

North Georgia News

Legal Notices for January 15, 2025

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: DONALD EARL SEWELL JR. DECEASED
ESTATE NO. 2024-199
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Patricia Allyson Sewell for a year's support from the estate of Donald Earl Sewell Jr. deceased, for decedent's (surviving spouse) (and)(minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before January 21, 2025, 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.

Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Dec25,Jan1,8,15)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF JOSHUA BLAKE MADDOX, DECEASED
ESTATE NO. 2024-188
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Savannah Maddox, for a year's support from the estate of Joshua Blake Maddox, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before January 21, 2025, 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.

Kristin Stephens Stanley
PROBATE JUDGE
By: Charla Dyer
DEPUTY CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Dec25,Jan1,8,15)

NOTICE

Notice is given that a notice of intent to dissolve Smoky Mountain Apothecary Inc, a Georgia corporation with its registered office at 49A Blue Ridge Street, Suite 1, Blairsville, GA, 30512 has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

N(Jan8,15)

NOTICE

Notice is given that a notice of intent to dissolve Elizabeth A Strickler PhD PC, a Georgia corporation with its registered office at P.O. Box 2761, Blairsville GA 30514 has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

N(Jan8,15)

NOTICE

The Annual Membership Meeting of the Humane Society Mountain Shelter will be held Monday, February 17, at 9:00 am at Hiwassee City Hall. Bylaw revisions will be discussed. Membership questions should be sent to membership@mtnshelter.org

NT(Jan15)

NOTICE

Rick's Rental Equipment, 1363 Murphy Hwy, Blairsville, GA 30512
Auction of Tenants' Personal Property
In accordance with the provisions of GEORGIA 10-4-210 G.

CODE SECTION 12/31/98 10-4-210
This article shall be known and may be cited as the " Georgia Self- Service Facility Act"
10-4-211 G

CODE SECTION 12/31/98 10-4-11
Self-Service Storage Facility Liens
NOTICE IS HEREBY GIVEN to the person herein-after named and to all whom it may concern. The contents of leased units are subject to our lien for non-payment of rent and other charges. You are denied access to that unit.

You can redeem such goods on or before January 2nd, 2025 at 12:00 noon. The sale will take place at Rick's Rental, 1363 Murphy Hwy, Blairsville, GA 30512, on Saturday, January 18, 2025 @ 10:00 am. The facility reserves the right to cancel a sale at any time for any reason

The name of the lessee(s)
Todd Jurriss- 371 Ross Ridge Road Blairsville Ga

Container Unit # 4
Patrick Murphy- 65 White Oak Lane Blairsville Ga

Container Unit #17
N(Jan8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF EDWARD LEELAND PAYNE
All creditors of the estate of EDWARD LEELAND PAYNE, 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 20th day of December, 2024
BY: LISA BOYETT
710 North Lemon Ave. Unit 264
Sarasota, Florida 34236
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA. 30512
N(Dec25,Jan1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Marie Geneva Lambert
All creditors of the estate of Marie Geneva Lambert, 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 20th day of December, 2024.
BY: Tiffany Robertson n/k/a Tiffany Bedortha
7819 NE 167th Avenue
Vancouver, WA 98682
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Dec25,Jan1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Dale Roger Hamby
All creditors of the estate of Dale Roger Hamby, 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 13th day of December, 2024.
BY: Penny Zeger
33 Hazel Street
Porterdale, GA 30014
ATTORNEY: Brett Bradshaw
57 Sears Way
Blairsville, GA 30512
N(Dec25,Jan1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Coranelle Horn
All creditors of the estate of Coranelle Horn, 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 20th day of December, 2024.
BY: Lara Michelle Lambert
326 Cozy Cove Rd.
Blairsville, GA 30512
ATTORNEY: Pamela Kendall Floyd, PC
PO Box 114
Hiawassee, GA 30546
N(Dec25,Jan1,8,15)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ALLEN TROY ACREE SR. DECEASED
ESTATE NO. 2010-156
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF MARC E. ACREE FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ALLEN TROY ACREE SR., 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 January 27, 2025.

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.

Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jan15)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MARY RUTH ALLISON DECEASED
ESTATE NO. 2022-36
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF REBECCA LYNN ALLISON HARTMAN FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF MARY RUTH ALLISON, 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 January 27, 2025.

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.

Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jan15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Donna Dockery
All creditors of the estate of Donna Dockery, 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 10th day of January, 2025.
BY: Shannon Dockery
191 Sam Dye Road
Young Harris, GA 30582
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Jan15,22,29,Febs)

NOTICE OF JUVENILE COURT OF UNION COUNTY

TO: WILLIAM ALANSON SCOTT
Address Unknown
By Order of the Court for Service by Publication dated January 6, 2025, you are hereby notified that on May 24, 2024, KRISTIAN JILLIAN BURKS filed a Petition to Terminate Parental Rights. You are required to file with the Clerk of the Juvenile Court of Union County, and to serve upon Petitioner's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of January 6, 2025.

N(Jan15,22,29,Febs)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Dean Abbot Antalik
All creditors of the estate of Dean Abbot Antalik, 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 10th day of January, 2025.
BY: Erik Antalik
5353 Keller Springs Road, Unit 1125
Dallas, TX 75248
ATTORNEY: Richard W. Sarrell II
PO Box 517
Blairsville, GA 30514
N(Jan15,22,29,Febs)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Grady Parker Beaver
All creditors of the estate of Grady Parker Beaver, 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 10th day of January, 2025.
BY: William Andrew Rhodes
713 Church Street
Blue Ridge, GA 30513
ATTORNEY: Daniel J. Davenport of Akins & Davenport P.C.
PO Box 923
Blairsville, GA 30514
N(Jan15,22,29,Febs)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Emil F. Terranova
All creditors of the estate of Emil F. Terranova, 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 10th day of January, 2025.
BY: Charlotte Ann Terranova
14 Saddle Ridge Drive
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Jan15,22,29,Febs)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Clara Bell Mathis
All creditors of the estate of Clara Bell Mathis, 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 10th day of January, 2025
BY: Stanley Dean Mathis
48 Sait Marsh Dr.
Midway, GA 31320
N(Jan15,22,29,Febs)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Rondle Chancy Mathis
All creditors of the estate of Rondle Chancy Mathis, 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 10th day of January, 2025.
BY: Larita Sadler Roberts a/k/a Rita Roberts
446 Skylark Boulevard
Satellite Beach, FL 32937
ATTORNEY: Barry A. Lee
84 River Street
Elijay, GA 30540
N(Jan15,22,29,Febs)

NOTICE OF SUPERIOR COURT OF UNION COUNTY

TO: THOMAS VICKNAIR
Address Unknown
By Order of the Court for Service by Publication dated December 4, 2024, you are hereby notified that on March 8, 2024, Cassie Roberston 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 4, 2024.

N(Jan8,15,22,29)

TRADE NAME REGISTRATION

Georgia, Union County
To whom it may concern:
Please be advised that A. Angelo whose address is PO Box 1343, Blairsville, GA 30514 and N/A whose address is N/A is/are the owner(s) of the certain business now being carried on at Blairsville, Union County, GA in the following trade name, to-wit: Altitude Custom Homes and that the nature of said business is: Custom Home Builder.

This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county.

This the 7 day of January, 2025
N(Jan15,22)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

In re the Name Change of:
David Cruz, Petitioner
Civil Action Case Number: 24-CV-389-JP
NOTICE OF PETITION TO CHANGE NAME OF ADULT
David Joseph Cruz filed a petition in the Union County Superior Court on December 27th, 2024 to change the name from: David Joseph Cruz to David Joseph Sowers. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Dated: 12/27/24
David Cruz, Pro se
PO Box 746
Blairsville, GA 30514
N(Jan15,15,22)

NOTICE

Notice is given that Articles of Amendment which will change the name of Majestic Mountain Getaways, Inc. to Adwelling, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The registered office of the corporation is located at 1417 Lakeside Rd, Unit 702, Hiawassee GA 30546

N(Jan15,22)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Alicia A George to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mountain Lakes Mortgage Inc, its successors and assigns dated December 9, 2019, recorded in Deed Book 1176, Page 653, Union County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 1379, Page 176, Union County, Georgia Records, as last transferred to First Reliance Bank by assignment recorded in Deed Book 1397, Page 162, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TEN THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$110,800.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2025, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. The debt remaining 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 pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

First Reliance Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

First Reliance Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Alicia A George or a tenant or tenants and said property is more commonly known as 4159 State Highway 325, Blairsville, GA 30512.

Should a conflict arise between the property address and the legal description the legal description will control.

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.

First Reliance Bank as Attorney in Fact for Alicia A George
McCalla Rayment Leibert Pierce, LLC
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
22-09058GA EXHIBIT "A"

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 200, Union County, Georgia, containing 2.62 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated February 10, 1993 and recorded in Plat Book 29, Page 38, Union County records.

LESS & EXCEPT

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 200, Union County, Georgia, containing 1.27 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated May 31, 2004 and recorded in Plat Book 54, Page 166, Union County records.

The property is subject to matters as shown in the above referenced plat of survey.

The property is subject to and benefits from easements to Blue Ridge Mountain EMC as recorded in Deed Book 484, Page 84, Deed Book 881, Page 64 & Deed Book 885, Page 716, Union County records.

MR / February 4, 2025
Our file no. 22-09058GA-FT18
22-09058GA

N(Jan8,15,22,29)

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 Dawn Carroll and John Carroll to Mortgage Electronic Registration Systems, Inc., as nominee for United Teletech Financial Federal Credit Union, dated June 8, 2016 and recorded on July 13, 2016 in Deed Book 1043, Page 24, 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 One Hundred Thirty-Six Thousand and 00/100 dollars (\$136,000.00) with interest thereon as provided therein, as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, recorded in Deed Book 1373, Page 154, aforesaid records, 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 March, 2025, 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 82 & 83 of Union County, Georgia, containing 3.014 acres, more or less, and being Lot 1 of Ivy Log Estates Subdivision, Phase IV, as shown on a plat of survey by Rochester & Associates, Inc., dated December 21, 2000 and recorded in Union County Records in Plat Book 46, Page 210. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Said property may more commonly be known as 2056 Ivy Log Dr, 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, 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 Dawn Carroll and John Carroll and 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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as Attorney-in-Fact for Dawn Carroll and John Carroll Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 01/08/2025 ,01/15/2025 ,01/22/2025 ,01/29/2025 ;
24-015189

N(Jan8,15,22,29)

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 Betty B. Myers to Park Place Reverse Mortgage, Inc., dated March 12, 2017 and recorded on March 21, 2017 in Deed Book 697, Page 722, 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 Two Hundred Thirty-One Thousand and 00/100 dollars (\$231,000.00) with interest thereon as provided therein, as last transferred to Secretary of Housing and Urban Development, recorded in Deed Book 1015, Page 264, aforesaid records, 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, 2025, 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 7th District and 1st Section of Union County, Georgia and being a part of Land Lot No. 52 and being more particularly described as Tract One (1), containing 1.179 acres as shown by that certain plat for David Albritton dated March 2, 1992, by Rochester & Associates, B.K. Rochester, Jr., G.R.L.S. No. 1534. Said plat recorded on July 24, 1992, in Book 28, Folio 33, in the Office of the Clerk of the Superior Court, Union County, Georgia. Pursuant to O.C.G.A. 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating same herein for a more complete metes and bounds description of the property hereby conveyed. Said property is conveyed subject to all easements, restrictions, and rights of way as set forth on said recorded plat or as appearing in record.

Said property may more commonly be known as 2450 Herbert Drive, 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 LLACG COMMUNITY INVESTMENT FUND, 314 S Franklin St., Second Floor PO Box 517 Titusville PA 16354, 281-788-1009.

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 Betty B. Myers 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. LLACG COMMUNITY INVESTMENT FUND as Attorney-in-Fact for Betty B. Myers Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 01/08/2025 ,01/15/2025 ,01/22/2025 ,01/29/2025 ;
24-014962

N(Jan8,15,22,29)