

North Georgia News

Legal Notices for March 6, 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Marcia June Boyer Forbes
All creditors of the estate of Marcia June Boyer Forbes, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 18th day of February, 2024.
BY: Pamela Diane Sullivan
PO Box 816
Morganton, GA 30560
N\Feb21,28,Mar6,13

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Rut Vivian Gillooly a/k/a Ruth Vivian Gillooly
All creditors of the estate of Rut Vivian Gillooly a/k/a Ruth Vivian Gillooly, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 15th day of February, 2024.
BY: Vanessa G. Morris
17 Allatona Estates Drive
Cawthon, GA 30102
N\Feb21,28,Mar6,13

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Melva Lynn Drake
All creditors of the estate of Melva Lynn Drake, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 16th day of February, 2024.
BY: Steve Melvin Drake
60 Scott Lance Rd.
Blairsville, GA 30512
N\Feb21,28,Mar6,13

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John George Kokoska
All creditors of the estate of John George Kokoska, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 9th day of February, 2024.
BY: Helen Marie Kokoska
188 Osprey Drive
Blairsville, GA 30512
ATTORNEY: Melissa S. Hills
881 Piedmont Avenue NE
Atlanta, GA 30309
N\Feb21,28,Mar6,13

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF JAMES G. STEPHENS, DECEASED
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of Gladys L. Stephens, for a year's support from the estate of James G. Stephens, deceased, (and) (minor child), having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before March 18, 2024, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N\Feb21,28,Mar6,13

NOTICE

Online auction with Lockerfox on March 19-26.
Tribble Gap Road
115 Matthew Effler, 227 Litlishia Lawrence
Charlie Davis
AA14 Henry Lockwood, B18 Steven Evans, C01 Jonathan Crag, C03 Sharon Baker, D28 Sherry Lynch, E18 Sherry Lynch, F07 Sabrina Hoose, F08 Brittany Coley, F46 Casey Galloway, G05 RandalEwing, G07 Sabrina Hoose, G11 Mark Mullinax, G12 Melody Gaddy, G33 Ilyscia Simpson, H33 John Clark, H37 Leland Hoosline, H410 Robert Ray, J20 Michelle Posten
N\Mar6,13,20,27

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF DENNIS MURPHY
DECEASED
ESTATE NO. 2024-17
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Evelyn A. Murphy has petitioned to be appointed administrator(s) of the estate of Dennis Murphy deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 18, 2024.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N\Feb21,28,Mar6,13

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF BRANDON HOWARD BABA
DECEASED
ESTATE NO. 2023-149
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Cassady Baba has petitioned to be appointed administrator(s) of the estate of Brandon Howard Baba deceased, of said county. (The petitioner has also applied for waiver of bond and returns). All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 18, 2024.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N\Feb21,28,Mar6,13

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: Regina Barrera Whitener, A Minor Child
Civil Action Case No: SUVCV2024000060
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Georgia, Union County
Notice is hereby given that William Matthew Whitener filed a Petition to the Superior Court of Union County, Georgia, on the 26th day of February, 2024, praying for a change in the name of a minor child from Regina Barrera Whitener to Regina Pauline Whitener. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Julie McColister
McColister Law, LLC
PO Box 2525
Blairsville, GA 30514
jbmccolister@gmail.com
706-745-0057
N\Mar6,13,20,27

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Della Mae Fultz
All creditors of the estate of Della Mae Fultz, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 1st day of March 2024
BY: Teresa Jones
1515 Farmington Road
Madison, GA 30650
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
N\Mar6,13,20,27

NOTICE

The Chambers County, Alabama, Department of Human Resources filed a petition to terminate the parental rights of a man bearing the initials R.M.c. and a woman bearing the initials A.M.c., to their child who was born on December 12, 2007, whose initials are C.M.c.. Either or both parents must file an answer to the petition to terminate that parent's parental rights, filed in the Juvenile Court of Chambers County, Alabama, within thirty (30) days of service, or after that a default judgment or a judgment after a hearing may be rendered terminating all of either or both parents' parental rights to this child.
N\Mar6,13,20,27

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Patricia Claudette Culver
All creditors of the estate of Patricia Claudette Culver, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 1st day of March, 2024.
BY: Andrea Michelle Thompson
30 Jones Ave.
Hawkinsville, GA 31036
N\Mar6,13,20,27

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Robert M. Jones
All creditors of the estate of Robert M. Jones, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 1st day of March, 2024.
BY: Martha M. Jones
327 Clay Drive
Blairsville, GA 30512
N\Mar6,13,20,27

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF MARJORIE F. de LORIMIER
DECEASED
ESTATE NO. 2023-66
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF CAROL GAY FOR MARJORIE AS EXECUTRIX OF THE ESTATE OF MARJORIE F. de LORIMIER, DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before March 18, 2024.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N\Mar6

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA
COUNTY OF UNION
The undersigned does hereby certify that Elenor Jane Krohn conducting a business as Sunni Dayz in the City of Blairsville, County of Union, in the State of Georgia, under the name of Sunni Dayz and that the nature of the business is Tobacco Shop / Tanning Salon and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Elenor Jane Krohn, 3734 Gainsville, Hwy, Blairsville, GA.
N\Feb28,Mar6

IN THE JUVENILE COURT OF Union COUNTY

STATE OF GEORGIA
IN THE INTEREST OF: A.G.
DOB:01-22-2019
SEX: feMALE
case no. 144-23j-83A
C.G.
DOB:03-27-2017
SEX: feMALE
case no. 144-23j-84A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING
TO: DANA GERRARD, mother of the above-named children
By Order for Service by Publication dated the 21st day of February, 2024, you are hereby notified that on the 16th day of November, 2023, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named children, and this Court found it to be in the children's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.
If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your children, the Court can enter a judgment ending your rights to your children.
If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children or your children's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named children by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your children will be legally freed to be adopted by someone else.
Even if your parental rights are terminated:
1) You will still be responsible for providing financial support (child support payments) for your children's care unless and until your children are adopted;
2) Your children can still inherit from you unless and until your children are adopted; and
3) Your children can still pursue any civil action against you.
This Court will conduct a provisional hearing upon the allegations of the Petition on the 2nd and 3rd day of April, 2024, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 1st day of May, 2024, at 9:00 a.m. at the Towns County Courthouse, Hiwassee, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 21st day of February, 2024.
Jeremy D. Clough
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N\Feb28,Mar6,13,20

STATE BOARD MEMBER

TO HOLD PUBLIC HEARING
March 12, 2024
Martha Zoller to Host
State Board of Education Ninth District Public Hearing
The State Board of Education will hold a public hearing for citizens in the Ninth Congressional District on Tuesday, March 12, 2024. The meeting will be held from 7:00 p.m. – 8:00 p.m. at the Buford City Schools, 2625 Sawnee Avenue, Buford, GA 30518.
The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. Persons wishing to speak should sign in upon arrival.
The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Geraldine Price at gprice@doe.k12.ga.us no later than 72 hours before the scheduled event.
N\Feb28,Mar6

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Carol Ann Raney Clecker
All creditors of the estate of Carol Ann Raney Clecker, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 9th day of February, 2024.
BY: Milton Lowell Clecker
73 Tommy Alexander Drive
Blairsville, GA 30514
N\Feb14,21,28,Mar6

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James W. Henning
All creditors of the estate of James W. Henning, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 9th day of February, 2024.
BY: Julie Henning Ditto
PO Box 2980
Blairsville, GA 30514
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N\Feb14,21,28,Mar6

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF William Joe Gray
All creditors of the estate of William Joe Gray, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 9th day of February, 2024.
BY: William Fred Gray
109 Gray Road
Blairsville, GA 30512
Joseph Richard Gray
103 Ricky Gray Road
Blairsville, GA 30512
ATTORNEY: Brett Bradshaw
57 Sears Way
Blairsville, GA 30512
N\Feb14,21,28,Mar6

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Emmanuel Anthony Martinez, Jr.
All creditors of the estate of Emmanuel Anthony Martinez, Jr., deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 9th day of January, 2024.
BY: Frank H. Kovach
143 Great Escape Pl.
Blairsville, GA. 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
N\Feb14,21,28,Mar6

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
HALEY MARIE PATTERSON, Plaintiff,
v.
TRENT DOCKERY,
Defendant.
CAFN: 2023-CV-00327 RG
SERVICE BY PUBLICATION
TO: TRENT DOCKERY
LAST KNOWN ADDRESS: 82 CHASTAIN ROAD, BLAIRSVILLE, GA PRESENT WHEREABOUTS UNKNOWN
A Complaint for Divorce has been filed in the Superior Court of Union County, Georgia by Plaintiff HALEY MARIE PATTERSON.
You are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on February 2, 2024. You are hereby commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Plaintiffs attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia 30514, an answer to the Complaint.
Witness the hand of the Honorable Raymond George, Superior Court Judge, Union County, this 6th day of February 2024
Honorable Judy Odom
Clerk of Union County Superior Court
N\Feb14,21,28,Mar6

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DANIEL L. COLWELL and JILLIAN M. COLWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTH STATE BANK, N.A., dated December 9, 2020, recorded December 9, 2020, in Deed Book 1228, Page 728, at Instrument Number 007514, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Seven Thousand Three Hundred Seventy-Three and 00/100 Dollars (\$137,373.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to CITIZENS BANK NA f/k/a RBS CITIZENS NA, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in April, 2024, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA RECORDS, BEING SHOWN AS LOT 9, CONTAINING 0.77 ACRES, MORE OR LESS, OF JAMES SMITH SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA LAND SURVEYORS, ROY A. TERRELL, RLS, DATED NOVEMBER 9, 1984 AND RECORDED IN PLAT BOOK Q, PAGE 115, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON PLAT BOOK Q, PAGE 115, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 143, PAGE 112, UNION COUNTY, GEORGIA RECORDS.
Said legal description being controlling, however the property is more commonly known as 102 SERENITY DR, BLAIRSVILLE, GA 30512.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DANIEL L. COLWELL, JILLIAN M. COLWELL, or tenants(s).
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 holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Citizens Bank, N.A., Loss Mitigation Dept., 10561 Telegraph Road, Glen Allen, VA 23059, Telephone Number: (800) 234-6002. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
CITIZENS BANK NA f/k/a RBS CITIZENS NA
as Attorney in Fact for
DANIEL L. COLWELL, JILLIAN M. COLWELL
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. CBN-23-03876-3
Ad Run Dates 03/06/2024, 03/13/2024, 03/20/2024, 03/27/2024
rslaw.com/property-listing
N\Mar6,13,20,27

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from NIKITA S ROSS and KATHY E ROSS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP., dated March 9, 2020, recorded March 10, 2020, in Deed Book 1186, Page 547, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Two Hundred Seventy-Nine and 00/100 dollars (\$93,279.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Planet Home Lending, LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in April, 2024, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 27 OF UNION COUNTY, GEORGIA, CONTAINING 0.93 ACRES, MORE OR LESS, AND BEING LOT 4 AS SHOWN ON A SURVEY BY ROCHESTER & ASSOCIATES, INC, DATED JULY 24, 1996 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 40, PAGE 63, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
THE PROPERTY IS SUBJECT TO AND BENEFITS FROM MATTERS AS SHOWN IN THE ABOVE REFERENCED PLAT OF SURVEY.
THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A PRIVATE ROAD MAINTENANCE AGREEMENT AND EASEMENT AGREEMENT AS RECORDED IN DEED BOOK 844, PAGE 626, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO EASEMENTS TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 279, PAGE 42 AND DEED BOOK 279, PAGE 44, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY TO UNION COUNTY AS RECORDED IN DEED BOOK 126, PAGE 67, UNION COUNTY RECORDS.
Said legal description being controlling, however the property is more commonly known as 71 GOLDEN RIDGE RD, BLAIRSVILLE, GA 30512.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NIKITA S ROSS, KATHY E ROSS, or tenants(s).
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 holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Planet Home Lending, LLC, Loss Mitigation Dept., 321 Research Parkway Suite 303, Meriden, CT 06450, Telephone Number: 855-884-2250. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
PLANET HOME LENDING, LLC
as Attorney in Fact for
NIKITA S ROSS, KATHY E ROSS
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. PHL-22-02906-6
Ad Run Dates 03/06/2024, 03/13/2024, 03/20/2024, 03/27/2024
rslaw.com/property-listing
N\Mar6,13,20,27

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DANIEL L. COLWELL and JILLIAN M. COLWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTH STATE BANK, N.A., dated December 9, 2020, recorded December 9, 2020, in Deed Book 1228, Page 728, at Instrument Number 007514, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Seven Thousand Three Hundred Seventy-Three and 00/100 Dollars (\$137,373.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to CITIZENS BANK NA f/k/a RBS CITIZENS NA, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in April, 2024, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA RECORDS, BEING SHOWN AS LOT 9, CONTAINING 0.77 ACRES, MORE OR LESS, OF JAMES SMITH SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA LAND SURVEYORS, ROY A. TERRELL, RLS, DATED NOVEMBER 9, 1984 AND RECORDED IN PLAT BOOK Q, PAGE 115, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON PLAT BOOK Q, PAGE 115, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 143, PAGE 112, UNION COUNTY, GEORGIA RECORDS.
Said legal description being controlling, however the property is more commonly known as 102 SERENITY DR, BLAIRSVILLE, GA 30512.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DANIEL L. COLWELL, JILLIAN M. COLWELL, or tenants(s).
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 holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Citizens Bank, N.A., Loss Mitigation Dept., 10561 Telegraph Road, Glen Allen, VA 23059, Telephone Number: (800) 234-6002. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
CITIZENS BANK NA f/k/a RBS CITIZENS NA
as Attorney in Fact for
DANIEL L. COLWELL, JILLIAN M. COLWELL
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. CBN-23-03876-3
Ad Run Dates 03/06/2024, 03/13/2024, 03/20/2024, 03/27/2024
rslaw.com/property-listing
N\Mar6,13,20,27

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from NIKITA S ROSS and KATHY E ROSS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP., dated March 9, 2020, recorded March 10, 2020, in Deed Book 1186, Page 547, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Two Hundred Seventy-Nine and 00/100 dollars (\$93,279.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Planet Home Lending, LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in April, 2024, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 27 OF UNION COUNTY, GEORGIA, CONTAINING 0.93 ACRES, MORE OR LESS, AND BEING LOT 4 AS SHOWN ON A SURVEY BY ROCHESTER & ASSOCIATES, INC, DATED JULY 24, 1996 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 40, PAGE 63, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
THE PROPERTY IS SUBJECT TO AND BENEFITS FROM MATTERS AS SHOWN IN THE ABOVE REFERENCED PLAT OF SURVEY.
THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A PRIVATE ROAD MAINTENANCE AGREEMENT AND EASEMENT AGREEMENT AS RECORDED IN DEED BOOK 844, PAGE 626, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO EASEMENTS TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 279, PAGE 42 AND DEED BOOK 279, PAGE 44, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY TO UNION COUNTY AS RECORDED IN DEED BOOK 126, PAGE 67, UNION COUNTY RECORDS.
Said legal description being controlling, however the property is more commonly known as 71 GOLDEN RIDGE RD, BLAIRSVILLE, GA 30512.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NIKITA S ROSS, KATHY E ROSS, or tenants(s).
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 holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Planet Home Lending, LLC, Loss Mitigation Dept., 321 Research Parkway Suite 303, Meriden, CT 06450, Telephone Number: 855-884-2250. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
PLANET HOME LENDING, LLC
as Attorney in Fact for
NIKITA S ROSS, KATHY E ROSS
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. PHL-22-02906-6
Ad Run Dates 03/06/2024, 03/13/2024, 03/20/202