

# North Georgia News

## Legal Notices for November 17, 2021

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Carlton H. Colwell  
All debtors and creditors of the estate of Carlton H. Colwell, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 22nd day of October, 2021  
By: Carla Colwell Drake  
60 Scott Lance Dr.  
Blairsville, GA 30512  
N(Oct17,Nov3,10,17)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Thomas Lee Taylor  
All debtors and creditors of the estate of Thomas Lee Taylor, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 22nd day of October, 2021  
By: Cary D. Cox, P.C.  
PO Box 748  
Blairsville, GA 30514  
N(Oct17,Nov3,10,17)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JESSE FREDDIE MCGAHA, DECEASED**  
ESTATE NO. 21-126  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Katherine Susie Cheek has petitioned to be appointed Administrator of the estate of Jesse Freddie McGaha, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before November 22, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Oct17,Nov3,10,17)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
CALEB MITCHELL, DECEASED**  
ESTATE NO. 21-127  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Sheba Renee Maree has petitioned to be appointed Administrator of the estate of Caleb Mitchell, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before November 22, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Oct17,Nov3,10,17)

**THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
RONALD DEWITT RICH, DECEASED**  
ESTATE NO. 21-129  
NOTICE  
IN RE: The Petition to Probate Copy of Will in Solemn Form in the above-referenced estate having been duly filed.  
To: Tonya Rich, Marcus Rich  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before November 22, 2021.  
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(Oct17,Nov3,10,17)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
MARGOT G. GHANES, DECEASED**  
ESTATE NO. 21-135  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The petition of Michel Ghanes, for a year's support from the estate of Margot G. Ghanes, deceased, for decedent(s) (surviving spouse) (and) (minor children), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 29, 2021, 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(Oct17,Nov3,10,17,24)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JERRY ERNEST LANCE, DECEASED**  
ESTATE NO. 21-136  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Akins & Davenport, P.C. has petitioned to be appointed Administrator of the estate of Jerry Ernest Lance, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before November 29, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Oct17,Nov3,10,17,24)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Shon Lee Woodall  
All debtors and creditors of the estate of Shon Lee Woodall, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 29th day of October, 2021  
By: Patrick Lee Woodall  
160 Warrenton Dr.  
Douglasville, GA 30134  
N(Nov3,10,17,24)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of William Clinton Erskine  
All debtors and creditors of the estate of William Clinton Erskine, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 29th day of October, 2021  
By: Anne L. Erskine  
468 Pinebrook Dr.  
Blairsville, GA 30512  
N(Nov3,10,17,24)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of James H. Horne  
All debtors and creditors of the estate of James H. Horne, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 29th day of October, 2021  
By: Tracy Renae Glenn  
174 Crawford Rd.  
Blairsville, GA 30512  
N(Nov3,10,17,24)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Darvell E. Newmons  
All debtors and creditors of the estate of Darvell E. Newmons, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 29th day of October, 2021  
By: Lisa A. Little  
PO Box 2701  
Blairsville, GA 30514  
N(Nov3,10,17,24)

**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 December 2, 2021 at 10:00am to the highest bidder. Auction will be held on www.storageauctions.com and will start November 18, 2021 & close December 2, 2021 at 10:00am. 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 #98 – Felipa Rodriguez: Furniture, Bed Frame, Bed, Misc. household furniture, Clothing hangers, Ironing board, Misc. cardboard boxes.  
N(Nov17,24)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE:  
DWIGHT W. JONES SR. DECEASED**  
ESTATE NO. 21-140  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The petition of Merle Jones for a year's support from the estate of Dwight W. Jones Sr. deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before December 6, 2021, 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 preceding 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  
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(Nov10,17,24,Dec1)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
KENNETH WAYNE CHATHAM, DECEASED**  
ESTATE NO. 21-148  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Sydney Ray Dalton has petitioned to be appointed Administrator of the estate of Kenneth Wayne Chatham, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before December 13, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Nov17,24,Dec1,8)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
KAREN JO JONES, DECEASED**  
ESTATE NO. 21-147  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Franklin Larry Jones has petitioned to be appointed Administrator of the estate of Karen Jo Jones, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before December 13, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Nov17,24,Dec1,8)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
ROY FRANK DAVIS, DECEASED**  
ESTATE NO. 21-142  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

Lisa Carol Dunn has petitioned to be appointed Administrator of the estate of Roy Frank Davis, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before December 13, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Nov17,24,Dec1,8)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
CHARLES EDWARD GARRETT JR., DECEASED**  
ESTATE NO. 21-146  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Charles Edward Garrett Sr. has petitioned to be appointed Administrator of the estate of Charles Edward Garrett Jr., deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before December 13, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Nov17,24,Dec1,8)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
KAREN JO JONES, DECEASED**  
ESTATE NO. 21-147  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Franklin Larry Jones has petitioned to be appointed Administrator of the estate of Karen Jo Jones, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before December 13, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Nov17,24,Dec1,8)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
KAREN JO JONES, DECEASED**  
ESTATE NO. 21-147  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Franklin Larry Jones has petitioned to be appointed Administrator of the estate of Karen Jo Jones, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before December 13, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Nov17,24,Dec1,8)

**STATE OF GEORGIA, COUNTY OF UNION  
NOTICE OF SALE UNDER POWER**  
Pursuant to the power of sale contained in the Security Deed executed by Gregg Avadanian to Dorothy Vining and Troy Vining, in the original principal amount of \$113,000.00, dated July 14, 2014 and recorded in Deed Book 980, Page 207, Union County Records, said Security Deed being last transferred to Gregg Avadanian, Deed Book 980, Page 207, Union County Records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said county, or at such other place as lawfully designated, within the legal hours of sale, on December 7, 2021, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 229 AND 240 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 OF GREGG AVADANIAN, CONTAINING 1.070 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY JAMES L. ANEXANDER, DATED JUNE 2, 1999, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 44, PAGE 172; SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
PARCEL ID: 070 010 A01  
Said property being known as 58 Covered Bridge Road, Blairsville, GA. 30512  
To the best of the undersigned's knowledge the party or parties in possession of said property is/are Gregg Avadanian or tenant(s).  
The debt secured by said Security Deed has been and is hereby declared due and payable because of among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed.  
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).  
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the Security Deed first set above.  
21-093883-SaH  
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) confirmation and audit of the status of the loan with the holder of the loan with the holder of the Security Deed.  
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
Terri Clarke on behalf of Dorothy Vining and Troy Vining, 4643 Clyde Morris Blvd, Suite 308, Port Orange, FL 32129, (386) 767 3006  
Note that pursuant to O.C.G.A. 44-14-162.2, The above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
Kenya L. Patton, as attorney-in fact for Dorothy Vining and Troy Vining,  
44 Blue Ridge Street, Suite B, Blairsville, GA. 30512 Phone (706) 745 2142  
N(Nov10,17,24,Dec1)

**STATE OF GEORGIA, COUNTY OF UNION  
NOTICE OF SALE UNDER POWER**  
Pursuant to the power of sale contained in the Security Deed executed by Gregg Avadanian to Dorothy Vining and Troy Vining, in the original principal amount of \$113,000.00, dated July 14, 2014 and recorded in Deed Book 980, Page 207, Union County Records, said Security Deed being last transferred to Gregg Avadanian, Deed Book 980, Page 207, Union County Records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said county, or at such other place as lawfully designated, within the legal hours of sale, on December 7, 2021, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 229 AND 240 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 OF GREGG AVADANIAN, CONTAINING 1.070 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY JAMES L. ANEXANDER, DATED JUNE 2, 1999, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 44, PAGE 172; SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
PARCEL ID: 070 010 A01  
Said property being known as 58 Covered Bridge Road, Blairsville, GA. 30512  
To the best of the undersigned's knowledge the party or parties in possession of said property is/are Gregg Avadanian or tenant(s).  
The debt secured by said Security Deed has been and is hereby declared due and payable because of among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed.  
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).  
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the Security Deed first set above.  
21-093883-SaH  
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) confirmation and audit of the status of the loan with the holder of the loan with the holder of the Security Deed.  
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
Terri Clarke on behalf of Dorothy Vining and Troy Vining, 4643 Clyde Morris Blvd, Suite 308, Port Orange, FL 32129, (386) 767 3006  
Note that pursuant to O.C.G.A. 44-14-162.2, The above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
Kenya L. Patton, as attorney-in fact for Dorothy Vining and Troy Vining,  
44 Blue Ridge Street, Suite B, Blairsville, GA. 30512 Phone (706) 745 2142  
N(Nov10,17,24,Dec1)