

North Georgia News

Legal Notices for March 27, 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(Mar27, 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)

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 Oquossoc 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)

NOTICE OF SALE

Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 4/9/2024, at 10:00 am to the highest bidder. The auction will be held on www.storageauctions.com and will start 3/22/2024, & close 4/9/2024, at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows:
Unit #38 - Deyynn S Crosby - Chairs and Table Unit #29 - Terri Lynn Moon - Baby Car Seat, Mattresses, Clothes, Furniture
Unit #56 - Chad Stephens - Furniture, Chairs, Dresser, Boxes, Misc Household Items
N(Mar27, Apr3)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Dennis Murphy
All creditors of the estate of Dennis Murphy, 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 March, 2024.
BY: Evelyn Murphy
1075 Pleasant Hill Road
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
N(Mar27, Apr3,10,17)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Daniel A. Guthrie
All creditors of the estate of Daniel A. Guthrie, 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 March, 2024.
BY: Susan Johnson Guthrie
709 Hidden Lake Road
Blairsville, GA 30512
ATTORNEY: Jack Lance, Jr.
57 Sears Way
Blairsville, GA 30512
N(Mar27, Apr3,10,17)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: The Name Change Of: AUSTIN MARDIS BERZIN
CAEN: 24-CV-000064 BL
NOTICE
Notice is hereby given that AUSTIN MARDIS BERZIN filed his Petition to Change Name with the Superior Court of Union County, Georgia, on the 1st day of March, 2024, praying for a change of his name from AUSTIN MARDIS BERZIN to EMELIA EISNER BERZIN. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of said Petition.
This 18th day of March
Janna D. Akins, Esq.
Attorney for Petitioner
AKINS & DAVENPORT, P.C.
P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
N(Mar27, Apr3,10,17)

NOTICE

Crown Castle is proposing to install a 39-foot telecommunication utility structure located within the public right of way near 18 Cadler Drive, Blairsville, Union County, GA 30512, (34 52 33.3N / 83 57 28.0W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting EBI Consulting, Project #009016-PR, 21 B Street, Burlington, MA 01803, or at 617.909.9035.
N(Mar27)

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 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 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 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 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 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)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF BURTON D. CATHELL
DECEASED
ESTATE NO. 2014-33
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF JANE C. JONES FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF BURTON D. CATHELL, 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 April 8, 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(Mar27)

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 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
321 Clay Drive
Blairsville, GA 30512
N(Mar6,13,20,27)

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn E. Doucette-Shultz and Troy R. Shultz to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation (the Secured Creditor), dated November 23, 2009, and Recorded on December 4, 2009 as Book No. 820 and Page No. 94, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,974.00, with interest at the rate specified therein, as last assigned to Nationstar Mortgage, LLC d/b/a Mr. Cooper by assignment that is or to be recorded in the Union County, Georgia Records, there will be sold by the undersigned 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 May, 2024, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, containing 1.0 acre, more or less, and being Lot #216 of Lake Nottely Subdivision, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated April 15, 1980 and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia in Plat Book J, Page 110, said plat reading as follows: To reach the True Point of Beginning, start at the original land lot corner common to Land Lots 150, 151, 174 & 175; thence S 3 degrees 36 minutes W 537.7 feet to an iron pin to the True Point of Beginning; said iron pin being located in the West right-of-way line of Wayne Colwell Road; thence S 3 degrees 58 minutes E 284.9 feet; thence N 81 degrees 08 minutes W 220.0 feet to an iron pin; thence N 18 degrees 50 minutes E 245.6 feet to an iron pin; thence N 81 degrees 24 minutes E 119.7 feet to the True Point of Beginning. Tax ID: 037B 097
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 Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Nationstar Mortgage, LLC d/b/a Mr. Cooper holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgage, LLC d/b/a Mr. Cooper is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Nationstar Mortgage, LLC d/b/a Mr. Cooper may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lewisville, TX 75067. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 186 LAKESIDE DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. Doucette-Shultz or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC". Nationstar Mortgage, LLC d/b/a Mr. Cooper as Attorney in Fact for Dawn E. Doucette-Shultz and Troy R. Shultz. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File:24-41211
N(Mar27, Apr3,10,17,24,May1)

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.
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
rslslaw.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
rslslaw.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 Owtitown 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 records.
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
Luthal, 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)