

North Georgia News

Legal Notices for December 18, 2024

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Samuel Vance Blythe
All creditors of the estate of Samuel Vance Blythe, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 22nd day of November, 2024.
BY: Daniel J. Davenport, County Administrator
PO Box 923
Blairsville, GA 30514
N(Nov27,Dec4,11,18)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Steven C. Goines
All creditors of the estate of Steven C. Goines, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 22nd day of November, 2024.
BY: Stana T. Goines
58 Treotop Lane
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Nov27,Dec4,11,18)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Joseph John Czarkowski
All creditors of the estate of Joseph John Czarkowski, 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 18th day of November, 2024
BY: Kathryn Ann Czarkowski
91 Shoreline Drive
Blairsville, GA 30512
Attorney: Jeffrey I. Fouts
572 Maddox Drive, Suite 213
Ellijay, GA 30540
N(Nov27,Dec4,11,18)

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of WAYNE FRANK GIORDANO late of Union County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 22nd day of November, 2024
Name: SAMUEL JOSEPH GIORDANO
Title: EXECUTOR
Address: 6215 Blue Ridge Drive, Blue Ridge, Georgia 30513
N(Nov27,Dec4,11,18)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
LYNNETTE MARIE FIELDS, F/K/A LYNNETTE M. MELINOWSKI, F/K/A, LYNNETTE M. OWEN
Petitioner,
vs.
ALL AND ONLY THAT PARCEL OF LAND DESIGNATED AS TAX PARCEL 002 012, LYING AND BEING IN LAND LOT 83 OF THE 8TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 12.40 ACRES, MORE OR LESS, BEING A PORTION OF THE 14.40 ACRES IDENTIFIED AS TRACT "A-7" ON THE CERTAIN PLAT OF SURVEY FOR HOYT RAPER, DATED 9/28/1982, REVISED 08/19/1983, AND RECORDED IN PLAT BOOK N, FOLIO 254, UNION COUNTY, GEORGIA RECORDS, BEING FURTHER DESCRIBED ON THE ATTACHED EXHIBIT "A"

TO: ROBERT B. BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF ROBERT B. BOWLES, AND BRUCE ROBERT BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF BRUCE ROBERT BOWLES vs.
ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE IN THE ABOVE REFERENCED PROPERTY, Respondents.
CIVIL ACTION FILE NO. SUCV2024000335
NOTICE OF PUBLICATION
TO: ROBERT B. BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF ROBERT B. BOWLES, BRUCE ROBERT BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF BRUCE ROBERT BOWLES, AND ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE

You are hereby notified that the above styled action seeking to establish title to the below described property against ROBERT B. BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF ROBERT B. BOWLES, AND BRUCE ROBERT BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF BRUCE ROBERT BOWLES, AND ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE was filed in the Superior Court of Union County, Georgia, and that by reason of order for service by publication you are hereby commanded to be and appear at said court within thirty (30) days of the date of the order for service by publication to answer said petition and file pleadings before the Court.
All that tract or parcel of land lying and being in Land Lot 83 of the 8th District, 1st Section, Union County, Georgia, being 14.40 acres and identified as Tract "A-7" on the certain plat of survey for Hoyt Raper, dated 09/28/1982, revised on 08/19/1983, recorded in Plat Book N, Folio 254, Union County, Georgia Records. This being the same property described in that certain Warranty Deed dated October 18, 1983 and recorded at Deed Book 128, Page 757, Union County, Georgia Records.
LESS AND EXCEPT:
All that tract or parcel of land lying and being in Land Lot 83, 8th District, 1st Section of Union County, Georgia, being 2.00 acres as shown on a plat of survey by Keith Rochester & Associates, Inc., RS #1534, dated 4/29/93 and recorded in Plat Book 29, Page 95, Union County records.
THE PARCEL DESCRIBED ABOVE NOW BEING 12.40 ACRES AND IDENTIFIED AS UNION COUNTY TAX PARCEL 002 012.
Union County Clerk of Superior Court
Prepared by:
P. Andrew Lowman
Attorney for Petitioner
12 North Main Street
Jasper, GA 30143
706-253-7701
N(Nov27,Dec4,11,18)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: PAUL LEE JONES
DECEASED
ESTATE NO. 2024-184
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of Vivian R. Jones for a year's support from the estate of Paul Lee Jones 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 December 23, 2024 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(Nov27,Dec4,11,18)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF CHARLES EDWARD BREEDLOVE
DECEASED
ESTATE NO. 2024-183
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Cynthia Leigh Alverson has petitioned to be appointed administrator(s) of the estate of Charles Edward Breedlove, 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 December 23, 2024.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Nov27,Dec4,11,18)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF BETTY JEAN WILLIAMS
DECEASED
ESTATE NO. 2024-11
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF SHEILA ARROWOOD FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF BETTY JEAN WILLIAMS, 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 December 30, 2024.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Dec18)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF WANDA LOUISE HOLLIS
DECEASED
ESTATE NO. 2024-67
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF ROBERT JAMES HOLLIS FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF WANDA LOUISE HOLLIS, 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 December 30, 2024.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Dec18)

TRADE NAME REGISTRATION
Georgia, Union County
To whom it may concern:
Please be advised that, WENDY ADWELL whose address is PO Box 82, BLAIRSVILLE, GA 30514, and, whose address is is/are the owner(s) of the certain business now being carried on at 1417 LAKESIDE ROAD, UNIT 702, HIAWASSEE, GA in the following trade name, to-wit: ADWELLING and that the nature of said business is REAL ESTATE.
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 4 day of December, 2024
N(Dec11,18)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
LILAH M. BOWLES
Petitioner,
vs.
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 2.00 ACRES AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 29, PAGE 95, UNION COUNTY RECORDS, BEING FURTHER DESCRIBED ON THE ATTACHED EXHIBIT "A"
vs.
ROBERT B. BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF ROBERT B. BOWLES, AND BRUCE ROBERT BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF BRUCE ROBERT BOWLES vs.
ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE IN THE ABOVE REFERENCED PROPERTY, Respondents.
CIVIL ACTION FILE NO. SUCV2024000336
NOTICE OF PUBLICATION
TO: ROBERT B. BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF ROBERT B. BOWLES, BRUCE ROBERT BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF BRUCE ROBERT BOWLES, AND ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE
You are hereby notified that the above styled action seeking to establish title to the below described property against ROBERT B. BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF ROBERT B. BOWLES, BRUCE ROBERT BOWLES, HIS HEIRS AND ASSIGNS, THE ESTATE OF BRUCE ROBERT BOWLES, AND ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE was filed in the Superior Court of Union County, Georgia, and that by reason of order for service by publication you are hereby commanded to be and appear at said court within thirty (30) days of the date of the order for service by publication to answer said petition and file pleadings before the Court.
All that tract or parcel of land lying and being in Land Lot 83, 8th District, 1st Section of Union County, Georgia, containing 2.00 acres as shown on a plat of survey by Keith Rochester & Associates, Inc., RS #1534, dated 4/29/93 and recorded in Plat Book 29, Page 95, Union County records which description on said plat is hereby incorporated by reference and made a part hereof.
The property is subject to the road easement and the power line easement as shown on said plat.
Union County Clerk of Superior Court
Prepared by:
P. Andrew Lowman
Attorney for Petitioner
12 North Main Street
Jasper, GA 30143
706-253-7701
N(Nov27,Dec4,11,18)

NOTICE
The Annual Membership Meeting of the Humane Society Mountain Shelter will be held Monday, February 17, at 9:00 am at Hiawasse City Hall. Bylaw revisions will be discussed. Membership questions should be sent to membership@mtnsnshelter.org
N(Dec18)

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 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(Dec18,25,Jan1,8)

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 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(Dec18,25,Jan1,8)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF David E. Pickrell
All creditors of the estate of David E. Pickrell, 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
N(Dec18,25,Jan1,8)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Charles Bonnell Thomas
All creditors of the estate of Charles Bonnell 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 Personal 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 Genelle 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
N(Dec18,25,Jan1,2)

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, GA 30512
Attorney: David E. Barrett
PO Box 992
Hiawassee, GA 30546
N(Dec18,25,Jan1,2)

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
N(Dec11,18,25,Jan1)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
ASHLEY LINDSAY,
Plaintiff,
V.
JOSHUA MORA,
Defendant.
CIVIL ACTION FILE NO. 2023CV364RG
NOTICE OF PUBLICATION
TO: JOSHUA MORA
By Order for service by publication dated November 27, 2024, signed by the Honorable Raymond George, Judge filed on December 3, 2024, you are hereby notified that on October 18, 2024,, the Plaintiff Ashley Lindsay, filed her Motion for Permanent Protective Order to be heard on January 13, 2025 at 65 Courthouse Street, Blairsville, Georgia 30514 at 9:00 a.m. to show cause why the final relief prayed for in Plaintiff's Petition shall not be granted.
You are required to file with the Clerk of the Union County Superior Court, and serve upon plaintiff's attorney, Rosalind N. Henderson, P.O. Box 2132, Blairsville, Georgia 30514 an answer in writing within thirty (30) days of the date of the order for publication. If you fail to do so, judgment by default may be taken against you for the relief demanded in the Complaint.
This the 3rd day of December, 2024.
Rosalind N. Henderson, Attorney for Plaintiff
Clerk of Union County Superior Court: Judy Odom
N(Dec11,18,25,Jan1)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Alayna Reynolds, Preston Reynolds to State Employeesâ€™™ Credit Union dated June 21, 2023, recorded in Deed Book 1351, Page 93, Union County, Georgia Records, conveying the above-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-SEVEN THOUSAND AND 0/100 DOLLARS (\$227,000.00), 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 January, 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.
State Employeesâ€™™ Credit Union 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:
State Employees Credit Union, 3101 Wake Forest Road, Raleigh, NC 27609, 919-839-5018.
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 Alayna Reynolds and Preston Reynolds or a tenant or tenants and said property is more commonly known as 16 Bell Ln, Morganton, GA 30560. 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.
State Employeesâ€™™ Credit Union as Attorney in Fact for Alayna Reynolds, Preston Reynolds McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net 24-16150GA EXHIBIT B"

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 58 of Union County, Georgia, containing 1.11 acres, more or less, and being Lot Four (4) of Timber Trace, as shown on a plat of survey by Lane S. Bishop, dated September 9, 1988, and recorded in Union County, Georgia records in Plat Book U, Page 90. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
MR / January 7, 2025
Our file no. 24-16150GA-F17
24-16150GA
N(Dec11,18,25,Jan1)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Luis F. Arbona and Omarlig J. Torres ("Grantor") to Lakewood Capital Group, LLC ("Grantee"), dated August 7, 2020, recorded September 10, 2020, in Deed Book 1212, Page 639, Union County, Georgia Records, said Security Deed being given to secure a Note of Thirty-One Thousand Four Hundred Thirty and 00/100 (\$31,430.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in January, 2025, the following described real property to wit:
All that tract or parcel of land lying and being in Land Lot 280, 281, 296 & 297, 9th District, 1st Section, Union County, Georgia and being Lot One Hundred Twenty-Five (125) of Highland Park Subdivision, Phase III, containing 1.20 acres, more or less, as shown on the Final Plat for Highland Park, Phase III, by Blue Ridge Mountain Surveying, Inc. dated 5/31/19, last revised 07/18/19, and being recorded in Plat Book 71, Page 255-258, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.
The property is conveyed with and subject to the road easement as shown on aforesaid Plat.
The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1110, Pages 343-364, Union County, Georgia records, the First Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1141, Pages 235-237, Union County, Georgia records and the Second Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1152, Pages 567-569, Union County, Georgia records.
The property is conveyed subject to the setbacks, easements and all matters shown on aforesaid Plat.
The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.
This Deed is given subject to all easements and restrictions of record, if any.
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of Grantee, the above described property is in the possession of Luis F. Arbona and Omarlig J. Torres, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.
Lakewood Capital Group, LLC
As Attorney in Fact for
Luis F. Arbona and Omarlig J. Torres
N(Dec11,18,25,Jan1)