9066

Zoning

GDP3950

GDP3950 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Wednesday, Au-gust 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Puterd Hichware, Buford

at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 5459 Shadburn Ferry Road for Shadburn Ferry Properties, LLC. The variance requested is to reduce the road frontage from 100 feet to 40.23 feet for Tract #2. 8:2.9.16.2023

8:2,9,16,2023

GDP3951

GDP3951 gpn13 The City of Buford Zon-ing 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 2199 and 2201 East Mad-dox Road for Chris Brown. The variance re-quest is to reduce the width of the shared driveway from 18 feet to

width of the shared driveway from 18 feet to 13 feet for a portion of the driveway from exist-ing conditions. 8:2.9.16 cm<sup>-2</sup>

GDP3952

GDP3952 gp13 The City of Buford Zon-ing 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 DI Development, LLC. The variance re-quested is to eliminate the requirement for in-ter-parcel access. 8:2,9,16,2023

GDP3954

GDP3954 gpn13 The City of Buford Zon-ing 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

variance requested is to allow retaining walls in the front yard. 8:2,9,16,2023

GDP4359

GDP4359 gpn13 Please take notice that the regularly scheduled Council meeting for the City of Rest Haven has been changed and will be held on Wednesday, September 6, 2023 at 7:30 p.m. at 922 Gainesville Highway, Suite 103. 8:16,23,30,2023

GDP-3887 GDP-3387 GPN-11 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE

USED FOR THAT PUR-POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Chant Hat-savongsa to Mortgage Electronic Registration Systems, Inc. as nominee for NetBank, dated November 18, 2004, and recorded in Deed Book 40930, Page 88, Gwinnett County, Georgia Records, as last trans-ferred to U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust by as-signment recorded in Deed Book 57077, Page 819 in the Office of the Clerk of Superior Court of Gwinett County, Georgia Records, conty,

Foreclosures

9075

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DEI OF OF

Foreclosures

By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833

8:9,16,23,30-2023

GDP3610

of sole contribute of the power of sole contribute of the power of the power of sole contained with the the contribute of the power of sole contained with

er of sale contained with that certain Security Deed dated September 16, 2005, from Cecelia A. Collins to Mortgage Elec-tronic Registration Sys-tems, Inc., as nominee for Acoustic Home Loans, LLC, recorded on October 20, 2005 in Deed Book 44946 at Page 0171 Gwinnett County, Geor-gia records, having been last sold, assigned, trans-ferred and conveyed to

gia records, having been last sold, assigned, trans-ferred and conveyed to Wells Fargo Bank, Na-tional Association, suc-cessor by merger to Wells Fargo Bank Min-nesota, National Associa-tion (formerly known as Norwest Bank Minneso-ta, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the Merrill Lynch Mortgage In-vestors Trust, Series 2006-HEI by Assignment and said Security Deed having been given to se-cure a note dated September 16, 2005, in the amount of \$141,950.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the

will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwin-nett County, Georgia, on September 5, 2023 the fol-lowing described real property (hereinafter re-ferred to as the "Proper-ty"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 137, 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT T, BLOCK C, UNIT 2, HARMONY GROVE ES-TATES SUBDIVISION, AS PER PLAT BOOK N PAGE 160, GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT BEING IN-CORPORATED HEREIN BY REFERENCE

CORPORATED HEREIN BY REFERENCE THERETO. BEING IM-PROVED PROPERTY KNOWN AS 148 JEN-NIFER LANE ACCORD-ING TO THE PRESENT SYSTEM OF NUMBER-ING IN GWINNETT COUNTY, GEORGIA. The debt secured by the Security Deed and evi-

COUNTY, GEORGIA. 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 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 aftorneys' 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 Cecelia A. Collins. The property, being com-

ty is Cecelia A. Collins The property, being com monly known as 148 Jen

monly known as 148 Jen-nifer Lane NW, Lilburn, GA, 30047 in Gwinnett County, will be sold as the property of Cecelia A. Collins, subject to any outstanding ad volorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting fi-tle to the property which would be disclosed by ac-curate survey and in-spection thereof, and all assessments, liens, en-

all

as

Planning Commission

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.

vice. 7:19,26;8:2,9,16,23,2023

GDP3633

gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, August 8, 2023 at 7:00 p.m. and the Buford City

p.m. and the Buford City Commission will meet on Tuesday, September 5, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Bu-ford Highway, Buford, Georgia 30518 to consider a special use permit at 3829 Buford Drive for Capitalist Ventures, Inc. The special use permit requested is to allow a drive-thru restaurant. 7:19.26:8:2.9.16.23.3.0.2023

7:19,26;8:2,9,16,23,30,2023

GDP4375

GDP4375 gpn13 Please take notice that the regularly scheduled Commission meeting for the month of September has been changed and will be held on Tuesday, September 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. 8:16,23,30,2023

GDP4527

gpn13 The city of Buford Plan-ning and Zoning Depart-ment, in accordance with National Flood Insurance Program regulation 65.7 (b)(1), hereby gives no-tice of the Citys intent to revise the flood hazard information generally lo

information, generally lo-cated along Suwanee Creek Tributary No. 3

cated along Suwanee Creek Tributary No. 3 and an unnamed tribu-tary to Suwanee Creek Tributary 3 located south of Robert Bell Parkway. The flood hazard revi-sions are being proposed as part of Conditional Letter of Map Revision (CLOMR) Case No. 23-04-2120R for a proposed project along Suwanee Creek Tributary 3 and an unnamed tributary to Suwanee Creek Tribu-tary 3 for the construc-tion of a new stadium. Such the project has been completed, a Letter of Map Revision (LOMR) request should be sub-mitted that will, in part, revise the following flood hazards along the un-amed Tributary to Suwanee Creek Tribu-tary 3 and Suwanee Creek Tributary to Suwanee Creek Tribu-tary 3 and Suwanee Creek Tributary to Suwanee Creek Tributary to

Creek Tributary No. 3. 1. The floodway will be revised from approxi-mately 320 LF upstream of Buford Highway to the

upstream limit of the studied floodplain ap-proximately 2,500 LF up-stream along Suwanee Creek Tributary 3. The floodway will increase and decrease within the revised area.

The SF HA will increase and decrease along the unnamed tribu-tary to Suwanee Creek Tributary 3 and Suwanee Creek Tributary No. 3.
Base flood elevations (BFEs) will increase along Suwanee Creek Tributary No. 3.
Maps and detailed analy-sis of the proposed flood

sis of the proposed flood hazard revisions can be reviewed at Buford City Hall at 2300 Buford Hwy.

Hall at 2300 Buford HWy. Interested persons may call Bryan Kerlin of City of Buford at 770-945-6761 for additional informa-tion from 8:00 AM to 5:00 PM Monday through Fri-

8:16,2023

9066

Zoning

The SFHA will in-

9056 Trade Name Snellville, GA 30078 Snellville, GA 300/8 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Training -s- Felicia M. Jones Sworn to and Subscribed

9056

GDP4096

the nature of the busi-ness is: To provide Medi-care set-aside allocations

and related services. -s- Richard Andrew

-s- Richard Andrew Watts Sworn to and Subscribed before me

before me This 11<sup>th</sup> day of July, 2023 -s- Kalan Lis

Notary Public or Deputy Clerk

8/9,16,2023 GDP4291

8/16,23,2023

GDP4292

BOOK 23T PAGE 00776

before me This 20 day of July, 2023 Notary Public or Deputy

8/9,16,2023

# GDP4079

GDP4079 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00754 Personally appeared the undersigned who on oath deposes and says that: Fuel Concepts LLC. 5395 Buford Hwy. Norcross, GA 30071 is/are doing business in Gwinnett County, Georgia under the Name of: TRADE: NAME: BP Food Mart County, Georgia under the Name of: TRADE: NAME: BP Food Mart comme address is in Gwin-nett County) and the na-ture of the business is: Convenience Store with the sale of gasoline -s- Mohammed Jiwani Sworn to and Subscribed baforo me

GDP4291 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00775 Personally appeared the undersigned who on oath deposes and says that: Customer Servie Mort-grage Corporation 2801 Sworn to and Subscribed before me This 20<sup>th</sup> day of July, 2023

Notary Public or Deputy Clerk 8/9,16,2023

## GDP4080 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

Customer Servie Mort-gage Corporation 2801 Townsgate Rd #101 West-lake Village, CA 91361 is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: CSMC Mortgage 279 W. Crogan Street Lawrenceville, GA 30046 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Mort-REGISTRATION BOOK 23T PAGE 00755 Personally appeared the undersigned who on oath deposes and says that: S&R Partners Inc. 2331 Beaver Ruin Rd, Nor-cross, GA 30071 is/are do-ing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Sommy's Food Mart 2331 Beaver Ruin Rd, Norcross, GA 30071 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Convenience Store of the business is: Mortagae Lending -s- Jeffery Baum Sworn to and Subscribed before me This 18<sup>th</sup> day of July, 2023 -s- Tommy Sobhanpanah Notary Public or Deputy Clerk gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION ness Store

-s- Iqbal Mamdani Sworn to and Subscribed before me This 20<sup>th</sup> day of July, 2023

Notary Public or Deputy Clerk

8/9,16,2023

#### GDP4082 gpn06 GWINNETT SUPERIOR COURT TRADE NAME

#### REGISTRATION BOOK 23T PAGE 00757

of: TRADENAME: Pre-mier Garage 2860 Peachtree Industrial Blvd #100 Duluth, GA 30096 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Cus-tom cabinets -s- Jong Kim Sworn to and Subscribed before me Personally appeared the undersigned who on oath

undersigned who on oath deposes and says that: Georgia Better Health Group, LLC. 289 South Culver Street, Lawrenceville, GA 30046 is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Votion 289 South Culver Street, Lawrenceville, GA 30046 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Medical Services -s- Serenna Kaulins Sworn to and Subscribed before me This 18 day of July, 2023 -s- Karmelyna Quinones. before me Clerk

-s- Karmelyna Quinones Notary Public or Deputy Clerk

#### 8/9,16,2023 GDP4089

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00764 Personally appeared the undersigned who on oath

# MAPC4U LLC 943 Tarry Post Ct Suwanee, GA 30024 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Green & 943 Tarry Post Ct Suwanee, GA 30024 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Food (vendor selling drink) -s- Hyemin Kim / ceo Sworn to and Subscribed before me undersigned who on oath deposes and says that: Roman Animal Reserve LLC. 3755 Rosehaven Way Suwanee, GA 30024 is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: ANI-MALL 3755 Rosehaven Way Suwanee, GA 30024 (trade name address is in Gwinnett County) and

before me This 26 day of July, 2023 Notary Public or Deputy Clerk

8/16.23.2023

GDP4297 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION ness in Gwinnett County, Georgia under the Name of: TRADENAME: Glob-al Install Services 650 James Ridge Dr, Lawrenceville, GA 30045 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Furniture Instal-lation ness in Gwinnett BOOK 23T PAGE 00781 Personally appeared the undersigned who on oath deposes and says that: PIB Group, LLC. 1120 Peachtree Industrial Blvd #214, Suwanee, GA 30024 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Jam & Toast 1120 Peachtree Industrial Blvd #214, Suwanee, GA 30024 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Restaurant (Brunch Cafe)

(Brunch Cafe) -s- Jung Suk Kim Sworn to and Subscribed

before me This 27 day of July, 2023

8/16,23,2023

GDP4302

before me This 17 day of July, 2023 -s-Katlin M Frederick Notary Public or Deputy

8/16.23.2023 GDP4305

GDP4305 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00789 Personally appeared the undersigned who on oath deposes and says that: PraRod Investments

Clerk

Clerk

Trade Name 9056 Trade Name LLC. 1784 Brookside Lay gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

LLC. 1784 Brookside Lay is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Avila Bistro 1784 Brookside Lay Cir Norcross, GA 30093 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Food service, restaurant -s- Oscar S Prato M. Sworn to and Subscribed before me REGISTRATION BOOK 23T PAGE 00771 Personally appeared the undersigned who on oath deposes and says that: Allocation Services, Inc. 300 N Beach St, Daytona Beach, FL 32114 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Bridge Pointe 2 Sun Court, Suite 400, Peachtree Corners, Gwinnett, GA 30092 (trade name address is in Gwinnett County) and the nature of the busi-

before me This 28 day of July, 2023 -S-Notary Public or Deputy

Clerk 8/16,23,2023

#### GDP4312

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T PAGE 00796 Personally appeared the undersigned who on oath

undersigned who on oath deposes and says that: Pollo Campero of Geor-gia, LLC. 201 S. Biscayne Blvd. Suite 800, Miami, Florida 33131 is/are doing business in Gwinneth County, Georgia under the Name of: TRADE-NAME: Pollo Campero 2 Sun Court, Suite 400, Peachtree Corners, GA 30092 (trade name ad-Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Retail Fast Food -s- Luis Javier Rodas Jimenez Sworn to and Subscribed before me This 24<sup>m</sup> day of July, 2023 -s- Cindy Canizales

-s- Cindy Canizales Notary Public or Deputy Clerk

8/16,23,2023

GDP4313

GDP4313 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00797 Personally appeared the undersigned who on oath deposes and says that: Pollo Campero of Geor-gia, LLC. 201 S. Biscayne Blvd. Suite 800. Miami, gla, ELC. 2013. Discurre Blvd. Suite 800, Miami, Florida 33131 is/are doing business in Gwinnett Florida 33131 is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Campero 2 Sun Court, Suite 400, Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Retail Fast Food -s- Luis Javier Rodas

-s- Luis Jun-Jimenez Sworn to and Subscribed Luis Javier Rodas

PAGE 00776 Personally appeared the undersigned who on oath deposes and says that: Tailored Home Inc. 2860 Peachtree Industrial Blvd #100 Duluth, GA 30096 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Pre-mier Garage 2860 Sworn to driv subscripter before me This 24<sup>th</sup> day of July, 2023 -s- Cindy Canizales Notary Public or Deputy Clerk 8/14.23.2023

8/16,23,2023

#### GDP4315

#### GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

This 26 day of July, 2023 PAGE 00799

#### Notary Public or Deputy 8/16,23,2023

GDP4294

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

BOOK 23T PAGE 00778 Personally appeared the undersigned who on oath deposes and says that: deposes and says that: MAPC4U LLC 943 Tarry

BOOK 23T PAGE 00799 Personally appeared the undersigned who on oath deposes and says that: KY Summit Enterprises LLC. 340 Stoneham Dr, Duluth, GA 30097 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Amazing Wings 1560 Indian Trail Rd, Suite 114, Norcross, GA 30093 (trade name address is in Gwinnett County) and the nature of the business is: Restaurant -s-Hyun Rhee Lee Sworn to and Subscribed before me This 31" day of July, 2023 -s- Seon Hee Yoo Notary Public or Deputy Clerk 8/16.23.2023

#### Clerk 8/16,23,2023

GDP4300 gpn06 Amended GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00784 Personally appeared the undersigned who on oath deposes and says that: BRB Investment Group LLC. 650 James Ridge Dr, Lawrenceville, GA 30045 is/are doing busi-Dr, Lawrenceville, Gr 30045 is/are doing busi-Cwinnett County,

9056 Trade Name Sworn to and Subscribed before me This 26 day of July, 2023 -Tabitha Barrow Notary Public or Deputy Clerk 8/16,23,2023

### GDP4307

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00791 Personally appeared the undersigned who on oath deposes and says that:

deposes and says fin Austin Burrous 2737 Dunmoore Dr. Snellville, GA 30078 1<sup>st</sup> Proprietor A Burrous LLC 2737 Dunmoore Dr. Snellville, GA 30078 2<sup>nd</sup> Proprietor is/gre doing busine

2<sup>nd</sup> Proprietor is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Jiu Jitsu Journey 2737 Dunmoore Dr. Snellville, GA 30078 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Internet Sales -s- Austin Burrous Sworn to and Subscribed before me This 28 day of July, 2023 -s-

Notary Public or Deputy Clerk 8/16,23,2023

# GDP4084

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

BOOK 23T PAGE 00759 Personally appeared the undersigned who on oath deposes and says that: Jennifer Lewis 665 Wallington Way Lawrenceville, GA 30046 is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Lewis Financial Consultants 665 Wallington Way Lawrenceville, GA 30046 (trade, name, address is (trade name address is in Gwinnett County) and the nature of the busi-ness is: Bookkeeping services -s- Jennifer Lewis Sworn to and Subscribed

before me This 3<sup>rd</sup> day of July, 2023 -s- Crystal Adan Notary Public or Deputy Clerk 8/9,16,2023

#### GDP4304

GDP4304 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00788 Personally appeared the undersigned who on oath deposes and says that: iTEK Software Inc. 1850 Scenic Highway North. Scenic Highway North, Snellville, GA 30078 is/are

Snellville, ĜA 30078 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: MOE'S SOUTHWEST GRILL 1850 Scenic Highway North, Snellville, GA 30078 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Food and Beverage Services-Fast food restaurant Fast food restaurant -s- Siva Gandikota, Pres-

-s- Si ident ident Sworn to and Subscribed before me This 11<sup>th</sup> day of July, 2023 -s- Kinnari Shah Notary Public or Deputy Clerk

#### 8/16.23.2023 GDP4095

GDP4095 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00770 Personally appeared the undersigned who on oath deposes and says that: S & K Educational Ser-vices, Inc. 4435 Michael Jay St. Snellville, GA 30039, USA is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: NanoSTEPS Ed-ucation Services 3035 Centerville Hwy Suite 12, Snellville, GA 30039 (trade name address is in Gwinnett County) and the nature of the busice

9056 Trade Name Sworn to and Subscribed before me This 19 day of July, 2023

-s- Jeanne E Morris Notary Public or Deputy Clerk 8/9,16,2023

GDP4083 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00758 Personally appeared the undersigned who on ooth deposes and save that:

undersigned who on oath deposes and says that: Gurinder Pal Singh 5443 Dunwoody Glen Ct Dun-woody, GA 30360 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Quick Bite Food Mart 1300 Peachtree Industrial Blvd Ste 3107, Suwanee, GA 30024 (trade name address is in Gwinnett County) and the nature of the business is: Conve-nience Store

GDP4311 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00795 Personally appeared the undersigned who on oath deposes and says that: YW Storehouse Supply, LLC. 344 Oaktown Place, Lawrenceveille, GA 30044 is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: Supply Chain Advantages.com 344 Oaktown Place, Lawrenceveille, GA 30044 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Online Store -s- Rhoda J Williams-Burnett -s- Gurinder Pal Singh Sworn to and Subscribed This 17<sup>th</sup> day of July, 2023 -s- Fateh Deep Singh Notary Public or Deputy Clerk

8/9,16,2023

# GDP4298

GDP4298 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00782 Personally appeared the undersigned who on oath deposes and says that: Southen Plumbing & Drain Services LLC. 3320 Caleb Road Snellville, GA 30039 is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: rapid response plumbing & drain 3320 Caleb Road, Snellville, GA 30039 (trade name address is in Gwinnett County) and the nature of the business is: Plumbing -S- Aaron Morris, Mem--s- Aaron Morris, Mem-ber

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION Sworn to and Subscribed PAGE 00756 Personally appeared the undersigned who on oath

Sworn to and Subscribed before me This 14 day of 7, 2023 -s- Simona Liza Rosca Notary Public or Deputy Clerk 8/16,23,2023

## GDP4075

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00750

PAGE 00750 Personally appeared the undersigned who on oath deposes and savs that: LID Group LLC. 695 Hen-son Farm Drive Lo-ganville, GA 30052 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Ren-dezvous Restaurant & Lounge 2255 Plesant Hill Rd #470, Duluth, GA 30096 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Restaurant & Bar -s- Adedayo Adedotun Sworn to and Subscribed before me This 20 day of July, 2023

This 20 day of July, 2023

Notary Public or Deputy Clerk 8/9,16,2023

## GDP4067

GDP4067 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00742 Personally appeared the undersigned who on oath deposes and says that: Unicorns Make Magic, LLC. 2724 Laurel View Drive, Snellville, GA Drive, Snellville, GA 30039 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: of: TRADENAME: RYMY Business Solu-tions 2724 Laurel view Drive Snellville, GA 30039 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Busiss Consulting ne

Sworn to and Subscribed

before me This 17<sup>th</sup> day of July, 2023

Notary Public or Deputy Clerk

8/9,16,2023

GDP4098

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T PAGE 00773

PAGE 00773 Personally appeared the undersigned who on oath deposes and says that: S&T Holdings 1996 LLC. 2260 Kate Moore Way, Buford, GA 30518 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Sam The Concrete Man Northeast Atlanta 2260 Kate Moore Way, Buford, GA 30518 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Concrete -s- Shane M Sieracki Sworn to and Subscribed before me This 25 day of July, 2023 -s- Kellie King

-s- Kellie King Notary Public or Deputy Clerk

8/9,16,2023

GDP4099 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T PAGE 00774 Personally appeared the undersigned who on oath

undersigned who on oath deposes and says that: \$&T Holdings 1996 LLC. 2260 Kate Moore Way, Buford, GA 30518 is/are doing business in Gwin-nett County, Georgia un-der the Name of TRADENAME: Sam The Concrete Man Buford 2260 Kate Moore Way, Buford, GA 30518 (trade name address is in Gwin-nett County) and the no-ture of the business is: Concrete

Concrete -s- Shane M Sieracki

Sworn to and Subscribed before me This 25 day of July, 2023

TRADENAME: Spruce Custom Jewelers 3384 Peachtree Rd Suite 120, Atlanta, GA 30326 (trade name address is in Gwin-nett County) and the na-ture of the business is: Retail & online custom jewelry manufacturer -s- Robert Andrew Gomez

vorn to and Subscribed

This 24 day of July, 2023 -s- P J Desai Notary Public or Deputy Clerk

8/9,16,2023

-s- Karen Main

9056 Trade Name GDP4308

9065

# gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00792 Personally appeared the undersigned who on oath deposes and says that: MRK Snellville LLC. 2692 Carnot Ct., Duluth, GA

Mirk Shellville LLC. 2692 Carnot Ct., Duluth, GA 30097 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Su-per Duck Car Wash 324 Stone Mountain Hwy., Snellville, GA 30078 Snellville, GA 30078 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Car Wash -s- Christina Son Sworn to and Subscribed before me

before me This 28<sup>th</sup> day of July, 2023 -s- Kevin Estrella Notary Public or Deputy Clerk

8/16,23,2023

GDP4311

Burnett

Clerk

Sworn to and Subscribed before me This 31 day of July, 2023

-S-Notary Public or Deputy

8/16,23,2023

GDP4081

BOOK 23T

undersigned who on oath deposes and says that: Cho Cho Mon, LLC. 4002 Highway 78 W., Suite 210, Sneliville, GA 30039 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Thai Garden Sneliville 4002

TRADENAME: Thai Garden Snellville 4002 Highway 78 W., Suite 210, Snellville, GA 30039

Snelivile, GA 30039 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Full service restaurant -s- Nai Min San Sworn to and Subscribed before me This 19<sup>th</sup> day of July, 2023 -s- Shavon Gillies Notary Public or Deputy Clerk

8/9,16,2023

GDP4314

GDP4314 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00798 Personally appeared the undersigned who on ooth deposes and says that: Corinne Haler 1452 Cher-ry Oak Trce, Lawrenceville, GA 30045 is/are doing business in

Lawrenceville, GA 30045 is/are doing business in Gwinnett County, Geor-gia under the Name of: TRADENAME: The Grooming Bandit Mobile Pet Spa 1452 Cherry Oak Trce, Lawrenceville, GA 30045 (trade name ad-dress is in Gwinnett County) and the nature of the business is:Mobile pet grooming salon -s- Corinne Haler, Owner Sworn to and Subscribed before me

before me This 21 day of July, 2023 -s- Maximillion Booker Notary Public or Deputy Clerk

8/16,23,2023

GDP4293

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

Clerk

leen Roman Sworn to and Subscribed before me This 3<sup>rd</sup> day of July, 2023 -s- Raana Zafar Notary Public or Deputy Clark

in Gwinnett County) and the nature of the busi-ness is: Veterinary

#### Clerk 8/9.16.2023

# GDP4091

GDP4091 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00766 Personally appeared the undersigned who on oath deposes and says that: WASTE DYNAMICS, ULC 830 Conterbury Rd. WASTE DYNAMICS, LLC. 830 Canterbury Rd., Westlake, OH 44145 is/are doing business in Gwindoing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Budget Dumpster 289 S Culver St, Lawrenceville, GA 30046 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Waste Removal of the bu Removal s- Mark K. Campbell Sworn to and Subscribed before me This 10<sup>th</sup> day of May, 2023

-... uuy ot May, 2023 -s- Lisa N Rea Notary Public or Deputy Clerk

8/9,16,2023

## GDP4092 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

NAME: Shoora LP 2 Sun Court, Suite 400, Peachtree Corners, Georgia 30092 (trade name address is in Gwin-nett County) and the na-ture of the business is: Real Estate -s- Aaron M. Kappler Sworn to and Subscribed before me This 21<sup>ar</sup> day of July, 2023 -s-Leslie Thornton Notary Public or Deputy Clerk 8/16,23,2023 BOOK 23T PAGE 00767 Personally appeared the undersigned who on oath deposes and says that: WASTE DYNAMICS, WASTE DYNAMICS, LLC. 830 Canterbury Rd., Westlake, OH 44145 is/are doing business in Gwin-nett County, Georgia unnett County, Georgia un-der the Name of: TRADENAME: Dump-sters.com 289 S Culver St, Lawrenceville, GA 30046 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Waste Removal GDP4302 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00786 Personally appeared the undersigned who on oath deposes and says that: HD PREP LLC. 7040 Jimmy Carter Blvd., Ste. A, Peachtree Corners, GA 30092 is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Ghost Pizza 7040 Jimmy Carter Blvd., Ste A, Peachtree Corners, GA 30092 (trade name address is in Gwinnett County) and the nature of the business is: Food and Beverage (Services) Delivery/ Curbside Pickup only S- Morris I amar Jack Removal -s- Mark K. Campbell Sworn to and Subscribed

Sworn to and Subscribed before me This 10<sup>th</sup> day of May, 2023 -s- Lisa N Rea Notary Public or Deputy Clerk 8/9,16,2023

### GDP4094 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

**BOOK 23T** PAGE 00769 Personally appeared the undersigned who on oath deposes and says that: Aramsco, Inc. 1480 Grandview Ave, Pauls-boro, NJ 08066 is/are doboro, NJ 08066 is/are do-ing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Transafe 1625 Spectrum Dr #100, Spectrum Dr #100, Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and the pattern of the busi the nature of the busi-ness is: Distributor of traffic safety supplies, traffic signs, road and airport marketing mate-rials, and equipment. -s- Vicki Johnson Taylor Sworn to and Subscribed before me Sworn to and Subscribed before me This 21<sup>st</sup> day of July, 2023 -s- Lameche M Rhone Notary Public or Deputy Clerk

8/9,16,2023

ness is: Furniture Instal-lation -s- Sotha Khim Sworn to and Subscribed before me This 1 day of August, 2023

-S-Notary Public or Deputy Clerk 8/16.23.2023

GDP4316

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

Notary Public or Deputy BOOK 23T PAGE 00800 PAGE 00800 Personally appeared the undersigned who on oath deposes and says that: Aero Insulation, LLC. 3828 Donaldson Dr At-lanta, GA 30341 is/are doing business in Gwin-nett County, Georgia un-der the Name of: 8/16,23,2023

GDP4299 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00783 Personally appeared the undersigned who on oath deposes and says that: ATLPGRE, LLC. 2 Sun Court, Suite 400, Peachtree Corners, Georgia 3092 is/are do-ing business in Gwinnett County, Georgia under the Name of: TRADE NAME: Shora LP 2 Sun Court, Suite Corners, GDP4299

nett County, Georgia un-der the Name of: TRADENAME: iFOAM Insulation 136, 1710 Wilu-at Dr, Suite D, Norcross, GA 30093 (trade name address is in Gwinnett County) and the nature of the business is: Insula-tion/Construction -s-Chris Cox Sworn to and Subscribed before me before me This 31 day of July, 2023

Notary Public or Deputy

Clerk 8/16,23,2023

8/16,23,2023 GDP4317 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00801 Personally appeared the undersigned who on oath deposes and says that: Aero Insulation, LLC. 3828 Donaldson Dr At-lanta, GA 30341 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: iFOAM Northeast Atlanta 1710 Wiluat Dr, Suite D, Nor-cross, GA 30093 (trade name address is in Gwin-nett county) and the nename dadress is in Gwin-nett County) and the na-ture of the business is: Insulation/Construction -s- Chris Cox Sworn to and Subscribed before me before me This 31 day of July, 2023

Notary Public or Deputy Clerk

8/16,23,2023

GDP4301 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION - Derivery Conside Pickup only -s- Morris Lamar Jack-son, Member Sworn to and Subscribed

BOOK 23T PAGE 00785

PAGE 00785 Personally appeared the undersigned who on oath deposes and says that: JB Market LLC. 115 Springtree Rd, Athens, GA 30605 is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Instant Auto Fi-nance 202 Buford Dr, Lawrenceville, GA 30046 (trade name address is in Gwinnett County) and the nature of the busi-ness is: Used Motor Ve-hicle Sales -s- Brandon Hartman

ness is: Educational Support Services -s- Dr. Sam Obeng- Dompreh Sworn to and Subscribed before me This 25<sup>th</sup> day of July, 2023 -s- Ashley Clark Notary Public or Deputy Clerk 8/9.16.2023

GDP4076 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

REGISTRATION BOOK 23T PAGE 00751 Personally appeared the undersigned who on oath deposes and says that: IRUN PICK & ROLL, LLC. 115 E Main St Ste AIB, Buford, GA 30518 is/are doing business in Gwinnett County, Geor-gia under the Name of TRADENAME: PickUp USA Fitness 733 Pleasant Hill Road NW, Ste 1201, Lilburn, GA 30047 (trade name address is in Gwin-nett County) and the na-ture of the business is: Basketball Fitness Gym -s-Nuri Stephen Sworn to and Subscribed before me

before me This 20 day of 07, 2023 -s- Jagdish C Desai Notary Public or Deputy Clerk 8/9,16,2023

GDP4085 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

PAGE 00760 PAGE 00760 Personally appeared the undersigned who on oath deposes and says that: Premier Automotive of Atlanta LLC. 13040 | 10 Service Rd. New Or-leans, LA 70128 is/are do-ing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Premier Nissan Mall of Georgia 1855 NAME: Premier Nissan Mall of Georgia 1855 Luke King Pkwy, Buford, GA 30519 (trade name address is in Gwinnett County) and the nature of the business is: Fran-chised Motor Vehicle Dealership -s- Timothy Allen Barnett Sworn to and Subscribed before me This 18<sup>th</sup> day of July, 2023 -s- Tiffany Ann Whisen-hunt

hunt Notary Public or Deputy Clerk

8/9,16,2023 GDP4087

5345 Laurel Springs Parkway, Suwanee, GA 30024 (Irade name ad-dress is in Gwinnett County) and the nature of the business is: Child Care/Early Childhood Education -s- Cheryl Sodia, Manag-er

BOOK 23T PAGE 00777

PAGE 00777 Personally appeared the undersigned who on oath deposes and says that: Tailored Home Inc. 2860 Peachtree Industrial Bivd #100 Duluth, GA 300% is/care doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: The Tailored Closet 2860 Peachtree Industrial Tailored Closet 2860 Peachtree Industrial Bivd #100 Duluth, GA 30096 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Cus-tom Closets of the business is: Cus-tom Closets -s- Jong Kim Sworn to and Subscribed before me This 20<sup>th</sup> day of July, 2023

-s- In Ok Byun Notary Public or Deputy Clerk

8/16,23,2023

GDP4086 GDP4086 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00761 Personally appeared the undersigned who on oath deposes and says that: Miyagi Wash Peachtree Business, LLC. 335 Creek Point Alpharetta, GA

Point Alpharetta, GA 30004 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Trail Hand Wash Peachtree 4050 Holcomb Bridge Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Cor of the business is: Car wash and Detailing -s- Alia Rasheed Sworn to and Subscribed

before me This 13 day of July, 2023 -s- Kelly Piatty Notary Public or Deputy Clerk 8/9,16,2023

GDP4303

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00787

PAGE 00787 Personally appeared the undersigned who on oath deposes and says that: MEMBERS Capital Advi-sors, Inc. 5910 Mineral Point Road, Madison, WI 53705 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: TruStage Investment Management 289 S. Cul-ver Street Lawrenceville, GA 30046 (trade name address is in Gwinnett County) and the nature of the business is: Invest-ment Management and Supervisory Services -s- Paul D. Barbato, Sec-retary

retary Sworn to and Subscribed before me This 20 day of July, 2023

-s- Nancy Warner Notary Public or Deputy Clerk

8/16,23,2023

9065 Planning Commission GDP3623

GDP3623 gpn16 The City of Buford Plan-ning 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 Bu-ford City Hall, 2300 Bu-

GDP3944 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Puford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 5435 Shadburn Ferry Road for Justin Jones. The variance requested is to allow a fence in the front yard. 8:2,9,16,2023

#### GDP3945

GDP3945 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2200 Buford Highway, Buford, Georgia 30518 to consider a variance request at 603 a variance request at 603 Church Street for Mickey Miller. The variance re-quested is to allow a fence within the front yard. 8:2,9,16,2023

GDP3946

GDP3946 gpn13 The City of Buford Zon-ing 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 540 Clover Drive for ZB Homes. The variance re-quested 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 8:2,9,16,2023

GDP3947

GDP3947 gpn13 The City of Buford Zon-ing 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 Power Avenue for ZB Homes. The variance re-quested is to reduce the rear setback from 30 feet 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

gpn13 The City of Buford Zon-ing 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 on Variance request on Peachtree Industrial Boulevard, being parcel 7-328-017, for Cecil Breedlove. The variance requested is to reduce the rear buffer from 75 feet to 40 feet and to re-duce the side buffer from 75 feet to 5 feet. 8:2 0 16 2023 variance request equest on Industrial 8:2,9,16,2023

GDP3949

gpn13 The City of Buford Zon-ing Board of Appeals will ing 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 Dale Brown. The variance re-quested is to reduce the Brown. The variance re-quested is to reduce the left property line buffer from 25 feet to 5 feet, to reduce the left side set-back from 20 feet to 5 feet and to reduce the to 40 feet. 8:2,9,16,2023

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 and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all of Gwinnett County, Georgia Records, con-veying the offer-de-scribed property to se-cure a Note in the origi-nal principal amount of one hundred seventy-two thousand dollars and 00/100 (\$172,000.00), with interest thereon as set amend or modify forth therein, there will be sold at public outcry ms of scribed mortgage is as follows: Nationstar Mort-gage LLC d/b/a Mr. Cooper, 8950 Cypress Wa-ters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstand-ing, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured cred-itor to negotiate, 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 scribed mortgage is to the highest bidder for to the highest bidder tor cash before the court-house door of Gwinneth County, Georgia, within the legal hours of sale on September 5, 2023, the following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN PARCEL OF LAND LY-ING AND BEING IN LAND LOT 152 OF THE 7TH DISTRICT, GWIN-NETT COUNTY GEOR-GIA, BEING LOT 60, BLOCK A, PHASE III, PEACHTREE MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 49, GWINNETT COUN-TY RECORDS, WHICH RECORDED PLAT IS TY RECORDS, WHICH 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 possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the curity Deed. Albertelli Law Attorney for Wells Fargo Bank, National As-Fargo Bank, National As-sociation, successor by merger to Wells Fargo Bank Minnesota, Nation-al Association (formerly known as Norwest Bank Minnesota, National As-sociation), not in its indi-vidual or banking capaci-ty, but solely in its ca-pacity as Trustee for the Merrill Lynch Mortgage Investors Trust, Series 2006-HE1 as Attorney in Fact for Cecelia A. when due and in the manner provided in the Note and Security Deed. 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, includ-ing attorney's fees (no-tice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-

Fact for Cecelia A. Collins 100 Galleria Park-way, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Ru-pani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-. ORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. - 22-006739 A-4789105

7:26;8:2,9,16,23,30,2023

Your morgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alter-natives to avoid foreclo-sure.

sure. Said property will be sold

subject to any outstand-ing ad valorem taxes (in-

ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, zoning ordi-nances, and matters of record superior to the Security Deed first set

of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Chant Hatsavongsa; or tenant(s); and said property is more com-monly known as 400 Manor Glen Drive, Suwa-nee, GA 30024.

Manor Glen Drive, Suwa-nee, GA 30024. 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.

aeea. 19321 US Highway 19

19321 US Highway 19 North, Suite 512, Clear-water, FL 33764 Phone: 727-474-9603 U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust as Attorney in Fact for Chant Hatsavongsa. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com

deed.

GDP3612

GDP3612 gpn11 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the pow-er of sale contained with that certain Security Deed dated September 13, 2021, from Ursula Johnson-Randle to Mort-gage Electronic Regis-tration Systems, Inc., as nominee for CalCon Mu-tual Mortgage LLC, recorded on September 23, 2021 in Deed Book 59216 at Page 00730 Gwin-nett County, Georgia records, having been last sold, assigned, trans-ferred and conveyed to CalCon Mutual Mortgage LLC dba One Trust Calcon Mutual Mortgage LLC dba One Trust Home Loans by Assign-ment and said Security Deed having been given to secure a note dated September 13, 2021, in the amount of \$389,500.00, 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 Gwin-nett County, Georgia, on September 5, 2023 the fol-lowing described, real September 5, 2023 the tol-lowing described real property (hereinafter re-ferred to as the "Proper-ty"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE STH LAND DISTRICT, GEORGIA GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIG-NATED AS LOT 27, BLOCK C, UNIT TWO OF THE WHEAT-FIELDS SUBDIVISION, AS PER THAT OF SAID SUBDIVISION RECORD-ED IN PLAT BOOK 87,

-s- Kellie King Notary Public or Deputy Clerk 8/9,16,2023 GDP4090 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00765 PAGE 00765 Personally appeared the undersigned who on oath deposes and says that: Gomez Trading Corp 1465 Highland Wood Court Auburn, GA 30011 is/are doing business in Gwin-nett County, Georgia un-der the Name of: TRADENAME: Spruce Custom Jewelers 3384

Gomez

before me

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

ReGISTRATION PAGE 00762 Personally appeared the undersigned who on oath deposes and savs that: 5345 Laurel Springs, LLC. 14631 N Scottsdale Road, Suite 200, Scotts-dale AZ 85254 is/are do-ing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Prescolaire Ear-ly Learning Academy 5345 Laurel Springs Parkway, Suwanee, GA 30024 (trade name ad-