**DELINQUNET TAX SALE – Updated 8/5/2024**

Under and by virtue of certain tax Fi. Fa.'s issued by the City Clerk of City of Snellville, Georgia, in favor of the State of Georgia, County of Gwinnett and City of Snellville, against the following named persons and the property as described next to their respective name(s). They will be sold for cash or certified funds at public outcry, before the Courthouse door in Lawrenceville, Gwinnett County, Georgia, between the legal hours of sale, on the first Tuesday in August, 2024, the same being August 6th, 2024, and continuing on August 7th, 2024, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State, County and City tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in City of Snellville, County of Gwinnett, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees.

Map & Parcel: R5007 261

Defendant in FiFa: Next Generation Global Enterprises LLC

Current Record Holder: Next Generation Global Enterprises LLC

CRH Address: 2795 Main Street W Ste 20B Snellville, GA 30078

Amount Due: $ 1,047.66

Tax Years Due: 2023,2022

Deed Book: 53944/122

Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Snellville, Land Lot 7, 5th District. Being Unit 20A, Building 20, of Towne Centre Office Park, a Condominium. As shown in Condo Plat Book 5, Page 118. Or as further described as a portion of those tracts in Deed Book 53944, Page 122. Being known as Tax Map & Parcel R5007 261, Gwinnett County, Georgia.

Map & Parcel: R5007 262

Defendant in FiFa: Next Generation Global Enterprises, LLC

Current Record Holder: Next Generation Global Enterprises, LLC

CRH Address: 2795 Main Street W Ste 20B Snellville, GA 30078

Amount Due: $ 1,406.23

Tax Years Due: 2023,2022,2021

Deed Book: 53944/122

Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Snellville, Land Lot 7, 5th District. Being Unit 20B, Building 20, of Towne Centre Office Park, a Condominium. As shown in Condo Plat Book 5, Page 118. Or as further described in Deed Book 53944, Page 122. Being known as Tax Map & Parcel R5007 262, Gwinnett County, Georgia.

Map & Parcel: R5007 273

Defendant in FiFa: Next Generation Global Enterprises, LLC

Current Record Holder: Next Generation Global Enterprises, LLC

CRH Address: 2795 Main Street W Ste 20B Snellville, GA 30078

Amount Due: $ 1,022.66

Tax Years Due: 2023,2022

Deed Book: 60375/802

Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Snellville, Land Lot 7, 5th District. Being Unit A, Building 26, of Towne Centre Office, a Condominium. Phase 1. As shown in Condo Plat Book 5, Page 118. Or as further described in Deed Book 60375, Page 802. Being known as Tax Map & Parcel R5007 273, Gwinnett County, Georgia.

Map & Parcel: R5026 079A

Defendant in FiFa: Victor Arredondo

Current Record Holder: Arredondo, Victor

CRH Address: 4617 Kingswood Drive Flowery Branch, GA 30542

Amount Due: $ 418.73

Tax Years Due: 2023,2022,2021

Deed Book: 60469/96

Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Snellville, Land Lot 26, 5th District, being 0.577 acres, more or less. Or as further described in Deed Book 60469, Page 96. Being known as Tax Map & Parcel R5026 079A, Gwinnett County, Georgia.

Map & Parcel: R5057 324

Defendant in FiFa: Pamela S Sorrell

Current Record Holder: Sorrell, Pamela S.

CRH Address: 1854 North Road Snellville, GA 30078

Amount Due: $ 2,019.20

Tax Years Due: 2023,2022,2021

Deed Book: 56580/188

Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Snellville, Land Lot 57, 5th District. Being Lot 38, Block D, of Town Estates Subdivision, Unit 2. As shown in Plat Book 36, Page 90. Or as further described in Deed Book 56580, Page 188. Being known as Tax Map & Parcel R5057 324, Gwinnett County, Georgia.

Map & Parcel: R5071 296

Defendant in FiFa: Robinson, Esther L

Current Record Holder: Robinson, Esther L & Robinson, Dionne

CRH Address: 3010 Cadbury Trail Snellville, GA 30039

Amount Due: $ 2,815.48

Tax Years Due: 2023,2022,2021

Deed Book: 60732/610

Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Snellville, Land Lot 71, 5th District. Being Lot 35, Block D, of Pinehurst Manor Subdivision, Unit I. As shown in Plat Book 106, Page 100. Or as further described in Deed Book 60732, Page 610. Being known as Tax Map & Parcel R5071 296, Gwinnett County, Georgia.

Melisa Arnold City Clerk \* Deed Book: Refers to Deed Records located in the Gwinnett County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C226 7/10,17,24,31,2024