North Georgia News

Legal Notices for January 8, 2025

IN THE PROBATE COURT OF UNION COUNTY

IN RE: Donald Earl Sewell Jr.

ESTATE NO. 2024-199 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT
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 writ-ing, setting forth the grounds of any such

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. may be granted without a hearing.

Kristin Stenhens Stanley Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512

(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 SUP-

PORT
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.

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 upleas you qualify to file as an indigent tions, unless you qualify to file as an indigent tions, unless you quality to rile as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion 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

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 according with the Georgia Business Corporation Code. NOTICE

Notice is given that a notice of intent to dis-solve 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 according with the Georgia Business Corpora-tion Code.

Rick's Rental Equipment, 1363 Murphy Hwy, Blairsville, GA 30512
Auction of Tenants ' Personal Property
In accordance with the provisions of GEORGIA

In accordance with the last of 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

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 charg-es. 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, Janu-ary 18, 2025 @ 10:00 am. The facility reserves the right to cancel a sale at any time for any reason reason The name of the lessee(s) Todd Jurries- 371 Ross Ridge Road Blairsville

Patrick Murphy- 65 White Oak Lane Blairsville Ga Container Unit #17

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF EDWARD LEELAND PAYNE
All creditors of the estate of EDWARD LEE-LAND PAYNE, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undesigned 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 North Lemon Avo. -sota. Florida 34236 Sarasota, Florida 34236 ATTORNEY: Kenya L. Patto 44 Blue Ridge Street, Suite B Blairsville, GA. 30512

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

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 thereby notified to render in their demands to the undersigned according to law, and all per-sons 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

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. 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
PATRICIA G. MASON

DECEASED ESTATE NO. 2024-190 NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. TO: Tim Mason

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before January 13, 2025. BE NOTIFIED FURTHER: All objections to the

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 (706) 439-6006 Telephone Number

TO: ANY UNKNOWN BIRTHFATHER You have been identified as the biological fa-ther of Baby Girl Jordan born to Lisa Jordan on October 10, 2024, in Union County, Georgia. The natural and legal mother of the child has surrendered her parental rights and custody to the child to Covenant Care Services, Inc. for to the child to Covenant Care Services, Inc., for adoption. If you have any interest in the child, please contact Covenant Care Services, Inc., 3950 Ridge Avenue, Macon, Georgia 31210, (478) 475-4990 or toll free 1-800-226-5683. If you do not file a response to this Petition with the Court within thirty (30) days of your receipt of this notice and provide a copy to me as attorney for Covenant Care Services, Inc., you will lose all rights you may have in and to the child and you will neither receive notice nor be entitled to object to the adoption of the child, pursuant to Official Code of Georgia Annotated. NOTICE OF HEARING NOTICE OF HEARING

NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED that counsel of record for Covenant Care Services, Inc., will bring its Petition to Terminate on for hearing before the Superior Court of Bibb County, Bibb County Courthouse, 601 Mulberry Street, Macon, Georgia, at 12:00 NOON ON TUESDAY, FEBRUARY 11, 2025. THIS IS THE ONLY NOTICE YOU WILL RECEIVE OF SAID HEARING.
H.J. STRICKLAND, JR., Georgia Bar No. 004450 Attorney for Covenant Care Services, Inc. 435 Second Street, P.O. Box 6437 Macon, Georgia 31208-6437

Macon, Georgia 31208-6437

NOTICE OF ENFORCEMENT OF LIEN WITHOUT JUDICIAL INTERVENTION

The contents of the listed leased space(s) located at Mission Self Storage, 323 GA-325, Blairsville, GA 30512 will be placed for Public Auction and Sale to the highest bidder to be held online at www.storageauctions.com on January 22nd 2025, bidding ends at 10 AM. A \$50 refundable deposit is required on each A \$50 retundable deposit is required on each winning bid. Units may include Furniture, Antiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Automobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction

127, 10x20, Michael Boatright: 141, 10x15, Shasta Holts; 164, 10x10, Susan Spears.

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT Vehicle Make: Audi

Year: 2014 Model: Q5

Model: Q5
Vehicle ID #: WA1LFAFP2EA052702
Vehicle License #: NA
Present location of vehicle: 2501 Beck Industrial Blvd., Fort Payne, AL 35967
You are hereby notified that a petition was filed in the Magistrate Court of Union County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
Anyone with an ownership interest in this vehicle may file an answer to this petition on or before:

Detore: Answer forms may be found in the Magistrate Court Clerk's office located at: Forms may also be obtained online at www. georgiamagistratecouncil.com. Sale date: 2/3/25 at Noon

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
Enotah Judicial Circuit
STATE OF GEORGIA,

DISTRICT ATTORNEY, Enotah JUDICIAL CIRCUIT, Plaintiff,

vs 2008 Toyota FJ Cruiser, black in color, VIN#.JTEBU11F48K055309 Kel-Tec P17, Serial Number GUQ88, Defendant in rem, RE PROPERTY OF lared Adair.

Jared Adair, Purported Owner(s)/Interest Holders CIVIL ACTION NO. SUCV2024000378

NOTICE OF PROCEEDINGS
TO: Jared Adair and any unknown interest holders
You are hereby notified that the above-styled action seeking the forfeiture of the above-described property was filed in the Superior Court of Union County on the 13th day of De-cember, 2024, pursuant to the Official Code of Georgia Annotated §9-16-12. Said action alleges that you may have an inter-est in the above-described defendant property

est in the above-described defendant property. You are hereby commanded and required to file with the Clerk of said Court and serve upon file with the Clerk of said Court and serve upon Buster Landreau, Assistant District Attorney, Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, Georgia 30512 an answer to the complaint within thirty (30) days of the date of final publication, that is to say within thirty (30) days of the date of the second publication. If you fail to do so, judgment pursuant to 0.C.G.A. §9-16-12¢ shall be taken against you for the relief demanded in the complaint. This 20th day of December 2024 Judy L. Odom Judy L. Odom

Judy Odom Clerk, Union County Superior Court Enotah Judicial Circuit

NOTICE

NOTICE
NOTICE
NOTICE
NOTICE of sale under Georgia Self Storage Act:
Georgia Code Section 10-4-210 to 10-4-215.
Auction of miscellaneous goods in storage unit
belonging to John Hehir, Unit 22. Sold to the
highest bidden on January 9, 2025, 9:30am at
Able Mini Storage, 1376 Hwy 515E, Blairsville,
GA, 706-745-8834. Tenants have the right to
redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids.
Nidant.81

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
JOYCE FREEMAN DECEASED
ESTATE NO. 2024-191
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Jonathan Russell Freeman has petitioned to
be appointed administrator(s) of the estate
of Joyce Freeman, 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 January 13, 2025.
BE NOTIFIED FURTHER: All objections to the
petition must be in writing, setting forth the

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

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF David E. Pickrell All creditors of the estate of David E. Pickrell, All Creators or the estate of David E. Pickreil, 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: Francine Margarita Pickrell 222 Lance Crossing Road Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Charles Bonnell Thomas
All creditors of the estate of Charles Bon-

nell Thomas, 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 Persona Representative. This 13th day of December, 2024. BY: Johnathan Curtis Corn 143 Hams Old Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Dec18,25,Jan1,8)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Elizabeth Genelle Sullivan All creditors of the estate of Elizabeth Genell Sullivan, 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: Betty Jane Rowan a/k/a Janie Rowan
190 Town Creek School Rd.
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Ted Jake Ouzts
All creditors of the estate of Ted Jake Ouzts,
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: Pamela M. Ouzts
123 Rileigh Ride
Blairsville, RA 30512
Attorney: David E. Barrett

Attorney: David E. Barrett PO Box 992 iawassee, GA 30546 N(Dec18,25,Jan1,8)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Barbara Jean Matlock Turpin
All creditors of the estate of Barbara Jean Matlock Turpin, 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: Stephen Andrew Turpin

300 Suit Rd. Murphy, NC 28906 Tony Follis Turpin 2501 Pine Cove Dr. Tucker, GA 30084

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 Roberson 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 Answer in writing within sixty (60) days of December 4, 2024.

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 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 Registra-A debuge to wortgage Electronic registra-tion Systems, Inc., as grantee, as nominee for Mountain Lakes Mortgage Inc, its suc-cessors 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 rethat certain Loan Modification Agreement re-corded in Deed Book 1379, Page 176, Union County, Georgia Records, as last transferred to First Reliance Bank by assignment re-corded 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 (\$5110 800 00), with interest thereon 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. ŧ 13-1-11 having been given).

given). Said property will be sold subject to any out-standing 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

any matters winch 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 recovers earlier the above.

on all as-is basis without any representa-tion, warranty or recourse against the above-named or the undersigned. First Reliance Bank is the holder of the Secu-rity Deed to the property in accordance with OCGA ŧ 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

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 as Attorney in Fact for Alicia A George McCalla Raymer 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, Illeion Courty Georgia containing 262 acres

with the holder of the security deed.

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

LESS & EXCEPI
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. erty is subject to matters as shown in

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

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 dfb/a Shell-point Mortgage Servicing, recorded in Deed last transferred to NewRez LLC d/b/a Shell-point 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 de-scribed 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

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 hereon, 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 at-

attorney's fees (notice of intent to collect atattorney'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 Beattle Place, Greenville, SC 29601, 1-800-365-7107.

Sc 29001, 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 disabled by the said that the said the said that the said 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 on not now due and payable; d) special assessments; e) the right of redemption of any taxments; e) the right of redemption of any tax-ing authority; f) all outstanding bills for public utilities which constitute liens upon said prop-erty; 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 knowledge and belief of the undersigned the owners and party in possession of the property are Dawn Carroll and John Carroll 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. NewRez LLC d/b/a Shellpoint Mortgage Ser-

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) 4222520 Ad Run Dates: 01/08/2025 ,01/15/2025
,01/22/2025 ,01/29/2025 ;

NOTICE OF SALE UNDER POWER

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 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:

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 Lol No. 52 and being more particularly described as Tract One (1), containing 1.179 acres as shown by that certain plat for David Allbritant 2.1902, but Bochester 8. Asserting the following the property 8. Asserting the following the property 8. Asserting the following the snown by that certain plat for David Aliontton 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 incorpoand bounds description of the property herein conveyed. Said property is conveyed subject to all easements, restrictions, and rights of way as set forth on said recorded plat or as appear-

ing of 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 attempts face (notice of intent to collect at attorney's fees (notice of intent to collect at-

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.

517 Iftusville 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 a) zoning ordinances; o) maters 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 on to 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) con-firmation that the sale is not prohibited under the U.S. Bankruptcy code and

2) final confirmation and audit of the status of 2) Intal 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