North Georgia News

Legal Notices for June 7, 2023

NOTICE

Open Position – Enotah Judicial Circuit – Ju-venile Judge The Superior Court Judges of the Enotah Ju-The Superior Court Judges of the Endotal Judicial Circuit are appointing a Juvenile Judge to preside over juvenile court proceedings in Lumpkin, Towns, Union, and White Counties. The appointment is for a four-year term, beginning July 1, 2023. Applicants must be at least 30 years of age, a member in good standing with the State Bar of Georgia, a citizen of Georgia, at aleast 3.0 years and have practiced. ing with the State Bar of Georgia, a citizen of Georgia for at least 3 years, and have practiced law for at least 5 years. Interested applicants should submit a resume and cover letter to Superior Court Chief Judge Joy R. Parks, 325 Riley Road, Room 212, Dahlonega, GA 30533, or consult to a tracking the property of the country o email to enotahjudicialassistant@gmail.com Juvenile Court Judges are appointed by the Superior Court Judges of the circuit to four-year terms. Full-time judges cannot practice law while holding office.

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF David Houston Butler
All creditors of the estate of David Houston
Butler, deceased, late of Union County, Georgia,
are hereby notified to render in their demands
to the undersigned according to law, and all to the undersigned 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 Repre-sentative.

This 19th day of May, 2023.

BY: Sherry Christine Anderson 3221 Briarcliff Road NE Atlanta, GA 30329 N(May24,31,Jun7,14)

IN RE: ESTATE OF Shelby Jane Everett All creditors of the estate of Shelby Jane Everett, 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 nayment to the Personal Representations.

uebled to Said estate are required to make immediate payment to the Personal Representative.
This 19th day of May, 2023.
BY: Connie Laverne Dyer
305 Weaver Circle
Platerville CA 20512 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Frank Albert Ehrhardt All creditors of the estate of Frank Albert Ehrhardt, deceased, late of Union County, entriard, 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.

Representative.
This 19th day of May, 2023.
BY: Cheryl G. Schmidt
5807 Orange Ave.
Ft. Pierce, FL 34947
ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Cynthia Olsen All creditors of the estate of Cynthia Olsen,

All creators or me estate or Cynthia uisen, deceased, late of Union County, Georgia, are hereby 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 to Salu estate are required to flack milite payment to the Personal Representative. This 19th day of May, 2023. BY: Evelyn Murac 22870 Yellow Button Lane Alva, FL 33920 ATTORNEY: Pamela Kendall Floyd, PC PD Roy 1114

PO Box 1114 Hiawassee, GA 30546 N(May24,31,Jun7,14)

ther described as follows:

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY Take notice that:

Take notice that:
The right to redeem the following described property, to wit:
On uniform the describing to the present system of numbering properties in Union County Georgia, having Tax Parcel ID # 034 122 and being furties and service of the county of the system of the state of the state of the state of the system of th

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 31 of in the 9th District, 1st Section, Land Lot 31 of Union County, Georgia, containing 1 acre, more or less, and being shown in a plat and survey by Jack Stanley dated August 21, 1981 and recorded in Union county Records in Plat Book L, Page 129. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above-described property. As described in Deed Book 118 Page 529.

118 Page 529.
will expire and be forever foreclosed and barred on and after the day of June 29, 2023, or thirty days after legal service of this notice, whichever is later.

The tax deed to which this notice relates is

dated the 1st day of March, 2022, and is re-corded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book

1305 Page 667.
The property may be redeemed at any time before the day of June 29, 2023, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the under-signed at the following address; Fletcher Law Signed at the following address: Fletcher Law Firm LLC, 328 SE Alexander Street, Suite # 10, Marietta GA 30060. Please be governed accordingly. Sincerely, Robert Wilson Jr.

c/o James R. Fletcher II, Esq. (File: 2894.0005) N(May24,31,Jun7,14)

NOTICE OF FORECLOSURE

TO: BETTY JEAN HOOPER, ESTATE OF BETTY
JEAN HOOPER, HEIRS KNOWN OR UNKNOWN,
ESTATE OF JOHNNY VINSON HOOPER, HEIRS KNOWN OR UNKNOWN, TIMOTHY GENE HOOP-FR. JEFFERY CONLEY HOOPER AND OTHER ER, JEFFERT CONLEY HOUPER AND UTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

The right to redeem the following described

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 4.946 acres, more or less, and being Tract #1, as shown on a plat and survey by Bruce Hunt, D.C.S., dated June, 1978 and recorded in the Union County records in Plat Book "H" on Page 101. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above conveyed property. description of the above conveyed property. LESS AND EXCEPT:

LESS AND EXCEPT:
All that trat or parcel of land lying and being in Land Lot 239 of the 9th District, 1st Section of Union County, Georgia and being 1 acre, more or less, of unimproved property in two tracts, adjacent to the property purchased by grantiees from Vinson H. Hooper, said tracts being more particularly described as follows:
Tract One: Beginning at a point on the South line of Land Lot 239 of the 9th District, 1st Section of Union County. Georgia. said point being tion of Union County, Georgia, said point being 387.5 feet West of the Southeast corner of said 367.3 feet west of the Southeast cornier of Saiu Land Lot 239 as measured along the South line of said land lot, and being marked by an iron pin; thence North 11° 56' East 175.9 feet to an iron pin; thence North 88° 28' West 100.0 feet to an iron pin; thence North 67° 17' West 97.5 feet to an iron pin at the Northeast corner of property purchased by grantees from Vinson
H. Hooper; thence South 11° 56' West 211.7
feet along the East line of property of grantees
purchased from Vinson H. Hooper to an iron pin
on the South line of said Land Lot 239; thence East along the South line of Land Lot 239, East along the South lime of Lantu Cir 239, 197.5 feet to the point of beginning, being unimproved property and lying East of property purchased by grantees from Vinson H. Hooper. Tract Two: To arrive at the true point of beginning start at the Southeast corner of Land Lot 239 of the 9th District, 1st Section of Union 239 of the 9th District, 1st Section of Union County, Georgia; thence West 585 feet along the South line of said Land Lot 239 to an iron pin at the Southeast corner of property purchased by grantees from Vinson H. Hooper, thence North 11° 56' East along the East line of property purchased by grantees from Vinsor H. Hooper, 211.7 feet to an iron pin and the true H. Hooper, 211.7 feet to an iron pin and the true point of beginning; thence from said true point of beginning North 88° 28' West 209.0 feet along the North line of the property purchased by grantees from Vinson H. Hooper to an iron pin on the East right of way of a public road known as Spiva Sawmill Road; thence North 15° 54' East 76.1 feet along the East right of way line of said road to an iron pin; thence South 67° 17' East 203.9 feet to the true point of beginning, said property being a triangular of beginning, said property being a triangular shaped tract lying North of the property purchased by grantees from Vinson H. Hoope As described in Deed Book 112, Page

Union County, Georgia Records.

LESS AND EXCEPT:
All that tract or parcel of land lying and being in Land Lot 239, 9th District, 1st Section, Union in Lain Lot 259, 9th District, 1st Section, online County, Georgia, containing 0.865 acres, more or less, and being shown on a plat of survey entitled "Plat of Survey for: Tim Hooper" by Roger L. Owenby, G.R.L.S. #1763, of Cleveland & Cox Land Surveying, LLC, date November 7, 2013, as recorded in Plat Book 65, Page 186, United Courts Courting Section 1981 Union County, Georgia records. Pursuant to 0.C.G.A. § 44-2-28 reference is hereby made to said recorded plat for the purpose of incorpo-rating same herein for a more complete metes and bounds description of the property herein

conveyed.

Also conveyed is a proposed 20 feet easement
to be centered along drive after construction
as shown on the above referenced plat of survey from Pleasant Hill Road.
As described in Deed Book 963, Page 696, Union County, Georgia Records.

LESS AND EXCEPT:

All that tract or parcel of land lying and being 0.73 acres, more or less, of Lan Lot #239, of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated 3-17-82 and recorded in Plat Book M, folio 25, Union County Records, and fully described as

To reach the true point of beginning start at the intersection of the original East-West line on the South side of said Land Lot #239 and the East right of way line o County Road #18; thence with said right of way line a Northeast direction 287.9 feet to a 2" x 2" stake found in said right of way line, THE TRUE POINT OF BE-GINNING; thence continuing with said right of way line North 16° 30' East 61.7 feet to an iron yay him know to 30 Last 7 lets to an hori pin found; thence South 88° 10' East 306.7 feet to an iron pin set; thence South 19° 19' West 157.0 feet to an iron pin found; thence North 70° 02' West 289.5 feet to THE TRUE POINT OF

As described in Deed Book 121, Page 82, Union County, Georgia Records.
As described in Deed Book 106, Page 7

As described in Deed Book 106, Page 7. Further described as Map & Parcel 070C036 will expire and be forever foreclosed and barred on and after June 21, 2023. The tax deed to which this notice relates is dated the 1st day of March, 2022, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1305 at Pages 656-658. The property may be redeemed at any time before June 21, 2023 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Akins & Davenport, PC

undersigned name at the following ad Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. PLEASE DE GUVERNED ACCORDINGLE.

Daniel J. Davenport

Akins & Davenport, PC

Attorney for Youngstown Group, LLC

Georgia Bar No. 821237

80 Town Square, P.O. Box 923

Blairsville, GA 30514

(706) 746 1022 (706) 745-0032

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Dorry Ann Chitwood All creditors of the estate of Dorry Ann Chit-

All creators of the estate of Dorry Ann Chit-wood, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-

sentative. This 12th day of May, 2023. BY: Dennis Ross Chitwood 801 Skeenah Gap Road Blairsville, GA 30512 ATTORNEY: Jack Collins Lance Jr. 57 Sears Way Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

144 Cleveland St. Blairsville, GA 30512

IN RE: ESTATE OF Jane R. Baer
All creditors of the estate of Jane R. Baer,
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
acid ectate are required to make immediate sons indebted to raw, and an persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 12th day of May, 2023.
BY: J. Kevin Tharpe
PO Box 3130
Gainesville, GA 30503
ATTORNEY: Richard W. Sarrell II NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Richard Ward McAllister
All creditors of the estate of Richard Ward
McAllister, 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 12th day of May, 2023. BY: Joel McAllister BY: Joel McAllister 2997 Stonybrook Ct. Tallahassee, FL 32309 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joyce Gwendolyn Jones All creditors of the estate of Joyce Gwendo-lyn Jones, deceased, late of Union County, lyn Jones, 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 make immediate payment to the Personal Personal-Representative.

REPRESENTATIVE.
This 2nd day of June, 2023.
BY: Trudy Gwendolyn Smith
186 Poppet Lane
Blairsville, GA 30512
ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ROBERT DAVID FOLLESE DECEASED

ESTATE NO. 2023-77 PETITION BY PERSONAL REPRESENTATIVE FOR

WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE

NOTICE
Karen Marie Follese 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 perregard to the above estate. All interested per-sons are hereby notified to show cause why said petition should not be granted. All objec-tions 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 July 3, 2023. 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 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 Street, Suite 8 Blairsville, GA 30512

Address (706) 439-6006 Telephone Number N(Jun7,14,21,28)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ANNETTE L. FREER

ESTATE NO. 2023-72 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
William Freer has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Annette L. Freer, 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 writ-All objections to the petition must be in writing, setting forth the grounds of any such ob-jections, and must be filed with the Court on or before 10:00 a.m. on July 3, 2023. 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 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

PROBATE JUDGE

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 IN THE SUPERIOR COURT OF UNION COUNTY

GEORGIA DOCKET NO. SUCV2023000152

IN REM DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF TRANSPORTATION VS.

0.065 acres of land; and certain easement rights; and Butternut Creek Land Company; Bayerstone Group, Inc. f/k/a Warner Robins Supply Company, Inc., d/b/a Mountain Building Supply; and Branch Banking and Trust Company n/k/a Truist Bank Inc., individually The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity. right, title, power, interest, ownership, equity claim or demand in and to the lands herein-after described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such That the above stated case, being a condem-

nation in rem against the property hereinafter described, was filed in said Court on the 11th described, was filed in said Court on the 11th day of May, 2023; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and in pursuance of Transportation; and, in pursuance of Parcel No. 35 19.

Parcel No. 35 19.
such authority, the Department of Transpor-tation has deposited with the Clerk of the Superior Court of said County \$199,500.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court:

make known their claims to the Court; In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 60 days from filling of the Declaration of Taking. That in accordance with the Official Code of uays from ming of the Deciaration of Taking. That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Dec-laration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.

The said property, as thus affected, is described

as follows:

SEE PAGE 20-A; 20-B and 20-C; FOR DESCRIP-

This 11th day of May, 2023. Judy L. Odom Clerk Superior Court UNION COUNTY

PROJECT NO.: APD00-0056-02(029) UNION COUNTY P.I. NO.: 122900

PARCEL NO.: 35

PARCEL NO.: 35
REQUIRED R/W: 0.065 acres of land; and certain easement rights
PROPERTY OWNERS: Butternut Creek Land
Company; Bayerstone Group, Inc., t/k/a Warner
Robins Supply Company, Inc., d/b/a Mountain
Building Supply; and Branch Banking and Trust
Company n/k/a Trust Bank Inc., individually
RIGHT OF WAY

ALL THAT TRACT or parcel of land lying and be-ing in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as

1-A and being more particularly described as follows:
Beginning at a point 56.57 feet left of and opposite Station 176+92.55 on the construction centerline of SR 515 / US 76 on Georgia Highway Project No. APD00-0056-02(029); running way Project No. APD00-0056-02(029); running thence N 49°42'57.7" W a distance of 4.93 feet to a point 61.50 feet left of and opposite station 176+92.77 on said construction centerline laid out for SR 515/US 76; thence northeasterly 432.66 feet along the arc of a curve (said curve having a radius of 3861.50 feet and a chord distance of 432.43 feet on a bearing of MASSE(14.1" EV by the point 61.65 feet left of the feet feet. chord distance of 432.43 feet on a bearing of N 40°56′16.1" E) to the point 61.50 feet left of and opposite station 181+18.54 on said construction centerline laid out for SR 515/US 76; thence S 40°17′02.3" W a distance of 432.40 feet back to the point of beginning. Said tract containing 0.065 acres more or less.

TEMPORARY DEMOLITION EASEMENT (T1)

ALL THAT TRACT or parcel of land lying and be-ing in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as

follows:
Beginning at a point 61.50 feet left of and opposite Station 176+92.77 on the construction centerline of SR 515 / US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 49*42'57.7" W a distance of 20.07 feet to a point 81.55 feet left of and opposite station 176+93.65 on said construction centerline laid out for SR 515/US 76; thence N 31*40'54.8" E a distance of 73.57 feet to a point 90.00 feet left of and opposite station 177+65.12 on said construction centerline laid point 90.00 feet feet of and opposite station 177+65.12 on said construction centerline laid out for SR 515/US 76; thence S 51°10'52.0" E a distance of 28.50 feet to a point 61.50 feet left of and opposite station 177+65.12 on said construction centerline laid out for SR 515/US 76; thence southwesterly 73.52 feet along the 76; inerice Southwesterly 75.32 feet along the arc of a curve (said curve having a radius of 3861.50 feet and a chord distance of 73.52 feet on a bearing of \$ 38°16'24.4" W) back to the point of beginning. Said tract containing 0.041 acres more or less. Parcel No. 35 20-A

TEMPORARY DEMOLITION EASEMENT (T2) ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as

Beginning at a point 61.50 feet left of and opposite Station 179+15.75 on the construction centerline of SR 515 / US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 50°38'28.2" W a distance of 21.07 feet he notice 1995 for the founder of the content of 21.07 feet to a point 82.56 feet left of and opposite station 179+15.13 on said construction centerline laid out for SR 515/US 76; thence N 39°20'54.0" E a distance of 43.26 feet to a point 84.11 feet left of and opposite station 179+57.44 on said construction centerline laid out for SR 515/US 76; thence S 50°38'10.6" E a distance of 22.63 feet to a point 61.50 feet left of and opposite station 179+58.35 on said construction centerline laid out for SR 515/US 76; thence southwesterly 43.29 feet along the arc of a curve (said curve baying a radius of arc of a curve (said curve having a radius of 3861.50 feet and a chord distance of 43.29 feet on a bearing of \$ 41°24′40.4" W) back to the point of beginning. Said tract containing 0.022 acres more or less.

TEMPORARY DRIVEWAY EASEMENT
ALL THAT TRACT or parcel of lend being and be-

ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as

Beginning at a point 91.62 feet left of and op-Beginning at a point 91.62 feet left of and opposite Station 183+99.99 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 41°27'41.2" W a distance of 48.16 feet to a point 139.78 feet left of and opposite station 184+00.11 on said construction centerline laid out for SR 515/US 76; thence N 54°20'24.3" E a distance of 93.32 feet to a point 131.21 feet left of and opposite station 184+89.84 on said construction centerline laid out for SR 515/US 76; thence S 49°42'57.7" E a distance of 25.00 feet to a point 106.55 feet left of and opposite station 184+93.84 on said a distance of 2.500 feet to a point 100.50 feet left of and opposite station 184+93.84 on said construction centerline laid out for SR 515/US 76; thence S 40°17'02.3" W a distance of 97.44 feet back to the point of beginning. Said tract containing 0.079 acres more or less.

Parcel No. 35 20-B
The title, estate or interest in the above-described lands required by Condemnor and now taken by Condemnor for public use is as follows: Fee simple to the above-described lands being shown described within on the attached

being shown described within on the attached plats dated April 19, 2017; last revised: Sheet Nos. 19 and 21 on February 10, 2022; Sheet No. 22 on September 25, 2020; and attached hereto as Annex 1-A.

Two temporary demolition easements are condemned for the removal of a building or improvement within the easement areas on the attached plats. Said easements will expire one (1) year from the date of the filing of the Petition, and being shown described within on the attached plats marked Annex 1-A.

attached plats marked Annex 1-A. One temporary easement is condemned for the right to construct a driveway to connect the newly constructed road and right of way to the Condemnee's remaining land for driveway purposes. Said easement will expire five (5) years from the date of the filing of the Petition, and being shown described within on the attached plats marked Annex 1-A.

NOTICE OF SALE UNDER POWER GEORGIA. UNION COUNTY

BY virtue of a Power of Sale contained in that certain Security Deed from NIKITA S ROSS and KATHY E ROSS to MORTIGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP. dated March 9, 2020, recorded March 10, 2020, in Deed Book 1186, Page 547, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Two Hundred Seventy-Nine and 00/100 dollars (\$93,279.00), with interest thereon as provided for therein, said Secu-rity Deed having been last sold, assigned and transferred to Planet Home Lending, LLC, there will be sold at public outcry to the highest bidder for cash at the Union County
Courthouse, within the legal hours of sale on
the first Wednesday in July, 2023, all property
described in said Security Deed including but
not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING
AND REINE IN THE 10TH DISTRICT IST SEC-AND BEING IN THE 10TH DISTRICT, 1ST SEC-TION, LAND LOT 27 OF UNION COUNTY, GEOR-TION, LAND LOT 27 OF UNION COUNTY, EDER-GIA, CONTAINING 0.93 ACRES, MORE OR LESS, AND BEING LOT 4 AS SHOWN ON A SURVEY BY ROCHESTER & ASSOCIATES, INC, DATED JULY 24, 1996 AND RECORDED IN UNION COUNTY RE-CORDS IN PLAT BO

HERETO, FOR A FULL AND COMPLETE DESCRIP-TION OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM MATTERS AS SHOWN IN THE ABOVE REF-ERENCED PLAT OF SURVEY.
THE PROPERTY IS SUBJECT TO AND BENEFITS

FROM A PRIVATE ROAD MAINTENANCE AGREE-MENT AND EASEMENT AGREEMENT AS RE-CORDED IN DEED BOOK 844, PAGE 626, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO EASEMENTS TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN

BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 279, PAGE 42 AND DEED BOOK 279, PAGE 42 AND DEED BOOK 279, PAGE 42, UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY TO UNION COUNTY AS RECORDED IN DEED BOOK 126, PAGE 67, UNION COUNTY RECORDS. Said legal description being controlling, however the property is more commonly known as 71 GOLDEN RIDGE RD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other collect same having been given) and all other payments provided for under the terms of the Security Deed.

Security Deed.
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: any
outstanding ad valorem taxes (including taxes
which are a lien, whether or not now due and
payable); the right of redemption of any taxing
authority; matters which would be disclosed
by an accurate survey or by an inspection of by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions;

ments; lens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NIKITA S ROSS, KATHY E ROSS, or tenants(s).

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

nrmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Planet Home Lending, LLC, Loss Mitigation Dept., 321 Research Parkway Suite 303, Meriden, CT 06450, Telephone Number: 855-884-2250. Nothing in O.C.G.A. Section 44-14-162.2 shall be constructed to require a security as control of the second of the seco be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PLANET HOME LENDING, LLC

as Attorney in Fact for NIKITA S ROSS, KATHY E ROSS

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners,

RE HELD TO RE

ı ne Number: (877) 813-0992 Case No.

Ad Run Dates 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023

rlselaw.com/property-listing

NOTICE OF SALE UNDER POWER.

UNION COUNTY
Pursuant to the Power of Sale contained in ruistant to the Power of sale contained in a Security Deed given by Geneva R Bailey a/k/a Geneva Bailey and Gerry W Bailey a/k/a Gerry Bailey to Fifth Third Mortgage Co dated 7/18/2016 and recorded in Deed Book 1053 Page 685 Union County, Georgia records; as last transferred to or acquired by Fifth Third Bank, National Association flk/a Fifth Third Mortgage Co. conveying the afferdescribed. Mortgage Co, conveying the afterdescribed property to secure a Note in the original principal amount of \$76,010.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse deep of Lings Courts, Georgia, Grey such other door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

scribed property: THE FOLLOWING DESCRIBED REAL ESTATE THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN UNION COUNTY, GEORGIA: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 244 OF UNION COUNTY, GEORGIA, AND BEING LOT 19 OF FERN VALLEY SUBDIVISION, CONTAINING 0.750 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JULY 30, 1997, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 40, PAGE 184. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. GRANTORS ALSO GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR IN-THE USE OF THE SUBDIVISION ROADS FOR IN-GRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. PARCEL NO: 054 051 A19 THE TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PUR-POSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY

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 of intent to collect ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 492 Fern Valley Ln, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (arx). Genera Bailey

dersigned, the party (or parties) in possession of the subject property is (are): Geneva Bailey and Gerry Bailey or tenant or tenants. Fifth Third Bank, National Association is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Fifth Third Bank, National Association 5001 Kingsley Dr. Cincinnati, OH 45227 1-888-393-1352

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

is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zonany assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and

matters of record superior to the Security Deed first set out above.

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 helder of the Security Deed Devenuet to mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Fifth Third Bank, National Association f/k/a Fifth Third Mortgage Co as agent and Attorney in Fact for Geneva R Bailey a/k/a Geneva Bailey and Gerry W Bailey a/k/a Gerry Bailey Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1008-225A