,31:6:7,14,21,28,2023 GDP2160 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00536 Personally appeared the undersigned who on oath deposes and says that: SHW Global LLC. 1393 Chelsea Falls Lane Suwanee, GA 30024 Is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: MSL Global 139 Chelsea Falls Lane Suwanee, GA 30024

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

### GDP1891

GDP1891 gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, June 13, 2023 at 7:00 p.m. and the Buford City Com-mission will meet on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford, Georgia 30518 to consider a rezon-

Gdp1900 gpn13 NOTCE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING Pursuant to O.C.G.A. § 36-36-10 et seq. notice is hereby giv-en that the City of Buford, a Georgia Municipal Cor-poration, will hold a public hearing to evaluate the ap-plications of certain andowners, more fully set forth on Exhibit A, to an-nex and zone property to the corporate limits of the City of Buford as provide in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The proper-ty 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 at-tached hereto. The City of Buford Planning Commis-sion will hold a public hear-ing and make recommen-dation on such application for annexation and rezon-ing on June 13, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Georgia 30518. The Bu-ford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezon-ing on July 17, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Georgia 30518. This 15 th day of May, 2023. CHAN-DLER, BRITT & Amp. JAY, LC City Attomeys OWN-ES, LLC CURRENTLY ZONED: E-100 PRO-POSED ZONING: OD PRO-POSED ZONING: DO PRO-POSED ZONING: DO PRO-POSED ZONING: DO PLO-POSED ZONING: DO PRO-POSED ZONING: DO PRO-POSED ZONING: OD PRO-POSED ZONING: OD PRO-POSED ZONING: OD PLO-POSED ZONING: OD PRO-POSED ZONING: OD PRO-POSED ZONING: OD PRO-POSED ZONING: DO PLO-POSED ZONING: OD PRO-POSED ZONING: OD PRO-POSED ZONING: OD PRO-POSED ZONING: OD PLO-POSED ZONING: OD PRO-POSED ZONING: O

fice at 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the Snellville, Georgia Application information may also be found on the Citys website at www.s-nellville.org. 6/7,2023

### GDP2078

GDP2078 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, June 26, 2023 of 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 499 Tuggle Greer Road for Maxwell-Reddick & Asso-ciates. The variances re-auest are: clates. The variances re-quest are: 1. To eliminate decelera-tion lane. 2. To eliminate curb and gutter. 3. To eliminate sidewalk. To eliminate statewark.
 To eliminate street lights.
 To eliminate brick, stucco, rock or stone on the rear of the building. 6:7,14,21,2023

### GDP2079

gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, June 26, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider variance request at a variance request at 2980 Gravel Springs Road for Taylor Sharrett. The variance request is to reduce the undisturbed buffer from 75 feet to 19.69 feet. 6:7,14,21,2023

### GDP2080

GDP2080 gpn3 The City of Buford Zon-ing Board of Appeals will be compared by the compared by the C6, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 3180 Lee Drive, out of parcel 07-329-002001H, containing 1.148 acres for Benjamin Corey McDon-dad. The variance re-quest is for the require-ment of four-sided brick house changed to board and batten with stone ac-cents and to reduce the driveway width require-ment form 18 feet to 12 15 feet. 6:7.14.21.2023

a variance request on East Maddox Road, be-ing parcel 7-227-028, for Meridith Simes. The variances requested are: 1. To reduce the lot width on Lot #2 from 100 feet to 25.09 feet 25.09 feet. 2. To reduce the lot width on Lot 3, 4, 5, 6 and 7 from 100 feet to 15.60 feet. 3. To allow a shared 3. To allow common driveway. 6:7,14,21,2023

PARCELL'OF L'AND LY-ING AND BEING IN LAND LOT 86 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 150, BLOCK C OF WEBB GIN FARMS SUBDIVI-SION, PHASE TWO, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGES 260-265, GWIN-NETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE-OF BY REFERENCE. The debt secured by the Security Deed and evi-denced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of de-fault, failure to make the payments as required by bayments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provid-ed by law. To the best of the undersigned's knowl-edge, the person(s) in possession of the proper-ty is SHAHEENA T. AK-BAR. The property, be-ing commonly known as IsOT Overview Cir, Lawrenceville, GA, 3004 in Gwinnett County, will be sold as the property of SHAHEENA T. AKBAR, subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien and not yet due and payabe), any mat-ters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assess-ments, liens, encurity covenants, and matters payments as required by the terms of the Note.

covenants, and matters of record to the Security Deed. Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and tele-phone number of the in-dividual or entity who shall have the full au-thority to negotiate, amend or modify all terms of the above de-scribed mortgage is as terms of the above de-scribed mortgage is as follows: Specialized Loan Servicing, LLC, 8742 Lu-cent Blvd Suite 300, High-lands Ranch, CO 80129, 720-241-7251. The forego-ing notwithstanding, nothing in O.C.G.A. Sec-tion 44-14-162.2 shall re-quire the secured credi-tor to negotiate, amend or modify the terms of the mortgage instru-

dulie file Sectified Cleding for to negoticate, amend or modify the terms of the mortgage instru-ment. The sale will be conducted subject (1) to contirmation that the sale is not prohibited un-der U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loan with the holder of the Se-curity Deed. Albertelli Law Attorney for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certifi-cate holders of the CWABS, Inc., Asset-Backed Certificates, Se-ries 2006-14 as Attorney in Fact for SHAHEENA T, AKBAR 100 Galleria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-4242 BY: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-

GDP-2181 GPN-11 Notice of Sale Under Power State of Georgia, County of Gewinnett Under and by virtue of the Power of Sale con-tained in a Security Deed given by Stevie Roberts to Mortgage Electronic Registration Systems, Inc., as nominee for Merrated herein by reter-ence and made a part hereof. Also known by street and number 810 Valla Crucis Lane, Dacula, GA 30019. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, 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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Registration Systems, Inc., as nominee for Mer-itLending.com (the Se-cured Creditor), dated April 27, 2006, and Recorded on May 1, 2006 as Book No. 46440 and Page No. 551, Gwinnett County, Georgia records, conveying the after-de-scribed property to se-cure a Note of even date in the original principal amount of \$177,000.00, with interest at the rate specified therein, as last with interest at the rate specified therein, as last assigned to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates. by assignment that is or to be recorded in the Gwin-nett County, Georgia Records, there will be Records, there will be sold by the undersigned given). Said property is com-monly known as 810 Valsold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: All That Tract or Parcel 61 and Lyion and Being monly known as 810 Val-la Crucis Lane, Dacula, GA 30019 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 pospession of the subject property is (are):

of Land Lying and Being in Land Lot 58 of the 6th District, Gwinnett Coun-District, Gwinnett Coun-try, Georgia, Being Lot 13, Block A, Unit Five, Rockbridge Acres Subdi-vision, as Per Plat Recorded in Palt Book 5, Page 30, Gwinnett Coun-ty, Georgia Records. Which Said Plat is Incor-porated Herein by This Reference and Made Part of This Description, Being Improved Proper-ty.

possession of the subject property is (are): Charles M Rayford and Joy N. Andrews or ten-ant or tenants. PHH Mortgage Corpora-tion is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

any matters which might be disclosed by an accu-

be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above.

The sale will be conduct-ed subject to (1) confir-mation that the sale is

not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security

to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corpora-tion 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid 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 Being improved Proper-ty. Being the same property conveyed to Stevie Roberts by deed from David H. Cooper and Karen B. Cooper record-ed 10/14/2002 in Deed Book 29172 Page 127, in the Office of the Clerk of the Supreprior Court of the Superior Court of DeKalb County, Georgia. Tax ID: R6058 181 Tax ID: R6038 101 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 Note and Security Deed. manner provided in the Note and Security Deed. Because the debt re-mains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Wells Forso Bank N.A., as Trustee, for Carring-ton Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates, holds the duly endorsed Note and is the current assignee of the Security Deed to the property.

day of solid month, me following described prop-erty: All that tract or parcel of land lying and being in Land Lot 18 of the 7th District, Gwinnett Coun-ty, Georgia, being Lot 14, Block A, Apalachee Sta-tion, Phase I, as per plat recorded in Plat Book 109, Pages 196-198, last revised in Plat Book 100, Pages 29-31, Gwinnett County, Georgia records, which plats are incorpo-rated herein by refer-ence and made a part hereof.

to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the posses-sion of Newal S. Mo-hammed, successor in in-terest or tenant(S). Wells Fargo Bank, N.A. as At-torney-in-Fact for Newal S. Mohammed File no. 20-076360 LOGS LEGAL GROUP

20-076300 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 130 At-lanta, GA 30346 (770) 220-2533/\*\*CF\_REFER-ENCE\_INITIALS\*\*\* https://www.logs.com/ https://www.logs.com/ \*THE LAW FIRM IS

\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 5/31,6/7,14,21,28,2023 GDP1381

GDP1381 gp11 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default un-der the terms of the Se-curity Deed executed by Yovalee Miranda and Louis C. Miranda to PIH Home Loans, LLC d/b/a Coldwell Banker Home Loans dated December 19, 2014, and recorded in Deed Book 53300, Page 0527, Gwinnett County Records, said Security Deed having been last sold, assigned, trans-ferred and conveved to LakeView Loan Servic LakeView Loan Servic-ing, LLC, securing a Note in the original principal amount of \$182,631.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said in-debtedness due amount to payable and, pursuant to the power of sale con-tained in said Deed, will

the power of sale con-tained in said Deed, will on the first Wednesday, July 5, 2023, during the legal hours of sale, be-fore the County, sell at public outcry to the high-est bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 194 of the 5th District, of Gwinnett County, Georgia, being Lot 32, Block C of the Landing At Bay Creek, Phase 2, Unit 1, as per Plat thereof recorded in Plat Book 102, pages 42-44, Gwinnett County, Georgia records, which Plat is incorporated herein and made a part hereof by reference for a more detailed descrin.

herein and made a part hereof by reference for a more detailed descrip-tion; being known as 963 Creek Bottom Road, ac-cording to the present system of numbering property in Gwinnett County, Georgia Said property is known as 963 Creek Bottom Road, Loganville, GA 30052, together with all property attached to and constituting a part of

constituting a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority,

15 feet. 6:7,14,21,2023 GDP2081 GDP2081 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, June 26, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request on