

North Georgia News

Legal Notices for March 20, 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Edna W. Hardman
All creditors of the estate of Edna W. Hardman, 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 March, 2024.
BY: Pamela T. Britt
99 Macy Ct.
Blairsville, GA 30512
N(Mar20,27, Apr3,10)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jo Ann Rose Phipps
All creditors of the estate of Jo Ann Rose Phipps, 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 March, 2024.
BY: Debora Quigley
55 Highland Ridge W
Blairsville, GA 30512
N(Mar20,27, Apr3,10)

NOTICE OF NAME CHANGE

PLEASE TAKE Notice that on the 13th day of March, 2024, STEVEN AUSTIN LOWE filed a Petition in the Superior Court of Union County, Georgia, seeking a name change from STEVEN AUSTIN LOWE to STEPHEN ALLEN VALLIES. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matters raised by said Petition.
N(Mar20,27, Apr3,10)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Thomas Harold Thompson
All creditors of the estate of Thomas Harold Thompson, 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 March, 2024.
BY: Thomas Anthony Thompson
505 Buck Drive
Ohatchee, AL 36271
ATTORNEY: Janna D. Akins
PO Box 923
Blairsville, GA 30514
N(Mar20,27, Apr3,10)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
PAULINE WATKINS CONLEY
DECEASED
ESTATE NO. 2024-32
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Elaine Stover has petitioned to be appointed administrator(s) of the estate of Pauline Watkins Conley 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 April 15, 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(Mar20,27, Apr3,10)

LEGAL NOTICE

Atlanta Gas Light Company (“AGL”) filed its 2025-2034 Integrated Capacity and Delivery Plan with the Georgia Public Service Commission (“Commission”) on February 1, 2024, in Docket No. 43820. A copy of the Petition is on file with the Commission.
The Commission will hold public hearings on Tuesday, June 11, 2024, and Wednesday, June 12, 2024, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence.
In accordance with O.C.G.A. § 46-2-59(c) and Commission Utility Rule 515-2-1-.06, persons wishing to intervene must file a petition to intervene with the Commission within thirty (30) days of the first publication of this notice. Petitions to intervene shall be filed at the office of the Executive Secretary, Georgia Public Service Commission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701, and copies shall be served on AGL and other parties that have petitioned to intervene.
If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director’s Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only).
This notice is published at the direction of the Georgia Public Service Commission.
Elizabeth Wade, Esq.
Chief Counsel, Regulatory Affairs
Atlanta Gas Light Company
N(Mar20)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James W. Postell
All creditors of the estate of James W. Postell, 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 15 of March, 2024.
BY: Jeffrey L. Patterson
Kennetha Ann Patterson
72 Coosa Bend Drive
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Mar20,27, Apr3,10)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sandra Childre Anthony
All creditors of the estate of Sandra Childre Anthony, 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: Sandra Terea D’Amico
333 Firetower Road
Jasper, GA 30143
ATTORNEY: Jack Lance, Jr.
57 Sears Way
Blairsville, GA 30512
N(Mar13,20,27, Apr3)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Louise Copp
All creditors of the estate of Louise Copp, 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: Tom Taylor
Judy Taylor
170 Quossock Avenue
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Mar13,20,27, Apr3)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gertrude Rita Whittier
All creditors of the estate of Gertrude Rita Whittier, 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 8th day of March, 2024.
BY: Maria Gamache
188 Mt. Pleasant Church Road
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
Blairsville, GA 30514
N(Mar13,20,27, Apr3)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE:
Regina Barrera Whitener,
A Minor Child
Civil Action Case No: SUCV2024000060
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Georgia, Union County
Notice is hereby given that William Matthew Whittier 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 McCollister
McCollister Law, LLC
PO Box 2525
Blairsville, GA 30514
jbmccollister@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 1 st 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 OF SALE

Notice is given that Q-Bicals Self-Storage will sell the content of Open Parking Space #03, said contents belonging to Tim Hanley. Said sale by auction will take place on April 6th at 11AM outside the Q-bicals Self-Storage facility located at 26 Loudermilk RD., Blairsville, GA 30512. Content includes Pontoon Boat and Trailer. Tenant has until the auction to settle the lien. Q-Bicals Self-Storage reserves the right to refuse any bids.
N(Mar20,27)

NOTICE

Notice is given that articles of incorporation that will incorporate Veterans Cooperative, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 80 Town Square, Blairsville, Union County, Georgia 30512 and its registered agent at such address is Akins & Davenport, P.C.
N(Mar20,27)

NOTICE

The Chambers County, Alabama, Department of Human Resources filed a petition to terminate the parental rights of a man bearing the initials R.Mc. and a woman bearing the initials A.Mc., to their child who was born on December 12, 2007, whose initials are C.Mc.. 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 JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA

IN THE INTEREST OF:
A.G.
DOB:01-22-2019
SEX: feMALE*
case no. 144-23-83A
C.G.
DOB:03-27-2017
SEX: feMALE
case no. 144-23-84A
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, Hiawassee, 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)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Catherine M. Sloan
All creditors of the estate of Catherine M. Sloan, 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 22nd day of February, 2024.
BY: Michelle Catherine Bezeau
2850 2nd Street
Monroe, MI 48162
N(Feb28,Mar6,13,20)

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

STATE OF GEORGIA
UNION COUNTY
By virtue of a power of sale contained in a certain security deed from Mary M. Dyer to The United States of America, acting through the Secretary of Agriculture and recorded in Deed Book 194, Page 533, Union County, Georgia records given to secure a note in the original amount of \$47,500.00 with interest on the unpaid balance until paid and that certain security deed from Mary M. Dyer to The United States of America, acting through the Secretary of Agriculture and recorded in Deed Book 202, Page 668, Union County, Georgia records given to secure notes in the original amount of \$47,500.00 and \$2,030.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of UNION COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in April, 2024, to wit: April 02, 2024, the following described property:
All that tract or parcel of land lying in Land Lot 20, 10th District, 1st Section of Union County, Georgia, containing 1.04 acres and being Lot Two (2) as shown on a plat of survey by Rochester & Associates, Inc. dated June 20, 1989, and recorded in Plat Book W, Page 23, Union County Records, which description on said plat is incorporated herein by reference.
This property is subject to a roadway easement as shown on said plat.
This property is subject to a water easement granted to the City of Blairsville as recorded in Deed Book 147, Pages 526-527, Union County records.
This property is subject to the following restrictions:
1. The property cannot be used for commercial chicken or hog farming.
2. No mobile homes, as defined by O.C.G.A. Section 8-2-131 can be placed upon the property.
The Grantor herein grants to Grantee herein, their heirs, successors and assigns, a perpetual roadway easement from Owltown Road to the above described property.
The property is conveyed subject to the powerline easement granted to Blue Ridge Mountain E.M.C. in Deed Book 152, Page 745, Union County re-cords.
Being real property commonly known as 2261 River Refuge Road, Blairsville, GA 30512.
The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney’s fees (notice of intent to collect attorney’s fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Dawson’s Management
c/o USDA
3775 Venture Drive
Duluth, GA 30096
770-962-4981
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require The United States of America, acting through the Secretary of Agriculture to negotiate, amend, or modify the terms of the Security Deed described herein.
The United States of America, acting through the Secretary of Agriculture as Attorney in Fact for Mary M. Dyer
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
24GA414-0004
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Mar6,13,20,27)