## North Georgia News

## **Legal Notices for February 2, 2022**

NOTICE OF DUI CONVICTION UNION COUNTY SUPERIOR COURT Convicted Person: John William Snow Case Number: 20CR1 Offense Date: 06-01-2019 Offense Location: Deep South Farm Rd

Case Disposition: 12 Months Probation, 30 Days to Serve, \$1250 Fine, 240 Hours Community Service

IN THE PROBATE COURT OF UNION COUNTY State of Georgia In Re: Estate of Charles Allen Duncan, Deceased

CHARLES ALLEN DUNCAN, DECEASED ESTATE NO. 21-169
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Jerri Duncan Gill has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Charles Allen Duncan, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports,, 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. 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 on or before February 14, 2022.
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 was the first set. 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

Dudge of the Probate Court
By:Kristin Stanley
Cierk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006

(706) 439-6006 Telephone Number

NOTICE
Notice is given that the Application To Register A Business To Be Conducted Under Trade Name, Partnership or Others which has been delivered to the Towns County Clerk of Court for filing. The undersigned does hereby certify that George's Paint & Hardware, Inc., is conducting a business for profit in the County of Union, in the state of Georgia, under the name of "Nelson's Hardware" and that the nature of the business is hardware/retail and that the names and addresses of the corporation, person, firms or partnership owning and carrying on said trade or business is George's Paint & Hardware, Inc., 4616 South Dixie Highway, West Palm Beach, Ft. 33405
STEPHANIE W. MCCONNELL
ATTORNEY IN FACT FOR George's Paint & Hardware, Inc.

N(Feb2,9)

NOTICE OF SALE

Nortice of Sales below, presently at Blairsville Storage LLC, 47 Doc Thomas Rd, Blairsville GA 30512 Ph (706) 897-5857 will be sold at public auction on Feb-

oor-soor will be sold at public addition of reb-ruary 18, 2022 at 5pm.
Auction will be held on www.storagetreasures. com and will start February 1, 2022 and close on February 18, 2022 at 5 pm.
Said property consisted of: Bedroom Furniture, Datis Environ Casting Resea Who elbergery

Saiu property consisted of: Bedroom Furniture, Patio Furniture, Camping Items, Wheelbarrow, Grill, Tables, Mirrors, and Household Items. Will to sold to recover outstanding charges in accordance with the agreement between Blairsville Storage LLC and the below name party. The property and the location are as follows: Unit B25 - John Hehir

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Margie Fay Metcalf
All debtors and creditors of the estate of
Margie Fay Metcalf, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 14th day of January, 2022
By: Jennifer Metcalf Elder
476 Piney Point Rd.
Blairsville, GA 30512

Blairsville, GA 30512 N(Jan19,26,Feb2,9) STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIORS AND CREDITORS
RE: Estate of Sandra Harbuck
All debtors and creditors of the estate of
Sandra Harbuck, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment tate are required to make immedi to the Personal Representative(s). This 14th day of January, 2022 By: Michael Lewis Harbuck 6107 Bay Brook Trace

Hoschton, GA 30548

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Henrietta Martin Ledford

STATE OF GEORGIA

All debtors and creditors of the estate of Hen-All debtors and creditors of the estate of Henrietta Martin Ledford, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment tate are required to finds infinitely to the Personal Representative(s). This 14th day of January, 2022 By: Nancy Ledford Tipton 137 George Sorrells Rd. Hayesville, NC 28904

STATE OF GEORGIA JNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Barbara Jean Lewis
All debtors and creditors of the estate of Barbara Jean Lewis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 14th day of January, 2022 By: Christine Ann Lorence 320 Impala Ln. Lampasas, TX 76550

STATE OF GEORGIA STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jesse Freddie McGaha
All debtors and creditors of the estate of

Jesse Freddie McGaha, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate according to the law, and all persons indebted to said estate according to the law, and all persons indebted to said estate according to the law, and all persons indebted to said estate according to the law, and all persons indebted to said estate according to the law. tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 14th day of January, 2022 By: Katherine Susie Cheek 387 Town Mountain Rd. Blairsville, GA 30512

STATE OF GEORGIA JNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lee E. Roberson All debtors and creditors of the estate of Lee

An deptots and creditors or the estate of Lee
E. Roberson, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment tate are required to make infinited to the Personal Representative(s). This 14th day of January, 2022 By: Sally Gassaway Roberson 226 Roberson Rd. Blairsville, GA 30512

NOTICE OF SALE
Notice is given that Gumlog Storage will sell
the contents of rental unit #41, said contents
belonging to S. Guy. Said sale shall take place
on February 7 at 10:30 outside the Gumlog
Storage Units located at the intersection of
129N (Murphy Hwy) and Gumlog Road, Blairsville, GA.
Nidan/8 Feb?)

NOTICE OF ARTICLES OF INCORPORATION

NOTICE OF ARTICLES OF INCORPORATION
Notice is given that articles of incorporation
that will incorporate Rascal Real Estate Development Corp. have been delivered to the Secretary of State for filing in accordance with the
Georgia Business Corporation code. The initial
registered office of the corporation is located
at 123 Diamond Hill Ct, Balirsville, Georgia
30512 and its initial registered agent at such
address is Robert M. Livengood.
NIGHOSERED;

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA In Re: Estate of

LOIS M. HENRY, DECEASED
ESTATE NO. 22-11
PETITION BY PERSONAL REPRESENTATIVE FOR

OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE

Richard E. Budd has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to contained in U.C.I.A. § 53-12-261 in regard to the above estate. 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 on or before February 21, 2022. 21, 2022.

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. be granted without a hearing

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(Jan26,Feb2,9,16)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
ELAINE E. KINSEYDECEASED
ESTATE NO. 21-168

IN RE: Petition to Probate Will in Solemn Form and for Letters of Administration with Will Annexed

and for Letters of Administration with with Amnexed TO: Joey Powell, Jimmy Powell [List here all interested parties having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the above-referenced petition, in this Court on or before February 21, 2022.

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 filling fees. If any objections are 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

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ann Whittington Boyle
All debtors and creditors of the estate of Ann
Whittington Boyle, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to hepresentatives; of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 21st day of January, 2022 By: Glenn Robert Trezza 96 Saint Botolph St., #6 Boston, MA 02116-7480

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Karolyn L. Clarke
All debtors and creditors of the estate of
Karolyn L. Clark, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to Representative(s) or the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 21st day of January, 2022 By: Danielle Tryzbiak 992 Wilmar Cir. Blairsville, GA 30512

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Merrill H. Smith
All debtors and creditors of the estate of Merrill H. Smith, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to hepresentatives; of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 21st day of January, 2022 By: Gregory Ernest Smith 7542 NW 47th Way

Gainesville, FL 32653

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Andrea Mary Weaver
All debtors and creditors of the estate of Andrea Mary Weaver, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to nepresentatives; of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 21st day of January, 2022 By: Francey Halbert a/k/a Frances Halbert 1229 Pleasant Place

Lakeland, FL 33801

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

LOUISE BOWMAN, DECEASED

ESTATE NO. 22-21
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE
Jonathan C. Bowman has/have petitioned
for waiver of bond, waiver of reports, waiver
of statements, and/or for the grant of certain
powers contained in O.C.G.A. § 53-12-261 in
regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objec forth the grounds of any such objections, and must be filed with the Court on or before Feb-

ruary 28, 2022. 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 filling fees must be tendered with your objections, unless the control of the fill of the state of the set of the 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

DWain Brackett
Judge of the Probate Court
By:Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
ROBYN DONISI, DECEASED **ESTATE NO. 22-17** 

PETITION BY PERSONAL REPRESENTATIVE FOR OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE Brian Christophers has/have petitioned for

Brian Christophers has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. 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 the the terror to the petition must be in writing, setting the the terror to the petition and the petition should not be granted. forth the grounds of any such objections, and must be filed with the Court on or before February 28, 2022.
BE NOTIFIED FURTHER: All objections to the

petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. All objections should be sworm 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

Address (706) 439-6006 Telephone Number

N(Feb2,9,16,23)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF DAVID RANDALL BRUNSON, DECEASED

ESTATE NO. 22-19
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Andrew L. Brunson has petitioned to be appointed Administrator of the estate of David pointed Administrator of the estate of David Randall Brunson deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. \$53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, in spite of the declaration of judicial emergency, and must be filed with the court on or before February 28, 2022. All pleadings/objections must be signed before a notary public or before a ruary 28, 2022. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett

Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Feb2,9,16,23)

IN THE PROBATE COURT

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
MARGOT G. GHANES, DECEASED
ESTATE NO. 2021-135

PETITION FOR LETTERS OF ADMINISTRATION

Michel Ghanes has petitioned to be appoint-ed Administrator of the estate of Margot G. Ghanes, deceased, of said County. (The pe-titioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, in spite of the grounds of any such objections, in spite of the declaration of judicial emergency, and must be filed with the court on or before February 28, 2022. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/ telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. without a hearing.

DWain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT IN RE: ESTATE OF JOYCE ROPER, DECEASED

ESTATE NO. 22-16 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Stephanie Roper has petitioned to be appointed Administrator of the estate of Joyce Roper, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, in spite of the declaration of judicial emergency, and must be filed with the court on or before February 28, 2022. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an ining lees must be tendered with your pleatings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing Dwain Brackett

DWain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

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

PAUL RANDALL CLARK, DECEASED

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

TO: June Diamond This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before February 28,

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 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 Numl

N(Feb2,9,16,23)

STATE OF GEORGIA

UNION COUNTY

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gleda Jo Weaver
All debtors and creditors of the estate of
Gleda Jo Weaver, deceased, late of Union
County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s).

By: Mary Ann Stephens PO Box 2823 Blairsville, GA 30514 N(Feb2,9,16,23)

STATE OF GEORGIA UNION COUNTY

This 28th day of January, 2022

UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Susan Mae Ledford
All debtors and creditors of the estate of Susan Mae Ledford, deceased, late of Union
County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment

to the Personal Representative(s). This 28th day of January, 2022 By: Jimmy R. Ledford 863 Woodland Dr. Blairsville, GA 30512

STATE OF GEORGIA IINION COUNTY

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Renee Jeannine Ninov
All debtors and creditors of the estate of Renee Jeannine Ninov, deceased, late of Union
County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 28th day of January, 2022 By: Collette Nicole Perron

Blairsville, GA 30512

N(Feb2,9,16,23)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Bessie Corene Rhinehardt
All debtors and creditors of the estate of Bessie Corene Rhinehardt, deceased, late of Union County, Georgia, are hereby notified to rende their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s).

This 28th day of January, 2022 By: Tony Levi Gaddis 270 Salem Cemetery Rd. Blairsville, GA 30512 N(Feb2,9,16,23)

N(Feb2,9,16,23)

STATE OF GEORGIA UNION COUNTY **NOTICE TO DEBTORS AND CREDITORS** 

RE: Estate of Rebecca E. Stone
All debtors and creditors of the estate of
Rebecca E. Stone, deceased, late of Union
County, Georgia, are hereby notified to render

their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 28th day of January, 2022 By: Hugh W. Stone PO Box 421 Blairsville, GA 30514

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from tained in that certain Deed to Secure Debt from Anthony I. Cole (the "Grantor") to AgGeorgia Farm Credit, ACA, for itself and as agent/nomi-nee (the "Lender"), dated July 13, 2015, and recorded in Deed Book 1011, Pages 700-706, Clerk's Office, Union County Superior Court (the "Security Deed"), said Security Deed having been given to security been hav-ing been given to secure that certain promis-sory note of even date therewith executed by Borrower in favor of Lender, in the original principal amount of Nineteen Thousand Eight Hundred Seventy-Five and 00/100 Dollars (\$19,875.00), together with interest thereon as Hundred Seventy-Five and 00/100 Dollars (\$19,875.00), together with interest thereon as set forth therein, and together with all renewals, reamortizations, extensions, refinances, modifications, or other rearrangements thereof, and all other indebtedness of Grantor to Lender (collectively, the "Note"), there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday of March, 2022, to-wit, March 1, 2022, the following described property (the "Property"), together with all trees, timber, shrubbery, fixtures and improvements located thereon and all rights, members and appurtenances thereunto belonging or in anywise appertaining:
All that tract or parcel of land lying and being in Land Lot 291, 9th District, 1st Section, Union County, Georgia, shown as Lot 23, containing 0.882 acres, more or less, of Apple Valley Overlook Subdivision, as per plat of survey by Southern Geosystems, Ltd, James C. Jones GRLS Not 2298, dated August 1, 2005, as recorded in Plat Book
56, Pages 231-232, Union County, Georgia Records, which description is incorporated herein by reference and made a part hereof.

so, Pages 23-252, Union County, Georgia Records, which description is incorporated herein by reference and made a part hereof. The property is subject to the restrictions and covenants as recorded in Deed Book 613, Pag-es 648-650, Union County, Georgia Records. The property is made subject to the roads as

The property is made subject to the roads as shown on the aforesaid plat.

The property is subject to a blanket easement as recorded in Deed Book 597, Pages 166-167, Union County, Georgia Records.

The property is subject to the easement granted to Blue Ridge Mountain EMC, as recorded in Deed Book 617, Page 592, Union County, Georgia Records. Georgia Records.

The property is subject to the easement recorded in Deed Book 873, Pages 91-92, Union

County, Georgia Records. Grantor grants to Grantee a non-exclusive perpetual easement of ingress and egress to the above described property across the subdivi-

All that tract or parcel of land lying and being in Land Lot 291, 9th District, 1st Section, Union

in Land Lot 291, 9th District, 1st Section, Union County, Georgia, shown as Lot 14, containing 0.834 acres, more or less, of Apple Valley Overlook Subdivision, as per plat of survey by Southern Geosystems, Ltd, James C. Jones GRLS Not 2298, dated August 1, 2005, as recorded in Plat Book 56, Pages 231-232, Union County, Georgia Records, which description is incorporated herein by reference and made a part hereof. The property is subject to the restrictions and covenants as recorded in Deed Book 613, Pages 648-650, Union County, Georgia Records. The property is made subject to the restrictions

es 648-650, Union County, Georgia Records. The property is made subject to the roads as shown on the aforesaid plat. The property is subject to a blanket easement as recorded in Deed Book 597, Pages 166-167, Union County, Georgia Records. The property is subject to the easement grant-ed to Blue Ridge Mountain EMC, as recorded in Deed Book 617, Page 592, Union County, Georgia Records.

Georgia Records.
The property is subject to the easement recorded in Deed Book 873, Pages 91-92, Union

County, Georgia Records. Grantor grants to Grantee a non-exclusive per-petual easement of ingress and egress to the above described property across the subdivi-

above described property across the subdivision roads.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, the 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, inscluding attorney's fees.

paying the same and all expenses of this sale, including attorney's fees. The Property will be sold as the property of Anthony I. Cole, subject to all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the Property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon the Property; special assessments; all outstanding bills for public utilities which constitute liens upon the Property; and all matters of record superior to said Security Deed.

This sale will be conducted subject to (1) con-This sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) the provisions of O.C.G.A. Section 9-13-172.1, which permits the rescission of judicial and nonjudicial sales in the State of Georgia in limited circumstances; and (3) final confirmation and audit of the status of the loan with the holder of the Security Deed

of the status of the loan with the holder of the Security Deed.

Notice has been given of intention to collect attorney's fees in accordance with the terms of the Note secured by said Security Deed. Notice has also been given to Grantor in writing of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the Note all terms of the Security Deed and the Note thereby secured in accordance with 0.C.G.A. Section 44-14-162.2(a).

To the best knowledge and belief of the undersigned, the party in possession of the Property is Anthony I. Cole or tenant or tenants

and the proceeds of said sale will be applied to the payment of said indebtedness and the expenses of said sale. expenses of said saie.

PLEASE BE ADVISED THAT THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

AgGeorgia Farm Credit ACA, for itself and as agent/nominee, as Attorney-in-Fact for Anthony I. Cole Jonathan D. Moore Martin Snow, LLP 240 Third Street (31201) P.O. Box 1606 Macon, Georgia 31202-1606 (478) 749-1727 A0178.61060 N(Feb2.9.16.23)