

9056	Trade Name
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Sworn to and Subscribed before me This 19th day of July, 2023 -s- Shavon Gillies Notary Public or Deputy Clerk
8/9,16,2023

GDP4086
gnp06
WINNETT SUPERIOR COURT TRADE NAME REGISTRATION

Personally appeared the undersigned who on oath deposes and says that: Mivaqi Wash Peachtree Business, LLC, 335 Creek Point Alpharetta, GA 30004 is/are doing business in Gwinnett County, Georgia under the Name OF: TRADENAME: Trail Hand Wash Peachtree 4050 Holcomb Bridge Peachtree Corners, GA 30092 (Trade name address is in Gwinnett County) and the nature of the business is: Car wash and Detailing
-s- Aila Rasheed
Sworn to and Subscribed before me This 13th day of July, 2023 -s- Kelly Piatty Notary Public or Deputy Clerk
8/9,16,2023

9065	Planning Commission
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GDP363
gnp16

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 Buford 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 motorcycle sales and service.
7:19,26;8:2,9,16,23,2023

GDP363
gnp16

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 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 3029 Buford Drive for Hospitalist Ventures, LLC. The special use permit requested is to allow a drive-thru restaurant.
7:19,26;8:2,9,16,23,2023

GDP363
gnp16

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 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 3029 Buford Drive for Hospitalist Ventures, LLC. The special use permit requested is to allow a drive-thru restaurant.
7:19,26;8:2,9,16,23,2023

9066	Zoning
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GDP3944
gnp13

The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 603 Church Street for Mickey Milled. The variance requested is to allow a fence within the front yard.
8:2,9,16,2023

GDP3945
gnp13

The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 603 Church Street for Mickey Milled. The variance requested is to allow a fence within the front yard.
8:2,9,16,2023

GDP3946
gnp13

The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 545 Peachtree Industrial Boulevard for ZB Homes. The variance requested is to reduce the rear setback from 30 feet to 25 feet and to reduce the right side setback from 10 feet to 5 feet.
8:2,9,16,2023

GDP3947
gnp13

The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 545 Peachtree Industrial Boulevard for ZB Homes. The variance requested is to reduce the rear setback from 30 feet to 25 feet and to reduce the left side setback from 10 feet to 5 feet.
8:2,9,16,2023

GDP3948
gnp13

The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 2752 Peachtree Industrial Boulevard for Peachie Properties, LLC. The variance requested is to reduce the rear setback from 75 feet to 50 feet.
8:2,9,16,2023

GDP3949
gnp13

The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 2752 Peachtree Industrial Boulevard for Peachie Properties, LLC. The variance requested is to reduce the rear setback from 75 feet to 50 feet.
8:2,9,16,2023

GDP3950
gnp13

The City of Buford Zoning Board of Appeals will meet on Wednesday, August 23, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 2752 Peachtree Industrial Boulevard for Peachie Properties, LLC. The variance requested is to reduce the rear setback from 75 feet to 50 feet.
8:2,9,16,2023

GDP3951
gnp13

The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 2752 Peachtree Industrial Boulevard for Peachie Properties, LLC. The variance requested is to reduce the rear setback from 75 feet to 50 feet.
8:2,9,16,2023

9066	Zoning
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GDP3952
gnp13
The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 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 D Development, LLC. The variance requested is to eliminate the requirement for inter-parcel access.
8:2,9,16,2023

GDP3954
gnp13

The City of Buford Zoning Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 960 Gainesville Highway for MGJ Trading, LLC. The variance requested is to allow front yard walls in the front yard.
8:2,9,16,2023

9075	Foreclosures
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GDP3887
GNP-11

NOTICE OF FORECLOSURE SALE UNDER POWER OF GWINNETT COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Chant Hatsavongsa to Mortgage Electronic Registration Systems, Inc. as nominee for NetBank, dated November 18, 2004, and recorded in Plat Book 40930, Page 88, Gwinnett County, Georgia Records, as last transferred to National Association, as Trustee of the Cabano Series III Trust by assignment recorded in Deed Book 57077, Page 819 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Seventy-two thousand dollar (\$72,000.00) (the "Loan") with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 60, BLOCK A, PHASE 1, NORTHREE HILAND SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 49, GWINNETT COUNTY RECORDS, AND BEING RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE

The debt secured by said Security Deed has been and is hereby declared due because of, among other things, the 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given as provided by law.)

Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to: Mortgage Servicing Center (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Chant Hatsavongsa; Kimberly Hatsavongsa; and tenant(s); and said property is more commonly known as **Manor Glen Drive, Suwanee, GA 30024**. The sale will be conducted subject (1) to final confirmation and audit of the status of the loan with the holder of the security deed.

1921 US Highway 19 North, Suite 512, Clearwater, FL 33764 Phone: 727-474-9603
U.S. Bank Trust National Association, as Trustee of the Cabano Series III Trust as Attorney in Fact for Chant Hatsavongsa.
Quinn Legal, P.A.
1921 US Hwy 19 N, Suite 512
Clearwater, FL 33764
Phone: (727) 474-9603
eservices@quinnlegal.com
By: /s/ Erin M. Rose
Quinn M. Rose Quinn, Esq.
Georgia Bar Number 104133
8:9,16,23,30-2023

GDP3610
gnp11

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

Under and by virtue of the Power of Sale contained in a Security Deed dated September 16, 2005, from Cecelia A. Collins to Mortgage Electronic Registration Systems, Inc., as nominee for CalCon Mutual Mortgage L.L.C., recorded on October 20, 2005 in Deed Book 51246, Page 1997, Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, National Association, as Trustee of the Cabano Series III Trust as Attorney in Fact for Chant Hatsavongsa.

The individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, including any assignments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record to the Security Deed, is hereby declared due and payable because of, among other things, the 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 attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Laros Trucks, Inc. The property being commonly known as **899 Grayson Highway, Lawrenceville, GA 30046**.

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 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 attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person in possession of the property is Laros Trucks, Inc. The property being commonly known as **899 Grayson Highway, Lawrenceville, GA 30046**.

By: Jeffrey R. Schee, Esq.
8/9,16,23,30,2023

GDP3612
gnp11

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

Under and by virtue of the Power of Sale contained in a Security Deed dated September 16, 2005, from Cecelia A. Collins to Mortgage Electronic Registration Systems, Inc., as nominee for CalCon Mutual Mortgage L.L.C., recorded on October 20, 2005 in Deed Book 51246, Page 1997, Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, National Association, as Trustee of the Cabano Series III Trust as Attorney in Fact for Chant Hatsavongsa.

The individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, including any assignments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record to the Security Deed, is hereby declared due and payable because of, among other things, the 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 attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person in possession of the property is Laros Trucks, Inc. The property being commonly known as **899 Grayson Highway, Lawrenceville, GA 30046**.

By: Jeffrey R. Schee, Esq.
8/9,16,23,30,2023

GDP3612
gnp11

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

Under and by virtue of the Power of Sale contained in a Security Deed dated September 16, 2005, from Cecelia A. Collins to Mortgage Electronic Registration Systems, Inc., as nominee for CalCon Mutual Mortgage L.L.C., recorded on October 20, 2005 in Deed Book 51246, Page 1997, Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, National Association, as Trustee of the Cabano Series III Trust as Attorney in Fact for Chant Hatsavongsa.

The individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, including any assignments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record to the Security Deed, is hereby declared due and payable because of, among other things, the 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 attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person in possession of the property is Laros Trucks, Inc. The property being commonly known as **899 Grayson Highway, Lawrenceville, GA 30046**.

By: Jeffrey R. Schee, Esq.
8/9,16,23,30,2023

GDP3610
gnp11

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

Under and by virtue of the Power of Sale contained in a Security Deed dated September 16, 2005, from Cecelia A. Collins to Mortgage Electronic Registration Systems, Inc., as nominee for CalCon Mutual Mortgage L.L.C., recorded on October 20, 2005 in Deed Book 51246, Page 1997, Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, National Association, as Trustee of the Cabano Series III Trust as Attorney in Fact for Chant Hatsavongsa.

The individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, including any assignments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record to the Security Deed, is hereby declared due and payable because of, among other things, the 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 attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person in possession of the property is Laros Trucks, Inc. The property being commonly known as **899 Grayson Highway, Lawrenceville, GA 30046**.

By: Jeffrey R. Schee, Esq.
8/9,16,23,30,2023

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

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The individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, including any assignments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record to the Security Deed, is hereby declared due and payable because of, among other things, the 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 attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person in possession of the property is Laros Trucks, Inc. The property being commonly known as **899 Grayson Highway, Lawrenceville, GA 30046**.

By: Jeffrey R. Schee, Esq.
8/9,16,23,30,2023

9075	Foreclosures
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September 5, 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 137, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 1, BLOCK C, UNIT 2, HARMONY GROVE ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK N PAGE 160, GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. BEING IMPROVED PROPERTY KNOWN AS 148 JENNIFER LANE BEING THE SUBJECT OF THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA. 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 things, the 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 attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Cecelia A. Collins. The property, being commonly known as **148 Jennifer Lane, Lithia Springs, GA 30057** is hereby declared due and payable because of, among other things, the 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 attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Cecelia A. Collins, 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 property which would be disclosed by an accurate survey and inspection thereof, and all assessments, liens, encumbrances, zoning ordinances, restrictions, 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 the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, including any assignments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record to the Security Deed, 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 of paying the Security Deed, accrued interest, and all expenses of the sale, including attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Laros Trucks, Inc. The property being commonly known as **899 Grayson Highway, Lawrenceville, GA 30046**.

GDP3673
gnp11

NOTICE OF FORECLOSURE SALE UNDER POWER OF GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed dated September 15, 2021, and recorded in Deed Book 59515, Page 00563, Gwinnett County, Georgia Records, and Security Deed having been given to Wells Fargo Bank, National Association (formerly known as Wells Fargo Bank Minnesota, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the benefit of the National Association Investors Trust, Series 2006-HE1 as Attorney in Fact for Cecelia A. Collins 100 Galleria Parkway, Atlanta, Georgia, GA 30339. Phone: (770) 373-4242 By: Rohan 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.

The individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, including any assignments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record to the Security Deed, 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 of paying the Security Deed, accrued interest, and all expenses of the sale, including attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Laros Trucks, Inc. The property being commonly known as **899 Grayson Highway, Lawrenceville, GA 30046**.

By: Jeffrey R. Schee, Esq.
8/9,16,23,30,2023

GDP3673
gnp11

NOTICE OF FORECLOSURE SALE UNDER POWER OF GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed dated September 15, 2021, and recorded in Deed Book 59515, Page 00563, Gwinnett County, Georgia Records, and Security Deed having been given to Wells Fargo Bank, National Association (formerly known as Wells Fargo Bank Minnesota, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the benefit of the National Association Investors Trust, Series 2006-HE1 as Attorney in Fact for Cecelia A. Collins 100 Galleria Parkway, Atlanta, Georgia, GA 30339. Phone: (770) 373-4242 By: Rohan 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.

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By: Jeffrey R. Schee, Esq.
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By: Jeffrey R. Schee, Esq.
8/9,16,23,30,2023

GDP3673
gnp11

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