North Georgia News

Legal Notices for April 9, 2025

NOTICE OF LINCLAIMED PROPERTY

VALUE AT MORE THAN \$75.00
Pursuant to 0.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 15,2025 said property was located in the evidence room of the Union County Sheriff's Office in Union

Item 1. Heritage rough rider .22 cal. Pistol sn:

V45xxx
2. Ruger SR9c 9mm pistol. sn: 334-82xxx
3. Springfield armory xd-9 9mm pistol. sn: XD288xxx
4. Ruger LCR pistol .22 cal. Sn: 1540-06xxx
5. Ruger single six revolver .22cal. with holste.

6. Diamondback .380 cal. Pistol. sn: zh3xxx 7. Spartan .410 shotgun model 3PR310. Sn: 720-87xxx

. Winchester model 74 .22 cal rifle. Sn 79xxx . Remington 870 shotgun. 12 gauge. Sn: AB2948xxx 10. Tristar Hunter EXLT 20 gauge shotgun. Sn:

10. Instar numer EAE, 25 gauge AR20005xxx 11. Winchester model 37 16 gauge shotgun.

12. Ruger model 77/17 .17 cal rifle. Sn: 720-

13. Stoeger Coachgun 12 gauge. Sn: C66236x-14. Wards Hercules model 11 12 gauge. sn:

14. Wards Fieldlies Induer 17 12 gauge. Str. A829xxx
15. Titan .25 cal. Pistol. sn: xxxxxxx
16. Taurus 709 9mm pistol. sn: TKN04xxx
17. RG. 22 cal. Revolver. Sn: T650xxx
18. Walther p22. .22 cal. Pistol. Sn: L185xxx
19. Springfield Armory xd .45 cal. Pistol. sn: \$2367xyx S3267xxx 20. RG40 .38cal. revolver. sn: xxx 21. Taurus ultra lite revolver. .38 cal. Sn:

KD81xxx

XD81xxx 22. Colt Challenger .22 cal. Pistol sn: 384xx-x 23. Smith and Wesson model 49 revolver .38 cal. Revolver. sn: ADW2xxx 24. Glock model 23. 40 cal. TMExxx 25. Ruger Security six revolver .357 cal. Sn:

Smith and Wesson model 686-4 revolver.

zo. Smith and wesson model 666-4 revolv sn: CAU5xxx 27. Smith and wessn model 27-2 sn: 41xxx 28. Colt Huntsman .22 cal. Pistol sn: 13xxx 29. Mossberg 12 gauge shotgun sn: P249xxx

29. Mossberg 12 gauge shotgun sm: P249xxx
30. Misc gun cleaning equipment
31. Misc ammunition
32. Shotgun shell sling
33. Single point sling
Any party claiming an interest in said property
is hereby further notified that you must file a
claim in accordance with 0.C.G.A. 17- within
30 days of the fourth publication of the Notice
of Disposition of Unclaimed Property in the
North Georgia News by serving said claim to
the undersigned seizing agency by certified
mail, return receipt requested. The serial numbers numbers to the above listed items have bers numbers to the above listed items have been partially hidden, owner must be able to prove which case the items were seized from or have valid proof of purchase indicating the

complete vin number. Todd Smith Deputy Sheriff Shawn Dyer,Sheriff Union County, Ga 378 Beasley Street Blairsville, Ga. 3051

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Bryan A. Mascoe
All creditors of the estate of Bryan A. Mascoe,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to nereby nothined 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 4th day of April, 2025. BY: Wendy L. Mascoe 973 Beaver Run Road

Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Michael Paul Beaulieu
All creditors of the estate of Michael Paul
Beaulieu, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal to finate infine the Representative.
This 4th day of April, 2025.
BY: Patricia Quattrucci
1929 S Moorings Drive
Wilmington, NC 28405
ATTORNEY: Daniel J. Davenport

Riairsville GA 30514

NOTICE TO DERTORS AND CREDITORS

NOTICE TO DESIGNS AND CREDITORS
IN RE: ESTATE OF Ronald Lee Romine-Fox
All creditors of the estate of Ronald Lee
Romine-Fox, 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

to make immediate payment to the Representative. This 4th day of April, 2025. BY: Martin Romine-Fox 5100 S. Osage Creek Road Rogers, AR 72758 ATTORNEY: Kim H. Stroup James-Bates-Brannan-Groover-LLP 231 Riverside Drive Macon, GA 31201

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Joanne Marguerite Swenson 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 3rd day of April, 2025 Name: Kimberly D. Mowbray

Title: Attorney for Administrator Lynn Ellen Swenson Address: 331 N Marietta Parkway, NE, Marietta, GA 30060

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Susan Elizabeth Cheek
All creditors of the estate of Susan Elizabeth
Cheek, deceased, late of Union County, Georgia, are hereby notified to render in their
demands to the undersigned according to
law, and all persons indebted to law, and all
persons indebted to said estate are required
to make immediate payment to the Personal
Representative.
This 4th day of April, 2025.
BY: Jefferson John Nix

NOTICE TO DEBTORS AND CREDITORS

BY: Jefferson John Nix 246 John Nix Road Blairsville, GA 30512 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Donald G. David
All creditors of the estate of Donald G. David,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to nereby notified to render in their demands to the undersigned according to law, amd all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 28th day of March, 2025. By: Donald Gilbert David, Jr. 5350 Chemin de Vie

NOPICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF JAMES CLYDE PRUITT, JR.
All creditors of the estate of James Clyde
Pruitt, Jr., late of Union County, Georgia, 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 to the
undersigned representative of said estate.
This 21st day of March, 2025.
Bruce Allen Pruitt
Executor, Estate of James Clyde Pruitt, Jr.
c/o Russell W. Wall
Law Office of Russell W. Wall, LLC
122 N. Main Street

122 N. Main Street Greenshoro, GA 30642

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF THEODORE DAVID DIAZ DECEASED ESTATE NO. 2007-17

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF SHEILA WOFSY FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF
THEODORE DAVID DIAZ, DECEASED.

THEODORE DAVID DIAZ, DECEASED.
To: Ceil Diaz
[List here all interested parties having unknown addresses to be served by publication]
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 April 21, 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. Conmust 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 N(Mar26,Apr2,9,16)

IN THE PROBATE COURT OF UNION COUNTY

DECEASED ESTATE NO. 2025-51 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Deana Holbrook has petitioned to be appointed administrator(s) of the estate of Betty Jones 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 netition should not to show cause why said petition should not be granted. All objections to the petition must be in writing setting from the petition of the petition must be in writing setting from the petition should not be grant and the petition should not be 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 April 21, 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 Address (TOR) 430 6006

Address (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF MARK STEVEN CAOUETTE

DECEASED
ESTATE NO. 2025-50
PETITION FOR LETTERS OF ADMINISTRATION To whom it may concern:

To whom it may concern:
Gwen Lena Caouette has petitioned to be appointed administrator(s) of the estate of Mark Steven Caouette 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 April 21, 2025.

be filed with the Court by 10:00 a.m. on or be-fore April 21, 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. Con-tact 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.

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

N(Mar26,Apr2,9,16)

IN THE PROBATE COURT OF UNION COUNTY

DECEASED ESTATE NO. 2025-48

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Meghan Saralise Glaze has petitioned for
Justin Matthew Glaze to be appointed
administrator(s) of the estate of Steven Lavern
Beal 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. § 53-12261.) All interested persons are hereby notified 201.) All interested persons are neited youther 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 April 21, 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.

De granted witnout a nearth 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(Mar26,Apr2,9,16)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Evelyn Delores Rogers
All creditors of the estate of Evelyn Delores Rogers, 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

to make immediate payment Representative. This 21st day of March, 2025 BY: Glenda Gilreath Nichols 575 Forrester Lane Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Douglas Paul Sheetz
All creditors of the estate of Douglas Paul
Sheetz, deceased, late of Union County, Geor-Sneetz, deceased, late of union county, deor-gia, 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 21st day of March, 2025.
BY: Jason Allyn Sheetz
421 Dockside Cove
Woodstock, GA 30189 NOTICE OF AUCTION

Auction from April 15-22nd. To be auctioned online from Lockerfox.com.

Alto 205 Ken Hamilton, 209 Ken Hamilton, 605 Charlotte Fritzsche

Charlie Davis Baldwin
A37 Sherry Chandler, A40 Rhonda Strange, A41
Rhonda Strange, A56 Jennifer Wood, B38 Mark
Bryson, BMS0052 lochoamin Gonzalez, D06
james Duncan, D11 Amanda Loggins, H18 April
Bryan, H40 Robert Ray, I03 Dewanye Haynes,
113 Mason Boswell

ANNOUNCEMENT FOR THE WORKFORCE DEVELOPMENT BOARD MEETING

The Georgia Mountains Workforce Develop-ment Board will hold its regular scheduled meeting on Thursday, April 24, at 4:00 p. The The meeting will be held at 1269 East Main Street, Lavonia GA, Lavonia Railroad Depot.

CITATION PROBATE COURT OF UNION COUNTY
RE: ESTATE OF PAUL LEE JONES, (FORMER)

Date of Publication, if any: April 9, 2025
TO WHOM IT MAY CONCERN AND TO WHOM IT MAY CONCERN AND
The conservator(s) of the above estate, has/
have applied for Discharge from said trust.
This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street Blairsville, GA 30512 by 10:00 a.m. on or before May 12, 2025, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below

Contact probate court personnel at the below address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be duled for 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 of the Probate Court **Union County Probate Court** 65 Courthouse Street, Suite 8 1-706-439-6006

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP, OR OTHER NAME

COUNTY OF UNION The undersigned does hereby certify that Sneaky Snake, Inc. conducting a business at 282 Copperhead Parkway, Blairsville in the County of Union in the State of Georgia, under the name of Flying Trout and that the nature of the business is the service of alcoholic beverthe business is the service or alcoholic over-ages, food and beverages, and that the name and address of the corporation carry on said trade or business is Sneaky Snake, Inc., 134 Dawson Way, Blue Ridge, Georgia 30513 Sneaky Snake, Inc. By: Robert Allen Meeks

Title: President

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF

WALTER E. SPIVA DECEASED
ESTATE NO. 2025-46
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:

Melissa Evans has petitioned to be appointed administrator(s) of the estate of Walter E. Spiva 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 0.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 April 14, 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 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

De granted without a nearm 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(Mar19,26,Apr2,9)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

STATE OF GEORGIA
IN RE: ESTATE OF
ERIC CLAYTON BUCHANAN
DECEASED
ESTATE NO. 2025-42
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Austin Daniel Buchanan has petitioned to be appointed administrator(s) of the estate of Eric Clayton Buchanan deceased, of said county. (The petitioner has also applied for waiver of (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.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 April 14 2025

be filed with the Court by 10:00 a.m. on or ne-fore April 14, 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 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 Telephone Number

NOTICE TO PROTECTED, DISADVANTAGED AND VETERAN OWNED BUSINESSES: IHC CONSTRUCTION COMPANIES, LLC,

RTC CONSTRUCTION COMPANIES, LLC, 874 Worley Dr, Marietta, GA 30066, is seeking Protected Class, Disadvantaged and Veteran Owned Businesses (PCE, DBE, MBE, WBE, SBE, VBE, VOSB, SDVOSB) for: WATER TREATMENT PLANT AND RAW WATER INTAKE GENERATORS, FOR THE NOTLA WATER AUTHORITY, SLERF FUNDED.

Subcontracting opportunities in the following areas:ELECTRICAL Description of Operations....
The Water Treatment Plant and Raw Water In-

take Generators including substructure, electrical and appurtenances. Interested and qualified protected class disad-

MBE, WBE, SBE, VBE, VOSB, SDVOSB) should contact, in writing, (certified letter, return re-ceipt requested), IHC Construction to discuss cerpt requested, the Construction to discuss the project. Negotiations must be completed prior to the BID DATE OF APRIL 22, 2025 @ 2:00 PM.
IHC Construction will take affirmative action to ensure that all PCE, DBE, MBE, WBE, SBE, VBE, VGE, CONCER PELiverse have the Service.

VOSB, SDVOSB Businesses have the maximum opportunity to compete for and perform por-tions of the contract and will not discriminate tions or the contract and will not discriminate in the selection of subcontractors or suppliers. All quotes will be evaluated based upon price, value and demonstrated ability. Send Inquiries & Document Requests to: Estimatingse@IHCConstruction.com; PH:404-497-7619 FX:404-585-5085 www.IHC-

Construction.com
IHC Construction Companies, LLC is an Equal Opportunity Employer

N(Apr2,9)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME The undersigned hereby certifies that (they are) (it is) (he is) (she is) conducting a busi-ness in the City of Blairsville, County of Union, ness in the City of Blairsville, County of Onion. State of Georgia under the name of: Osrezy Home Service and that the nature of the business is Home Service and that said business is composed of the following firm: Beland Enter-prises Incorporated, PO Box 1343, Blairsville, GA 30514.

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF JOHN SAMUEL ENSLEY
All creditors of the estate of JOHN SAMUEL EN-SLEY, 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 in debted to said estate are required to make immediate payment to the Personal Representative.

sentative.
This 12th day of March 2025
BY: Kathleen Page Ensley
117 Ensley Road
Blairsville, GA. 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA. 30512

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in
the Security Deed executed by CHRISTOPHER
E. SPRY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS
NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, INC., in the original principal
amount of \$181,000.00 dated March 23, 2007.
and recorded in Deed Book 699, Page 200.
Union County records, said Security Deed being last transferred to FEDERAL HOME LOAM
MORTGAGE CORPORATION, AS TRUSTEE FOR
THE BENEFIT OF THE FREDDIE MAG SEASONED
CREDIT RISK TRANSFER TRUST. SERIES 2024-THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2024-1 in Deed Book 1404, Page 493, 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 May 06, 2025, the property in said Security Deed and described as follows:

as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN THE 9TH DISTRICT, 1ST SECTION,
LAND LOT 152 OF UNION COUNTY, GEORGIA,
CONTAINING 0.944 ACRE, MORE OR LESS, AND
BEING SHOWN AS LOT THREE (3) OF WILDWOOD SUBDIVISION, ON A PLAT OF SURVEY
BY ROCHESTER & ASSOCIATES, INC., DATED
2/23/98 AND RECORDED IN UNION COUNTY
RECORDS IN PLAT BOOK 41 PAGE 33, AND SAID
HAT IS MOODPORATED LEPEIN BY DEEED RECORDS IN PLAT BOOK 41 PAGE 33, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY.
SUBJECT TO A ROADWAY EASEMENT AS SHOWN ON SAID PLAT.
SUBJECT TO THE RESTRICTIONS RECORDED IN

UNION COUNTY RECORDS IN DEED BOOK 217

PAGE 55.
SUBJECT TO A RIGHT OF WAY EASEMENT TO UNION COUNTY, GEORGIA, RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 161 PAGE

534.
Said property being known as: 53 HOLLOW HILL SPUR, BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CHRISTOPHER E. SPRY 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

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

any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and
matters of record superior to the Security
Deed first set out above.
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) final confirmation and audit of the status 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: Select Portfolio Servicing, Inc. 3217 S. Decker Lake Drive Salt Lake City, UT 84119 Note that pursuant to O.C.G.A. § 44-14-162.2

Note that pursuant to U.C.C.A. § 44-14-102.2.
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

FEDERAL HOME LOAN MORTGAGE CORPORA-FREDDIE MAC SEASONED CREDIT RISK TRANS-FER TRUST, SERIES 2024-1, as Attorney-in-

CHRISTOPHER E. SPRY Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 24-255737 - DoP