

# North Georgia News

## Legal Notices for January 11, 2023

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lois A. Knox  
All creditors of the estate of Lois A. Knox, 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 December, 2022.

BY: Michelle Miller  
22 Dockery Lane  
Young Harris, GA 30582  
ATTORNEY: Rebecca Kendrick  
PO Box 1286  
Blairsville, GA 30512  
N(Dec21,28,Jan4,11)

### NOTICE

Online auction with Lock fox to begin January 17 to January 24.  
Baldwin  
C37. Jessica Gordy  
C46. Danny Hollis  
E10. Jerry Watts  
H36. Robin Kelley  
N(Jan4,11)

### STATE BOARD MEMBER TO HOLD PUBLIC HEARING

January 19, 2023  
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 Thursday, January 19, 2023. The meeting will be held from 7:00 p.m. – 8:00 p.m. at the White County Board of Education, 136 Warriors Path, Cleveland, GA 30528. 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 shoedmin@doe.k12.ga.us no later than 72 hours before the scheduled event.  
N(Jan4,11)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Susan H. Cheek a/k/a Susan Elanora Cheek  
All creditors of the estate of Susan H. Cheek a/k/a Susan Elanora Cheek, 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 29th day of December, 2022.

BY: Susan Elizabeth Cheek  
14 Wildwood Ln.  
Spencer, WV 25276  
N(Jan4,11,18,25)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Walter T. Murray  
All creditors of the estate of Walter T. Murray, 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 30th day of December, 2022.

BY: Ramona Murray Gill  
413 4th St.  
South Dundee, FL 33838  
N(Jan4,11,18,25)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gunter Felix Nawrocki  
All creditors of the estate of Gunter Felix Nawrocki, 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 4 day of January, 2023.

BY: Gavin Gunter Nawrocki  
1047 Co. Rd. 21  
Waverly, AL 36879  
N(Jan11,18,25,Feb1)

### NOTICE OF SUPERIOR COURT OF UNION COUNTY

Stacy Amanda Cleversey v.

Anthony Michael Cleversey  
Superior Court of Union County; CAFN: SU-CV-2022-347-RG  
TO: Anthony Michael Cleversey  
Address Unknown  
By Order of the Court for Service by Publication dated December 14, 2022, you are hereby notified that on November 17, 2022, Stacy Amanda Cleversey filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of December 14, 2022  
N(Dec21,28,Jan4,11)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Donna L. Walker Bias  
All creditors of the estate of Donna L. Walker Bias, 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 23rd day of December, 2022.

BY: Lauren Nicole Walker  
832 Piney Point Rd.  
Blairsville, GA 30512  
ATTORNEY: Barry A. Lee  
84 River Street  
Elijay, GA 30540  
N(Dec28,Jan4,11,18)

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in that certain Deed to Secure Debt from Gregg Avadanian to Dorothy B. Vining and Troy B. Vining (Original Lender), dated July 14, 2014, filed for record July 18, 2014, and recorded in Deed Book 980, Pages 207-212, Union County, Georgia Records, said Deed to Secure Debt having been given to secure a Note dated July 14, 2014, in the original principal sum of One Hundred Thirteen Thousand Dollars (\$113,000.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday, February 7, 2023, the property described on Exhibit "A" attached hereto and incorporated herein by reference. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees. The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Terry Clark, 2614 Crestwood Avenue, New Smyrna Beach, Florida 32168, (386) 290-2696. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

Said property will be sold as the property of Gregg Avadanian, subject to: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.

The sale will be conducted subject to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and also subject to the provisions of O.C.G.A. § 9-13-172.1 which permits the rescission of judicial and nonjudicial sales in the State of Georgia in limited circumstances.

Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a). Notice of Nonjudicial Sale of Property has been given to the Internal Revenue Service as described in IRC § 7425.

To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is: Gregg Avadanian or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dorothy Vining

as Attorney-in-Fact for Gregg Avadanian  
Christopher A. Jones  
Christopher A. Jones, LLC  
9 East Jarrard Street  
P.O. Box 1250  
Cleveland, Georgia 30528  
Phone: (706) 865-1829

#### EXHIBIT A (LEGAL DESCRIPTION)

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 229 and 240, Union County, Georgia, designated as Lot 1 of Covered Bridge Estates, containing 1.070 acres, more or less, as shown on plat of survey by James L. Alexander, GRLS No. 2653, dated June 2, 1999 and recorded in Plat Book 44, Page 172, Union County Records, to which reference is hereby made for a more complete and accurate legal description.

N(Jan11,18,25,Feb1)

### NOTICE OF SALE UNDER POWER

#### STATE OF GEORGIA, COUNTY OF UNION

By virtue of a Power of Sale contained in that certain Security Deed from George Perricone to UNITED COMMUNITY BANK, dated September 23, 2002 and recorded on October 1, 2002 in Deed Book 434, Page 460, in the Office of the Clerk of Superior Court of Union County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Fifty-Six Thousand Eight Hundred Five and 66/100 dollars (\$56,805.66) with interest thereon as provided therein, as modified, as last transferred to MCLP Asset Company, Inc. by assignment to be recorded, will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in February, 2023, 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 9th District, 1st Section, land Lots 312 & 313 of Union County, Georgia, as shown on a plat of survey made by C. E. Fraley, R.S., dated March 10, 1972, described as follows: BEGINNING at an iron on the Old River Road; thence S 47 degrees E 191 feet to a power pole; thence N 52 degrees 30 minutes E 60 Feet to an iron pin; thence N 44 degrees W 188 feet to a large poplar tree; thence S 52 degrees W 70 feet to the POINT OF BEGINNING

And Also:

All that tract or parcel of land lying and being in Land Lot 312, 9th District, 1st Section, Union County, Georgia and being Tract 2 containing 0.017 acre, more or less, as shown on a plat of survey for George Perricone by Cleveland & Cox Land Surveying, LLC, John W. Burch, G.R.L.S. # 2907, dated January 12, 2011 and filed of record on March 17, 2011 in Plat Book 62, Page 164 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Said property granted by Order of the Superior Court of Union County, Georgia, a copy of which is recorded in Deed Book 959, Page 426.

Said property may more commonly be known as 225 River Road South, Blairsville, GA 30512. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is MCLP Asset Company, Inc., 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107.

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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are George Perricone and or tenant(s). 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.

MCLP Asset Company, Inc.

as Attorney-in-Fact for

George Perricone

Contact:

Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520

Ad Run Dates: 01/11/23; 01/18/23; 01/25/23; 02/01/23

N(Jan11,18,25,Feb1)