9056

9056

County) and the nature of the business is: Janito-rial services -s- Yoni Melgar -s- Yoni Melgar Sworn to and Subscribed before me This 7 day of July, 2023 -s-Notary Public or Deputy Clerk

Trade Name

9056

7/26,8/2,2023 GDP3781

gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION BOOK 23T PAGE 00714

PAGE 00714
Personally appeared the undersigned who on oath deposes and says that: Evans Frimpong 3921
Jackson Shoals Dr. Lawrenceville, GA 30044
is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Frimps Global Trading LLC. 3350
Sweetklaten RA Apt 1405. Lawrenceville, GA 30044 (trade name address is in Gwinnett County) and the nature of the business.

In Gwinnert County and the nature of the busi-ness is: Import and Esc-port -s- Evans Frimpong Sworn to and Subscribed before me This 11 day of July, 2023 Notary Public or Deputy Clerk

7/26,8/2,2023

## GDP2526 GDP2526 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00568 Personally appeared the undersigned who on oath deposes and says that: Keel Digital Solutions Ltd. 2 Bloor Street E.,

Ltd. 2 Bloor Street E., Suite 810 Toronto, On-tario, Canada M4W 1A8 tario, Canada M4W 1A8 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Keel Digital Solutions 2 Sun Court, Suite 400, c/o CSC, Peachtree Corners, GA 30092 (trade name address is in Gwinnett County) and the nature of the business is: ture of the business is: Health Care Technolo-

gies -s- Jay Fischbach Sworn to and Subscribed before me This 27<sup>th</sup> day of April, 2023 Notary Public or Deputy Clerk

7:19,26,2023

# GDP3507

GDP3507
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00671
Personally appeared the
undersigned who on ooth
deposes and says that:
Collective Edge LLC.
420 Jackson St
Buford, GA 30578
11° Proprietor
Elizabeth D'Angelo
420 Jackson St 420 Jackson St Buford, GA 30578 2<sup>nd</sup> Proprietor

2nd Proprietor is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Dialogue 420 Jackson St Buford, GA 30578 (trade name address is in Gwinnett County) and the nature of the business Events Consulting -s- Elizabeth D'Angelo Sworn to and Subscribed before me This 28 day of June, 2023

Notary Public or Deputy 7/19,26,2023

#### GDP3510 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T** PAGE 00674

PAGE 00674
Personally appeared the undersigned who on oath deposes and says that: Patricia Donehoo 6161
Neely Farm Dr. Peachtree Corners, GA 30092 is/are doing business in Gwinnett County, Geografic under the Name ness in Gwinnen Georgia under the TRADE! TRADENAME Donehoo Services 6161 Neely Farm Dr. Peachtree Corners, GA 30092 (trade name address is in Gwinnett County) and the nature of the business is: Janitorial

Sworn to and Subscribed before me This 28 day of June, 2023

Notary Public or Deputy Clerk 7/19,26,2023

# GDP3511 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

PAGE 00675
Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Kessington AGBI 991 Chadwick Park Dr. Lawrenceville, GA 30045 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: AGBIREALTY LLC. 991 Chadwick Park Dr. Lawrenceville, GA 30045 (trade name address in Gwinnett County) and the nature of the business is: Real Estate sworn to and Subscribed before me

before me This 28 day of June, 2023

Notary Public or Deputy 7/19,26,2023 GDP3512

### gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00676

PAGE 00676
Personally appeared the undersigned who on oath deposes and says that: BHS Consulting Firm LLC. 3255 Lawrenceville-Suwanee Rd., P116, Suwanee, GA 30024 is/are doing business in Gwinnett County, Georgia under the Name of TRADENAME: Be Her Support 3255 Lawrenceville-Suwanee

Lawrenceville-Suwanee Rd., P116, Suwanee, GA 30024 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Con-sulting- Life and Busi-ness coaching, personal development consulting, organizational manage-

organizational manage -s- Precious Prendergast, Member

Sworn to and Subscribed before me
This 13<sup>th</sup> day of June, This 13<sup>th</sup> day or 50.... 2023 -s- Tirrell Josephs Notary Public or Deputy

### 7/19,26,2023 GDP3516

# gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

REGISTRATION
BOOK 23T
PAGE 00680
Personally appeared the
undersigned who on ooth
deposes and says that:
Envirosite Corporation
56 Broome Corporation
Parkway, Conklin, NY
13748 is/are doing business in Gwinnett County,
Georgiai under the Name Georgia under the Name of: TRADENAME: Riskor: IRADENAME: RISA facts c/o CSC, 2 Sun Court, Suite 400, Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Pro-

vide environmental infor mation on real estate for risk mitigation through the internet -s- Marisel L. Arbolente Sworn to and Subscribed sworth to this subscribed before me This 27<sup>th</sup> day of May, 2023 -s- Lecyrrah M Divers Notary Public or Deputy Clerk

Trade Name

7/19,26,2023

## GDP3520

GDP3520
gpm06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00684
Personally appeared the
undersigned who on ooth
deposes and says that:
Smart Shopping
Solutions, LLC
2603 General Lee Ct.
Buford, GA 30519
1° Proprietor
Wilhelm Herbert John J. Grand J. Gran -s- William Herbert Sworn to and Subscribed before me This 30 day of June, 2023 -s- Jodi Peacock

Notary Public or Deputy Clerk 7/19,26,2023

### GDP3522 GDP3522 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00686 Personally appeared the undersigned who on oath deposes and says that:

reisininiy appeared in eundersigned who on onth deposes and says that: TPH ZeroDown Brokerage LLC. 36 Divisadero Street San Francisco, CA 94117 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Homebyte 289 South Culver Street Lawrenceville, GA 30046 (trade name address is in Gwinnett County) and the nature of the business is: Real estate brokerage -s. Lakshminarasimhan Srinivasa Raghavan Sworn to and Subscribed before me before me This 22 day of June, 2023 -s- John Cavalli Notary Public or Deputy Clerk

### GDP3528 gpno6 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T Personally appeared the undersigned who on oath deposes and says that: A&D Investment Oppor-

7/19,26,2023

deposes and says that:
A&D Investment Opportunities LLC. 1830 Scenic
Highway Suite 140, Snellville, GA 30078 is/are doing business in Gwinnett
County, Georgia under
the Name of: TRADENAME: Solar Nails 1830
Scenic Highway Suite
140, Snellville, GA 30078
(trade name address is
in Gwinnett County) and in Gwinnett County) and the nature of the busi-ness is: Nail Salon -s- Ashley N. Thompson Sworn to and Subscribed before me This 30 day of June, 2023

Notary Public or Deputy Clerk 7/19,26,2023

## GDP3760 GDP3760 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00693 Personally appeared the undersigned who on oath deposes and says that: Sandra Edwards 1911 Furlona Run

Furlong Run Lawrenceville, GA 30043 Lawrenceville, GA 30043 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Sticker-Bongo 1911 Furlong Run Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and the nature of the business is: Printing and manufacturing ness is: Printing and manufacturing -s- Sandra Edwards Sworn to and Subscribed

This 9 day of June, 2023 -s- Lily C Still Notary Public or Deputy Clerk

### 7/26,8/2,2023 GDP3763

GDP3763
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00696
Personally appeared the
undersigned who on oath
deposes and says that:
FarmCo Financial LLC.
30 E. 7" Street, Suite 2400
St. Paul, MN 55101 is/are
doing business in Gwin-St. Paul, MN 55101 is/are
doing business in Gwinnett County, Georgia under the Name of:
TRADENAME: FarmOp
Capital c/o Corporation
Service Company, 2 Sun
Court, Suite 400
Peachtree Corners, GA
30092 (trade name address is in Gwinnett
County) and the nature
of the business is: Agri-

of the business is: Agri-cultural Lender -s- Keir Renick Sworn to and Subscribed before me This 21 day of June, 2023

-s-Notary Public or Deputy

7/26,8/2,2023

## GDP3764

GDP3764
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00697
Personally appeared the
undersigned who on oath
deposes and says that:
Feast Holdings LLC. 1466
Fox Forest Ct SW Lilburn, GA 30047 is/are doing business in Gwinnett
County, Georgia under
the Name of: TRADENAME: Fresca Tratforia
1227 Rockbridge Rd ST
Mountain, GA 30087
(trade name address is
in Gwinnett County) and
the nature of the business is: Restaurant
-s- Lisa Myers

-s- Lisa Myers Sworn to and Subscribed before me This 5 day of July, 2023

Notary Public or Deputy Clerk 7/26,8/2,2023

## GDP3771

GDP3771
gpm06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00704
Personally appeared the
undersigned who on ooth
deposes and says that:
TEW Services INC. 254
Plymouth Way SE Conyers, GA 30013 is/are doing business in Gwinnett ers, GA 30013 is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Six Star Clean 4485 Lawrenceville Hwy Lilburn, GA 30047 (trade name address is in Gwinnett County) and the nature of the business is: Janitorial-Cleaning -s- Terri Germain-Williams

-s- Terri Germain-Williams Sworn to and Subscribed before me This 6<sup>th</sup> day of July, 2023 This 6<sup>th</sup> day of July, 2023 -s- Kavindra Pathak Notary Public or Deputy

7/26,8/2,2023

GDP3774

Trade Name

9056

gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00707
Personally appeared the
undersigned who on oath
deposes and says that: undersigned who on oath deposes and says that CareQuality, LLC. 1050 Crescent Ridge Drive, Buford, GA 30518 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: SAVANT 1050 Crescent Ridge Drive Buford, GA 30518 (trade name address in Gwinnett County) and the nature of the business is: Surveying, Preformance reporting and formance reporting and marketing for senior liv-

ing providers
-s- Nick Waslien
Sworn to and Subscribed
before me
This 7 day of July, 2023
-s- Anna Michelle Fisher
Notary Public or Deputy
Clerk
776.87.2023 7/26,8/2,2023

GDP3775

#### gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00708

PAGE 00708

Personally appeared the undersigned who on ooth deposes and says that: Elixir Brewing LLC. 115

E Main Street Buford, GA 30518 is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Elixir Brew Co 115 E Main St Buford, GA 30518 (trade name address is in Gwinnett County) and the nature of the business is: Brewery

ery -s- Chad Davis Sworn to and Subscribed before me This 10 day of July, 2023 Notary Public or Deputy 7/26,8/2,2023

## GDP3776

GDP3776
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00709
Personally appeared the
undersigned who on oath
deposes and says that:
Lee & Seo Enterprise
Inc. 2346 Lawrenceville
Hwy, Ste A,
Lawrenceville, GA 30044
is/are doing business in Lawrenceville. GA 30044 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: 92Chicken 2346 Lawrenceville Hwy Ste A, Lawrenceville, GA 30044 (trade name address is in Gwinnett County) and the nature of the business is: Fast Food Restaurant S- Younok Seo

-s- Younok Seo Sworn to and Subscribed before me This 10<sup>th</sup> day of July, 2023 -s- Inkyung Kim Notary Public or Deputy Clerk 7/26,8/2,2023

### GDP3779 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00712 Personally appeared the undersigned who on oath

deposes and says that: Howard L Liverance 5397 Valley Mist Ct Peachtree Corners, GA Pedamos 30092 1" Proprietor Myrian P Liverance 5397 Valley Mist Ct Peachtree, Corners, GA

30092 2<sup>nd</sup> Proprietor 2<sup>nd</sup> Froprietor is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Get An-swers Live 5397 Valley Mist Ct Peachtree Cor-ners, GA 30092 (trade name address is in Gwin-nett County) and the na-ture of the business is: non-profit community outreach -s- Howard L. Liverance Sworn to and Subscribed

Sworn to and Subscribed before me This 8<sup>th</sup> day of July, 2023 -s- Sohaib Javed Notary Public or Deputy Clerk

### 7/26,8/2,2023 GDP3780

GDP3780
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00713
Personally appeared the
undersigned who on oath
deposes and says that:
M11M, Inc. 3333 Buford
Dr., Suite 1038, Buford,
GA 30519 is/are doing
business in Gwinnett
County, Georgia under
the Name of: TRADE
1038, Buford, GA 30519
(trade name address is
in Gwinnett County) and
the nature of the business is: Retail Storees Storefront sales -s- Rakeshkumar Mis-try, President

Sworn to and Subscribed This 10 day of July, 2023
-s- John Joung Won Lee
Notary Public or Deputy
Clerk

7/26,8/2,2023

#### GDP3766 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T**

REGISTRATION
BOOK 23T
PAGE 00699
Personally appeared the
undersigned who on oath
deposes and says that:
Two Grips Lawrenceville
LLC. 1495 Duluth Hwy
Ste FPMC-1152
Lawrenceville, GA 30043
is/are doing business in
Gwinnett County, Georgia under the Name of:
TRADENAME: Gracie
Barra Lawrenceville 2100
Riverside Pkwy #119A
Lawrenceville, GA 30043
(trade name address is
in Gwinnett County) and
the nature of the business is: Martial Arts
School
-s- Victoria Bambic
Sworn to and Subscribed
before me
This 6<sup>th</sup> day of July, 2023
-sNotary Public or Deputy

Notary Public or Deputy

7/26,8/2,2023

### GDP3524 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

REGISTRATION
BOOK 23T
PAGE 00688
Personally appeared the
undersigned who on ooth
deposes and says that:
Guaranteed Rate Affinity, LLC. 1800 W Larchmont Ave, Chicago, IL
60613 is/are doing business in Gwinnett County,
Georgia under the Name
of: TRADENAME:
Guaranteed rate Affinity Georgia under the Name of: TRADENAME: Guaranteed rate Affinity 2 Sun Court Suite 400, Peachtree Corners, GA 30092 (trade name address is in Gwinnett County) and the nature of the business is: Mortgage Services -s-Samuel Wolling Sworn to and Subscribed before me Detore me This 24 day of May, 2023 -s- Anastasia Laborde Notary Public or Deputy Clerk

7/19,26,2023

Personally appeared the undersigned who on oath deposes and says that: Christopher Scherden 1315 Charter Club Dr.

Lawrenceville, GA 30043 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Our Family Side Gig 1315 Charter Club Dr. Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and the nature of the business is: Handcrafted products to sell s-Christopher Scherden Sworn to and Subscribed before me

before me This 29 day of June, 2023 Notary Public or Deputy

GDP3745
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00698
Personally appeared the
undersigned who on oath
deposes and says that:
Dariya Dee Docus 2892
Briaroak Drive Duluth,
GA 30096 is/are doing
business in Gwinnett
County, Georgia under
the Name of: TRADENAME: Her Wealthy
Mindset 2892 Briaroak
Drive Duluth, GA 30096
(trade name address is in Gwinnett County) and
the nature of the business is: Retail
-s- Dariya Dee Docus
Sworn to and Subscribed
before me
This 6 day of July, 2023 7/19,26,2023 GDP3517 GDP3517 gpm06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

before me This 6 day of July, 2023 Notary Public or Deputy Clerk

PAGE 00681
Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Osiris Trader Post LLC. 13 S. Perry Street, Suite 206 #7666, Lawrenceville, GA 30046 US Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Paradigm Sourcing Solutions 13 S. Perry Street, Suite 203 #7666, Lawrenceville, GA 30046 US (trade name address 7/26,8/2,2023 GDP3777 gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00710

Trade Name

GDP3765

9056

PAGE 00710
Personally appeared the undersigned who on oath deposes and says that:
Ecap Mortgages LLC. 14897 Clayton Road, Chesterfield, MO 63017 is/are doing business in Gwinnett County, Georgia under the Name of:
TRADENAME: Home-stead Financial Mort-TRADENAME: Home-stead Financial Mort-gage 289 South Culver Street, Lowrenceville, GA 30046 (trade name address is in Gwinnett County) and the nature of the business is: Mort-gages

gages -s- Andros Loakimides Sworn to and Subscribed before me This 5 day of July, 2023 -s- Brandy Saab Notary Public or Deputy

7/26,8/2,2023

## GDP3768

GDP3768
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00701
Personally appeared the
undersigned who on oath
deposes and says that:
Dong Liu 256 Autumn
Place Way Norcross, GA
30071 is/are doing busi-Place Way Norcross, GA 30071 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Jok-er corals LLC. 256 Au-tumn Place Way Nor-cross, GA 30071 (trade name address is in Gwin-nett County) and the no-ture of the husiness is: ture of the business is: Live Fish/ Coral Farm-

ing
-s- Dons Liu
Sworn to and Subscribed
before me
This 1<sup>st</sup> day of July, 2023
-s- Vinod K Sagar
Notary Public or Deputy
Clerk

7/26,8/2,2023 GDP3508

## gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

REGISTRATION
BOOK 23T
PAGE 00672
PAGE 00672
Hundersigned who on oath
deposes and says that:
Karesh Exotics LLC.
5005 Arbor View Way
Sugar Hill, GA 30518
is/are doing business in
Gwinnett County, Georgia under the Name of:
TRADENAME: Karesh
Exotics International
5005 Arbor View Way
Sugar Hill, GA 30518
(trade name address is
in Gwinnett County) and
the nature of the business is: Exotic car rental
service

service -s- Mikkel Marshall Karesh, Member Sworn to and Subscribed before me This 9 day of June, 2023

#### -s- Robert John Webb Notary Public or Deputy Clerk 7/19,26,2023 GDP3782

gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION BOOK 23T PAGE 00715 Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Northeast Georgia Diagnostic Associates and Clinic, LLC. 1000 Johnson Ferry Road, NE., Atlanta, GA 30342 is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Northside Hospital Diagnostic Clinic-Braselton 1270 Friendship Road Suite 100, Braselton, GA 30517 (trade name address is in Gwinnett County) and the nature of the business is: Healthcare -s- Kristin Crea Sworn to and Subscribed before me

This 11 day of July, 2023 Notary Public or Deputy 7/26,8/2,2023

GDP3783

GDP3783
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00716
Personally appeared the
undersigned who on oath
deposes and says that:
Northeast Georgia Diagnostic Associates and
clinic, LLC. 1000 Johnson
Ferry Rd, NE., Atlanta,
GA 30342 is/are doing
business in Gwinnett
County, Georgia under
the Name of: TRADENAME: Northside Hospital Diagnostic Clinic. Duluth 3500 McClure Bridge
Road, Duluth, GA 3009
(trade name address is
in Gwinnett County) and
the nature of the business is: Healthcare
-s- Kristin Crea
Sworn to and Subscribed
before me
This 11 day of July, 2023

This 11 day of July, 2023 Notary Public or Deputy 7/26,8/2,2023

## GDP3509 GDP3509 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00673 Personally appeared the undersigned who on oath deposes and says that: MD X MD Management ILC 115 E Main St. Ste

MD X MD Management LLC. 115 E Main St., Ste. A1B, Buford, GA 30518 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Option1 Virtual Assistant 115 E Main St., Ste. A1B, Buford, GA 30518 (trade name address is in Gwinnett County) and the nature of the business is: Virtual Administrative Assistant Assistant Meshelle Daniel,

Member Sworn to and Subscribed before me This 26<sup>th</sup> day of May, 2023 -s- Dang Nguyen Notary Public or Deputy Clerk

### 7/19.26.2023 GDP3513 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00677

Trade Name

9056

Sworn to and Subscribed before me This 26 day of 06, 2023 -s- Rashmi Singh Notary Public or Deputy Clerk

7/19,26,2023

### Planning Commission

GDP3623
gpn16
The City of Buford Planning and Zonling Board
will meet on Tuesday,
August 8, 2023 at 7:00
p.m. and the Buford City
Commission will meet on
Tuesday, September 5,
2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway. Buford,

US (trade name address is in Gwinnett County) and the nature of the business is: Consulting -s- Jalen Gross Sworn to and Subscribed before me This 30<sup>th</sup> day of June, B Patel

Notary Public or Deputy Clerk 7/19.26.2023

## GDP3526

GDP3526
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00690
Personally appeared the
undersigned who on ooth
deposes and says that:
Pro Top Auto Repair
LLC. 2944 Rosebud Road
Ste J, Loganville, GA LLC. 2944 Rosebud Road Ste J. Loganville, GA 30052 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Pro Top Auto Repair 2944 Rosebud Rd Ste J. Loganville, GA 30052 (trade name address is in Gwinnett County) and the nature of the business is: General Auto Repair -s- Tam Duong

-s- Tam Duong Sworn to and Subscribed before me This 30 day of June, 2023 -s- Jessica Perez Notary Public or Deputy Clerk 7/19,26,2023

#### gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00683

GDP3519

PAGE 00683

Personally appeared the undersigned who on oath deposes and says that: Shawndia E. Rogers 10. Loganville, GA 30052 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Shawndia Eliesse Rogers 910 Athens Hwy Ste K-160, Loganville, GA 30052 (trade name address is in Gwinnett County) and the nature of the business is: Finance -s- Shawndia Eliesse Rogers Sworn to and Subscribed before me This 30 day of June, 2023 -s- Jessica Perez Notary Public or Deputy

-s- Jessica Perez Notary Public or Deputy

### 7/19,26,2023 GDP3770

GDP3770
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00703
Personally appeared the
undersigned who on oath
deposes and says that:
Amos G. Adedokun 1309
Station Ridae Dr Armos G. Adedokun 1309
Station Ridge Dr.,
Lowrenceville, GA 30045
is/are doing business in
Gwinneth County, Georgia under the Name of:
TRADENAME: Synergy
Enterprises 1309 Station
Ridge Dr.,
Lowrenceville, GA 30045
(trade name address is
in Gwinneth County) and
the nature of the business is: EntertainmentOnline Video production
-s- Amos G. Adedokun,
Owner

Sworn to and Subscribed

This 23'd day of June, 2023

Sea ShanellAlexander
Notary Public or Deputy
Clerk

### 7/26,8/2,2023 GDP3523

GDP3523
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00687
Personally appeared the
undersigned who on oath
deposes and says that:
Katherine Adams LLC.
1241 Sommerset Drive
Lawrenceville, GA 30043
is/are doing business in
Gwinnett County, Georgia under the Name of:
TRADENAME: The
Agent's Toolkit 1241 Som
merset
Drive Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and the nature of the business is: Real estate Services

-s- Katherine Adams Sworn to and Subscribed

before me This 30<sup>th</sup> day of June, 2023 -s- Mikel Consalvo Notary Public or Deputy Clerk 7/19,26,2023

GDP3778

# GDP3//8 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

PAGE 00711
Personally appeared the undersigned who on ooth deposes and says that: Myrian P Liverance 5397 Valley Mist Ct Peachtree, Corners, GA 30092 30092 1st Proprietor Howard L Liverance 5397 Valley Mist Ct Peachtree Corners, GA 30092

Proprietor 2<sup>nd</sup> Proprietor is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Valley Mist Spinone 5397 Valley Mist Ct Peachtree Cor-ners, GA 30092 (trade name address is in Gwin-nett County) and the na-ture of the business is: Dog Breeding Dog Breeding -s- Myriam P Liverance Sworn to and Subscribed before me This 8<sup>th</sup> day of July, 2023

-s- Sohaib Javed Notary Public or Deputy 7/26,8/2,2023 GDP3515

### gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T** PAGE 00679

PAGE 00679
Personally appeared the undersigned who on ooth deposes and says that: The Carma Connection, LLC. 1908 Kelvin Dr. Lawrenceville, GA 30043 is/are doing business in Gwinnett County, Georgia under the Name of:

TRADENAME: Women Warriors Connect 1908
Kelvin Dr.
Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Online training courses -s- Carma Connor-Marro-quin Sworn to and Subscribed

Trade Name

9075

Foreclosures

Inc., as nominee for Mortgage Research Cen-ter, LLC dba Veterans United Home Loans (the

United Home Loans (the Secured Creditor), dated February 9, 2015, and Recorded on February 19, 2015 as Book No. 5338 and Page No. 362, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$265,690.00, with interest at the rate specified therein, as last assigned

\$265,690.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the le-

at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in September, 2023, the following described property: The land referred to herein below is situated in the County of Gwinnett, State of Georgia, and is described as follows:

All that tract or parcel of

land lying and being in Land Lot 121 of the 5th District, Gwinnett Coun-

Land Lof 121 of the Stimulation District, Gwinnett County, Georgia. being Lof 3, Block B, of Phase 1, Windsor Creek Subdivision, as per plat recorded in Plat Book 99, Pages 269-271, in the Office of the Clerk of Superior Court, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

Tax ID: RS121 190
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

### GDP3623

ford Highway, Buford, Georgia 30518 to consider a special use permit at 1651 Horizon Parkway for US Auto Moto, LLC. The special use permit requested is to allow mo-torcycle sales and ser-vice. 7:19,26;8:2,9,16,23,2023

GDP3633

GDP3633
gpn13
The City of Buford Planning and Zoning Board
will meet on Tuesday,
August 8, 2023 at 7:00
p.m. and the Buford City
Commission will meet on
Tuesday, September 5,
2023 at 7:00 p.m. at Buford City Hall, 2300
Bord Highway, Buford,
Georgia 30518 to consider
a special use permit at

a special use permit at 3829 Buford Drive for Capitalist Ventures, Inc. The special use permit requested is to allow a drive-thru restaurant. 7:19,26;8:2,9,16,23,30,2023

9075 Foreclosures

GDP-2733
GPN-11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT
Under and by virtue of
the power of sale contained with that certain
Security Deed dated August 20, 2021. from Eliza-Security Deed dated August 20, 2021, from Elizobeth F. Reld and Elton Reld to Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.Com, LLC, recorded on September 14, 2021 in Deed Book 59179 at Page 00826 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to LoanDepot.com, LLC by Assignment and said Security Deed having been given to secure a note

given to secure a note dated August 20, 2021, in the amount of \$319,113.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courtbuse of Gwin. sale before the door of the courthouse of Gwin-nett County, Georgia, on August 1, 2023 the follow-ing described real prop-erty (hereinafter re-ferred to as the "Proper-ty"):

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 provided by law. To the best of the undersigned's knowledge, the person(s) in

edge, the person(s) in possession of the proper ty are Elizabeth F. Reld

and Elton Reld. The property, being commonly known as 3066 Gem

and Elfon Rela. Ine property, being commonly known as 3066 Gem Creek Rd, Buford, GA, 30519 in Gwinnett County, will be sold as the property of Elizabeth F. Reld and Elfon Reld, subject to any outstanding advalorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, 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 telephone number of the individual or entity who
shall have the full au-

dividual or entity wno shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: loanDepot.com, LLC, 26642 Town Centre Drive, Foothill Ranch, CA 92610, 888-337-6888. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of

code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for loan-Depot.com, LLC as Attorney in Fact for Elizabeth F. Reld and Elton Reld 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 BY: Rohan Ru-

373-4242 By: Rohan Ru-pani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-

TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. - 23-003407 A-4788586 06/28/2023.

GDP-3125

GPN-11 Notice of Sale Under Power State of Georgia, County

of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Tony B. Davis
and Valencia Davis to
Mortgage Electronic
Registration Systems,

06/28/2023, 07/12/2023,

4788586 07/05/2023,

07/19/2023, 07/26/2023 6:28; 7:5,12,19,26-2023

indebtedness as and when due and in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paving the same and all expenses of this sale, as provided in the Security Deed and blaw, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the Secu ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 2 OF THE IST DISTRICT, GWINNETT COUNTY, GEORGIA. BEING LOT 23, Davis or tenant/tenants. Said property will be sold IST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 23, BLOCK C, UNIT FIVE OF DUNCAN PARK SUBDIVISION FKA PARKSIDE ESTATES FORMERLY RECORDED AS DUNCAN ESTATES UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 35, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY REFERNCE AND MADE A PART OF THIS DESCRIPTION. ALSO KNOWN BY STREET AND NUMBER: 3066 GEM CREEK RD, BUFORD, GA 30519 The debt secured by the Security Deed and evidenced by the Note and has been and is hereby de-Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited

including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conduct-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 rity Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes holder of the security

deed. deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding 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. Carrington Mortagae Power and other foreclo

Carrington Mortgage Services, LLC as Attor-ney in Fact for Tony B. Davis and Valencia Davis and Valencia Davis.

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54376 7:12,19,26;8:2,9,16,23,30-2023

## GDP1573

GDP1573
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by
Karl Phillips, Jr. and
Faye Phillips to Mortgage Electronic Registration Systems, Inc., as
Nominee for Freedom
Mortgage Corporation
dated December 14, 2016, and recorded in Deed and recorded in Deed Book 54822, Page 0424, Gwinnett County Gwinneth said Security Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of \$148,253.00, the holder thereof pursuant to said Deed and Note thereby Deed and Note thereby secured has declared the secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 1, 2023, during the legal hours of sale, before the Courthouse door in said County, sall at fore the Courthouse door in said County, sell at public outcry to the high-est bidder for cash, the property described in said Deed, to-wit: sura Deed, to-Wit:
The land hereinafter referred to is situated in the City of Lilburn, County of Gwinnett, State of GA, and is described as follows

All that tract or parcel of land lying and being in land Lot 62 of the 6th District, Gwinnett Coun-District, Gwinnett County, Georgia, being Lot 1,
Block 'B', Unit One,
Mountain Villa, as per
plat recorded in plat
Book Y, Page 83A, Gwinnett County, Georgia
Records, which plat is incorporated herein by reference and made a part
of this description of this description of this description
Being the same property
conveyed from Elizabeth
Walker fka Elizabeth W
McCullers to Karl
Phillips, Jr and Faye
Phillips, as joint tenants
with survivorship and not
as tenants in common by
deed dated December 9,

9075 Foreclosures 1993 and recorded January 10, 1994 in Book 9822 Page 235 of Official Records.
APN R6062-076 9075

Foreclosures

conveyed to Fairway In-dependent Mortgage Cor-poration by Assignment and said Security Deed

APN R6062-076
Said property is known
as 4976 Rock Haven
Drive SW, Lilburn, GA
30047, together with all
fixtures and personal
property attached to and
constituting a part of
said property, if any.
Said property will be sold
subject to any outstanding all valorem taxes (including taxes which are
a lien, whether or not
now due and payable), 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 accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

out above.

The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

tributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of successor in interest or tenant(s).

Lakeview Loan Servic-

tenant(s).
Lakeview Loan Servicing, LLC as Attorney-in-Fact for Karl Phillips, Jr. and Fave Phillips, Jr. and Fave Phillips, File no. 23-080483
LOGS LEGAL GROUP LLP\*
Attorneys and Counselors at Law at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346

(770) 2535/\*\*\*CF\_REFER-ENCE\_INITIALS\*\*\* ENCE\_INITIALS\*\*\*

\*\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### 5:31;6:7,14,21,28;7:5,12, 19,26,2023 GDP1966

INDICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF
GWINNETT
By virtue of a Power of
Sale contained in that
certain Security Deed
from Debbie Ngoeun to
Mortgage Electronic
Registration Systems,
Inc., as nominee for Cardinal Financial Company, Limited Partnership,
dated May 28, 2020 and
recorded on June 3, 2020
in Deed Book 57529, Page
48, in the Office of the
Clerk of Superior Court
of Gwinnett County,
Georgia, said Security
Deed having been given
to secure a Note of even
date, in the original principol amount of Two
Hundred Seventy Thousand Eighteen and 00/10
dollars (\$270,018.00) with
interest thereon as provided therein, as lost
transferred to Pennymac
Loan Services, LLC,
recorded in Deed Book
59768, Page 550, aforesaid records, will be sold
at public outcry to the
highest bidder for cash
before the courthouse
door of Gwinnett County,
Georgia, or at such place
as has or may be lawfully
designated as an alternative location, within
the legal hours of sale on
the first Tuesday in August, 2023, all property
described in said Securi-

described in said Securitry Deed including but not 
limited to the following 
described property: 
All that fract or parcel of 
land lying and being in 
Land Lot 1 of the 2nd 
District, Gwinnett County, Georgia, being Lot 3, 
Block "B" Magruder 
Crossing Subdivision, accarding to Plat recorded crossing soudivision, according to Plat recorded at Plat Book 88, Page 183, Gwinnett County Records, which plat is incorporated herein by reference

corporated herein by reference.
Said property may more commonly be known as 951 Charles Hall Drive, 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, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

The individual or entity that has fall authority to

fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against ranty or recourse against the above-named or the the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute tion of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the undersigned, the womers and party in possession of the property are Debbie Ngoeun and or tenant(s). The sale will be conducted subject to 1) confirmation that he sale is not repositive. to 1) confirmation the sale is not prohibited under the U.S. Bankrupt-cy code and 2) final con-

rimation and audit of the status of the loan with the holder of the Security Deed.
PennyMac Loan Services, LLC as Attorney-in-Fact for Debbie Ngoeun Contact: Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 7:5,12,19,26,2023

GDP2263

GDP2263
gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under
and by virtue of the power of sale contained with
that certain Security
Deed dated November 2,
2018, from Israel Garcia
Colon to Mortgage Electronic Registration Systems, Inc., as nominee tems, Inc., as nominee for Fairway Independent Mortgage Corporation, recorded on November 6, 2018 in Deed Book 56239 at Page 00578 Gwinnett County, Georgia records, having been last sold, as-signed, transferred and

and said Security Deed having been given to secure a note dated November 2, 2018, in the amount of \$165,000.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real propnert County, Georgia, on August 1, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 1ST LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.00 ACRES OF LAND, AS PER SURVEY FOR JERALD CONTAINHORD 1.00 ACRES OF LAND, AS PER SURVEY FOR JERALD CONTAINHORD 1.00 ACRES OF LAND, AS PER SURVEY FOR JERALD CONTAINHORD 1.00 ACRES OF LAND, AS PER SURVEY FOR JERALD COUNTY, GEORGIA RECORDED IN PLAT BOOK J, PAGE 155-B, GWINNETT COUNTY, GEORGIA RECORDE, WHICH PLAT IS INCORPORATED. WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure events of default, failure to make the payments 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 provided by law. To the best of the undersigned's knowledge, the person(s) in undersigned's knowledge, the person(s) in possession of the property is Israel Garcia Colon. The property bis Israel Garcia Colon. The property begins of the property bis Israel Garcia Colon, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the disclosed by accurate property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of 162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622. The foregoing notwithstanding, nothing

2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Fairway Independent Mortgage Corporation as Attorney in Fact for Israel García Colon 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 23-005632 A 4786075 THE TOTAL TO THE PROSE SECTION OF THE POSE SECTION OF THE POSE SECTION OF THE POSE SECTION OF T 6:21,28;7:5,12,19,26,2023 **GDP2307** gpn11 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated July 15, 1994, from Bernard L. Bearry, Jr. and Katheryn M. Maxwell to American Notional Financial, Inc., recorded on July 26, 1994 in Deed Book 10529 at Page 0312 Gwinnett County, Georgia records, naving been last sold, assigned, transferred and conveyed to Nationstar signed, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated July 15, 1994, in the amount of \$87,883.00, and said Note being in default, the undersigned will sell at public outcry during the legal bours of

will sell of public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 134 OF THE THE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOW AS GIA, BEING KNOW AS LOT 3, BLOCK C, ROCK LOT 3, BLOCK C, ROCK
SPRINGS, UNIT ONE,
AS PER PLAT
RECORDED IN PLAT
BOOK 38, PACE 18,
GWINNETT COUNTY
RECORDS, WHICH
PLAT IS HEREBY INCORPORATED HEREIN
BY PEEPEPENCE The BY REFERENCE. The debt secured by the Secu-rity Deed and evidenced rity Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purpose of paying the Security

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. Notice of the undersigned's knowledge, the person(s) in possession of the property are Bernard L. Bearry, Jr. and Katheryn M. Maxwell. The property obeing commonly known as 2450 Mitchell Rd, Lawrenceville, GA, 30043 in Gwinnett County, will be sold as the property of Bernard L. Bearry, Jr. and Katheryn M. Maxwell, subject to any outstanding ad valorem taxes (including taxes which are a lien and noy yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and in spection thereof, and all

would be disclosed by ac-curate survey and in-spection thereof, and all assessments, liens, en-cumbrances, restric-tions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2 the name address 162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above de-scribed mortgage is as follows: Nationstar Mort-