North Georgia News

Legal Notices for September 13, 2023

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joseph Marks Culver
All creditors of the estate of Joseph Marks Culver, deceased, late of Union County, Georgia, are hereby notified to render in their demands are nereby notine 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 18th day of August, 2023.

BY: Jolande Culver 371 Holly Cove Circle Blairsville, GA 30512

Union County, Respondent,

NOTICE OF SERVICE BY PUBLICATION IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA ASSET RECOVERY, INC, Petitioner,

v. LEE KNIGHT, solely as Tax Commissioner of

V.

DECATUR FEDERAL SAVINGS & LOAN ASSOCIATION, INC., et al., Third-Party Respondents, CIVIL ACTION FILE NO. SUCV2023000085
TO: UNKNOWN HEIRS AT LAW OF BETTY JEAN HOOPER and UNKNOWN HEIRS AT LAW OF JOHNNY VINSON HOOPER, You are hereby notified that, pursuant to an Order Directing Service by Publication filed on August 15, 2023 ("Order") by the Honorable Albert B. Collier, a Money Rule Petition ("Petition") in the above-referenced matter was filed by Asset Recovery, Inc. ("Petitioner")

filed by Asset Recovery, Inc. ("Petitioner") on March 15, 2023 in the Superior Court of Union County. The purpose of the Petition is to distribute excess funds received from a non-judicial tax sale of the real property known as 411 Pleasant Hill Road (Parcel Identification # 411 Pleasant Hill Road (Parcel Identification # 070C036). You are hereby given notice of this action and directed to O.C.G.A. §9-11-4(f)(1)(C) which commands you to file with the Clerk of the Superior Court of Union County and serve upon the Respondent's attorney, Allie Jett, Jett Law Group, LLC, 2987 Clairmont Road, Suite 350, Atlanta, GA 30329, an Answer within sixty (60) days of the date of the Order referenced above. WITNESS, the Honorable Albert B Collier, of said Court. CLERK OF SUPERIOR COURT

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Anita Faye Nash
All creditors of the estate of Anita Faye Nash,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to
the undersigned according to law, and all persons indebted to law, and all persons indebted
to said estate are required to make immediate
payment to the Personal Representative.
This 18th day of August, 2023.
BY: Cindy Annette Ehrecke
631 Jackson Street
Lake Helen, El 32744

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Thomas Newton Carlton

IN HE: ESTATE UF THOMAS NEWTON CATTON
All creditors of the estate of Thomas Newton Carlton, 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.

to make immediate payment to Representative. This 18th day of August, 2023. BY: Jonathan Mark Smith 2239 Powers Ferry Dr. SE Marietta, GA 30067 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512 N(Aug23,30,Sept6,13)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Alfred John Niemczyk
All creditors of the estate of Alfred John Niemczyk,
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 14th day of August 2023

This 14th day of August, 2023. BY: Lynda Ann Niemczyk 62 Liberty Hill Road oz Liberty fili Hodu Blairsville, GA 30512 ATTORNEY: Kim H. Stroup 231 Riverside Drive Macon, GA 31201 N(Aug30,Sept6,13,20)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE:
BERTHA LEE DILLS CRISP

DECEASED ESTATE NO. 2023-115 Notice of Petition to file for Year's Sup-

PORT
The petition of Claude Howell Crisp for a
year's support from the estate of Bertha Lee
Dills Crisp deceased, for decedent's surviving
spouse, having been duly filed, all interested
persons are hereby notified to show cause, if
any they have, by 10:00 a.m. on or before September 18, 2023, why said petition should not
he granted

tember 18, 2023, why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent tions, 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

DWain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Aug23,30,Sept6,13)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Teresita E. Reuter
All creditors of the estate of Teresita E. Reuter,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 18th day of August, 2023.

BY: Ralph C. Reuter

132 Silver Dollar Ln. Young Harris, GA 30582 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Aug23,30,Sept6,13)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Carley Leanne Dyer
All creditors of the estate of Carley Leanne
Dyer, 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 Representative. This 18th day of August, 2023.

BY: Kendra Dyer 6157 Summer Park Lane Alexandria, VA 22315 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Aug23,30,Sept6,13)

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION
Notice is hereby given that LENA MILLER SUTTON, the undersigned, filed her petition to the
Superior Court of Union County, Georgia on the
16th day of August, 2023, praying for a change
in the name of Petitioner from LENA MILLER
SUTTON to LINA L. BRUINSMA Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

LENA MILLER SUTTON

LENA MILLER SUTTON aka to LINA L. BRUINSMA Cary D. Cox Attorney for Petitioner P. O. Box 748 Blairsville, Georgia 30514

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
KENNETH DALE COMPTON DECEASED ESTATE NO. 2022-120

N(Aug23.30.Sept6.13)

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF CAROL SUE COMPTON FOR
DISCHARGE AS EXECUTRIX OF THE ESTATE OF
KENNETH DALE COMPTON, DECEASED.

To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before September 25, 2023. 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. 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 Telephone Number

TRADE NAME REGISTRATION

Georgia, Union County

Georgia, Union County
To whom it may concern:
Please be advised that, Judy Yohe whose address is 81 Ashley Circle, Blairsville, GA 30512,
and, whose address is, is/are the owner(s) of
the certain business now being carried on at
in the following trade name, to-wit: Ginger
Designz and that the nature of said business
is: Handmade Gifts.
This statement is made in conformity with
O.C.G.A. § 10-1-490 et seq. requiring the filing
of such statement with the Clerk of Superior
Court of this County.
This the 29th day of August 2023
N(Sept).13

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS STATE OF GEORGIA

COUNTY OF UNION

COUNTY OF UNION
The undersigned does hereby certify that Auto
Body Express Corp. conducting a business
as Aces Armory USA in the City of Blairsville,
County of Union, in the State of Georgia, under the name of Aces Armory USA and that
the nature of the business is sporting goods and firearm sales and that the names and ad-dresses of the persons, firms, or partnership owning and carrying on said trade or business are Christian R. Wilson, 1323 Murphy Hwy, Ste 2, Blairsville, GA 30512.

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
ALICE SATA GENTRY RAMSEY DECEASED

ESTATE NO. 2023-122
PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
To whom it may concern:
Ruby Dean Ritchie has petitioned to be appointed administrator(s) of the estate of Alice Sara Gentry Ramsey 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 October 10, 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. 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

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

Dwain Brackett

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charles Richard Spiva
All creditors of the estate of Charles Richard
Spiva, 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 7 day of September, 2023.

This 7 day of September, 2023 BY: Henry Eugene Spiva 4870 Indian Town Road Marietta, GA 30066 ATTORNEY: David E. Barrett 108 Blue Ridge Hwy, Suite 6 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESTORS AND CREDITORS
IN RE: ESTATE OF Robert Edward Wagner
All creditors of the estate of Robert Edward
Wagner, 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 to make immediate payment to Representative. This 8th day of September, 2023. BY: Pamala Lynn Wagner 326 E. Indiana Ave. Chesterton, IN 46304

Ryan Edward Wagner 1660 Hayes Leonard Rd. Valparaiso, IN 46385 ATTORNEY: Daniel J. Davenport Blairsville, GA 30514 N(Sept13,20,27,0ct4) PO Box 923

ADVERTISEMENT FOR BIDS
Bid Package One (1) through Twenty-Five (25)
Project: New Union County Elementary School
Owner: Union County Schools
Architect: Breaux & Associates Architects

Owner: Union County Schools
Architects Ereaux & Associates Architects
CM: Charles Black Construction Company, Inc.
Contractors are invited to submit lump sum
bids for Bid Package One (1) through TwentyFive (25), New Union County Elementary School
Sealed bids will be received by the Construction Manager until 3:00 p.m., October 5, 2023,
at the Office of the Construction Manager,
Charles Black Construction Company, Inc.,
1955 Highway 129 South, Cleveland, Georgia
30528. Bids must be submitted in Duplicate
on the Construction Manager's Proposal Form
along with a 5% Bid Bond if required by the Bid
Package. No Faxed or E-Mailed Bids Accepted.
A thorough review of the bid package description and bid documents are required prior to
submitting bids.
The form of agreement will be AIA Document
A401, 2017 Edition, between the Construction
Manager and the Successful Bidder.
Bidding Documents are available for the COST
OF REPRODUCTION from:
Gainesville Whiteprint
128 Readford Street NW

Gainesville Whiteprint 312 Bradford Street, NW Gainesville, Georgia 30501

(770) 534-2086
Documents will be available for review at the following locations.
Charles Black Construction Company, Inc. 1955 Highway 129, South Cleveland, Georgia 30528
Dodge Data & Analytics
www.construction.com

ConstructConnect
www.constructconnect.com
LDI

www.LDILine.com CM: Charles Black Construction Company, Inc. PROJECT: New Union County Elementary

ber 5, 2023

PROJECT: New Union County School
ADVERTISEMENT FOR BIDS INDEX TO BID PACKAGES Bid Pkg Bid Package Bid Number Name Date 1. Sitework Previously Awarded 2. Concrete October 5, 2023 3. Masonry October 5, 2023 4. Structural Steel October 5, 2023 5. TPO Roofing October 5, 2023 5. TPO Roofing October 5, 2023

6. Standing Seam Metal Roofing October 5, . Hollow Metal Doors and Frames & Hardware October 5, 2023
8. Overhead Doors and Sectional Doors Octo-

9. Aluminum Entrances and Storefront/Glass & 9. Aluminum Entrances and Storetronvuriass of Glazing October 5, 2023
10. Metal Framed Skylights October 5, 2023
11. Drywall/Ceilings/E.I.F.S./DEFS/Sound Absorbing Wall Units October 5, 2023
12. Ceramic Tilling October 5, 2023
13. Ceramic Tilling October 5, 2023

13. Resilient Tile Flooring, Base & Accessories

13. Resilient Tile Flooring, Base & Accessories October 5, 2023
14. Resilient Wood Flooring October 5, 2023
15. Interior/Exterior Painting October 5, 2023
16. Specialties October 5, 2023
17. Aluminum Canopies October 5, 2023
18. Food Service Equipment October 5, 2023
19. Gymnasium Equipment October 5, 2023
20. Manufactured & Architectural Casework / Solid Surface Fabrications October 5, 2023
21. Telescoping Seating October 5, 2023
22. Plumbing October 5, 2023

22. Fire Protection October 5, 2023
24. H.V.A.C October 5, 2023
25. Electrical October 5, 2023
25. Electrical October 5, 2023
26. Electrical October 5, 2023
27. Electrical October 5, 2023
28. Electrical October 5, 2023
28. Electrical October 5, 2023
29. Electrical October 5, 2023
29. Electrical October 5, 2023
20. Electrical October 5, 202

COMMITTEE THE PROPERTY OF T

NOTICE TO DEBTORS & CREDITORS
In Re: ESTATE OF: Jo Ann Stith
All debtors and creditors of the Estate of
James Logan Stith, deceased, late of Union
County, 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 to make immediate payment to the Personal

Representative.
This 1st day of September, 2023
BY: G. William Little, III
4805 OLD HIGHWAY 76
BLUE RIDGE, GA 30513

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Martin Leon Cooper All creditors of the estate of Martin Leon Coo-per, 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 Representative. This 1st day of September, 2023.

BY: Alison Judith Harris 215 Brandon Place Sandy Springs, GA 30328

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jetta Joyce Coo

per, 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 1st day of September, 2023.
BY: Alison Judith Harris
215 Brandon Place

Sandy Springs, GA 30328 N(Sept6,13,20,27)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Ivan Bernard Browning Sr. All creditors of the estate of Ivan Bernard

Browning Sr., 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 1st day of September, 2023.

Inis is day of september, 20 BY: Gregory B. Grier 596 Alberts Rd. Seneca, SC 29672 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Zachary N
Arnick and Megan E Arnick to Mortgage Electronic Registration Systems, Inc., as grantee as nominee for Quicken Loans Inc., its sucas nominee for Quicken Loans Inc., its successors and assigns, dated April 9, 2020, recorded in Deed Book 1190, Page 476, Union County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-ONE THOUSAND SIX HUNDRED FORTY-NINE AND 0/100 DOLLARS HUNDRED FORTY-NINE AND 0/100 DOLLARS (\$181,649.00), with interest thereon as set forth therein, there will be sold at public out-cry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2023, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Rocket Mortgage, LLC flk/a Quicken Loans,

named or the undersigned.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend and modifical terms of the mortgage.

amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under

To the best knowledge and belief of the under-signed, the party in possession of the property is Zachary N Arnick and Megan E Arnick or a tenant or tenants and said property is more commonly known as 103 Lakeside Dr, Blairs-ville, Georgia 30512. Should a conflict arise ville, Georgia 3012. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan

nimation and audit of the status of the loan with the holder of the security deed. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for Zachary N Arnick and Megan E Arnick McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Rosewell GA 20076

Roswell, GA 30076

EXHIBIT "A"

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 174 of Union County, Georgia, and being Lot 24E of Lake Nottely Subdivision, containing 0.60 acres, more or less, as shown on a plat of survey by George W. O'Neill R.L.S., dated March 15, 1974, and recorded in Union County Records in Plat Book E, Page 10. Said plat is incorporated berein for incorporated herein, by reference hereto, for a full and complete description of the above described property.

The property is subject to all matters as shown on the aforesaid plat.

The property is subject to the Declaration of Pestrictions recorded in Deed Book 1/32 Pages

The property is subject to the Declaration of Restrictions recorded in Deed Book 143, Pages 112-113, Union County, Georgia records. Subject to the following restrictions as appearing on Warranty Deeds recorded in Union County, Georgia records in Deed Book 273, Page 310, and in Deed Book 543, Page 532: 1) Residential use only.

2) No farm animals.

3) No junk cars.
Grantor also grants to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. MR/chr 10/3/23 Our file no. 23-12268GA - FT1

N(Sept6,13,20,27)

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DANIEL L. COL-WELL and JILLIAN M. COLWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTH STATE BANK, N.A., dated December 9, 2020, recorded December 9, 2020, in Deed Book 1228, Page 728, at Instrument Number 007514, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Seven Thousand Three Hundred Seventy-Three and 00/100 dollars (\$137,373.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to CITIZENS BANK NA I/k/a RBS CITIZENS NA, 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 Tuesday in October, 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 BEING IN LAND LOT 174, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA RECORDS, BEING SHOWN AS LOT 9, CONTAINING 0.77 ACRES, MORE OR LESS, OF JAMES SMITH SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA LAND SURVEYORS, ROY A TERRELL, RLS, DATED NOVEMBER 9, 1984 AND RECORDED IN PLAT BOOK Q, PAGE 115, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED

COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON PLAT BOOK Q, PAGE 115, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 143, PAGE 112, UNION COUNTY, GEORGIA RECORDS. Said legal description being controlling, however the property is more commonly known as

ever the property is more commonly known as 102 SERENITY DR, 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' fee (notice to collect same). of paying the same, all expenses of the sale, in-cluding attorneys' fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. 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

payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; 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 DANIEL L. COLWELL, JILLIAN M. COLWELL, 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 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: Citizens Bank, N.A.

Loss Mitigation Dept., 10561 Telegraph Road,

zens Bank, N.A.
, Loss Mitigation Dept., 10561 Telegraph Road, Glen Allen, VA 23059, Telephone Number: (800) 234-6002. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

CITIZENS BANK NA F/K/A RBS CITIZENS NA 98 Attorney in Fact for

CITIZENS BANK NA F/K/A RBS CITIZENS NA as Attorney in Fact for DANIEL L. COLWELL, JILLIAN M. COLWELL 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 Ava-lon Ridge Place, Suite 100, Peachtree Corners, 64 30071

Telephone Number: (877) 813-0992 Case No. CBN-23-03876-1
Ad Run Dates 09/06/2023, 09/13/2023,

09/20/2023, 09/27/2023 rlselaw.com/property-listing N(Sept6,13,20,27)

NOTICE OF JUDICIAL FORECLOSURE SALE IN THE SUPERIOR COURT OF UNION COUNTY, STATE OF GEORGIA; LOFTIS MOUNTAIN HOMEOWNERS ASSOCIATION, Inc., a Georgia Non-profit Corporation, Plaintiff v. MARK E. VELAS-CO and CATHERIE VELASCO, Defendants; Case No. SUCV2022000232

NO. SUCV2022000232

By virtue of that certain Order dated July 18, 2023, nunc pro tunc to July 17, 2023, signed by Honorable Raymond E. Georgia, Judge, Superior Court, and recorded in Lien Book 31, Page 310 of the Union County, Georgia records, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse Door at Union County, Georgia within the legal hours of sale on the first Tuesday, October 3, 2023, the property described as follows:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 131 of Union County, Georgia wheing Lot 13 of Union County, Georgia whein Lot 13 of Union County, Georgia whein Lot 13 of Union County, Georgia and being Lot 13 of

of Union County, Georgia and being Lot 13 of Loftis Mountain Subdivision as shown on a plat of survey by Rochester & Associates, dated May 20, 2003, and recorded in Union County re-cords in Plat Book 53, Page 232-233. Said plat is incorporated herein by reference hereto for

a full and complete description of the above-described property. Subject to restrictions as recorded in Union County records in Deed Book 507, Pages 731-

Subject to an easement to Blue Ridge Moun-Subject to an easement to Bule Hidge Moun-tain EMC as recorded in Union County records in Deed Book 507, Pages 729-730. Said property will be sold as the property of Mark E. Velasco and Catherine Velasco 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 said property, special assessments, all outstanding bills for public utilities which constitute liens upon said property, all restrictive constitute liens upon said property, all restrictive covenants, ease-

said property, air restrictive covenants, ease-ments, rights-of-way, security deeds, and any other matters of record.

The sale will be conducted subject to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code, and also subject to the provisions of O.C.G.A. 9-13-172.1 which permits the recission of judicial and nonju-dicial sales in the State of Georgia in limited

circumstances.

To the best knowledge and belief of the undersigned, the party or parties in possession of the subject property is: Mark E. Velasco and Catherine Velasco or tenant or tenants, and the property will be deeded to the purchaser.

Loftis Mountain Homeowners Association, Inc.—Plaintiff

– Plaintiff Richard W. Sarrell, II Richard W. Sarrell II, LLC 144 Cleveland St Blairsville, GA 30512 (706) 745-5591 This law firm is acting as a debt collector and any information provided may be used for than

9/6/23; 9/13/23; 9/20/23; 9/27/23