

North Georgia News

Legal Notices for November 24, 2021

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF MARGOT G. GHANES, DECEASED
ESTATE NO. 21-135
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Michel Ghanes, for a year's support from the estate of Margot G. Ghanes, deceased, for decedent's surviving spouse, (and) (minor children), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 29, 2021, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Nov3,10,17,24)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF JERRY ERNEST LANCE, DECEASED
ESTATE NO. 21-136
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Akins & Davenport, P.C. has petitioned to be appointed Administrator of the estate of Jerry Ernest Lance, 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 November 29, 2021. 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Nov3,10,17,24)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Shon Lee Woodall
All debtors and creditors of the estate of Shon Lee Woodall, 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 29th day of October, 2021
By: Patrick Lee Woodall
160 Warrenton Dr.
Douglasville, GA 30134
N(Nov3,10,17,24)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William Clinton Erskine
All debtors and creditors of the estate of William Clinton Erskine, 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 29th day of October, 2021
By: Anne L. Erskine
468 Pinebrook Dr.
Blairsville, GA 30512
N(Nov3,10,17,24)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James H. Home
All debtors and creditors of the estate of James H. Home, 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 29th day of October, 2021
By: Tracy Renae Glenn
174 Crawford Rd.
Blairsville, GA 30512
N(Nov3,10,17,24)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Darvell E. Newmons
All debtors and creditors of the estate of Darvell E. Newmons, 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 29th day of October, 2021
By: Lisa A. Little
PO Box 2701
Blairsville, GA 30514
N(Nov3,10,17,24)

NOTICE OF SALE
Be advised that the personal property listed below, presently at Mountain Town Storage LLC, 118 Mtin Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on December 2, 2021 at 10:00am to the highest bidder. Auction will be held on www.storageauctions.com and will start November 18, 2021 & close December 2, 2021 at 10:00am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Town Storage LLC and the below named parties. The property and the location of the same are as follows:
Unit #98 – Felipa Rodriguez: Furniture, Bed Frame, Bed, Misc. household furniture, Clothing hangers, Ironing board, Misc. cardboard boxes.
N(Nov17,24)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: DWIGHT W. JONES SR. DECEASED
ESTATE NO. 21-140
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Merle Jones for a year's support from the estate of Dwight W. Jones Sr. deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before December 6, 2021, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Nov10,17,24,Dec1)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP, OR OTHERS
STATE OF GEORGIA COUNTY OF UNION
The undersigned does hereby certify that Lamar S. Painter conducting a business as Foxytops.com in the City of Blairsville County of Union in the State of Georgia, under the name of Foxytops.com and that the nature of the business is Online Sales / Retail and that the names and addresses of the persons, firm, or partnership carrying on said trade or business are Lamar S. Painter, PO Box 2463, Blairsville, GA 30514. 706-994-6796.
N(Nov24,Dec1)

NOTICE
Notice is given that Articles of Incorporation that will incorporate Shiloh Baptist Church Blairsville, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 63 Jordan Rd., Blairsville, GA 30512 and the initial registered agent at such address is Ronald Lee Key.
N(Nov24,Dec1)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF KENNETH WAYNE CHATHAM, DECEASED
ESTATE NO. 21-148
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Sydney Ray Dalton has petitioned to be appointed Administrator of the estate of Kenneth Wayne Chatham, 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 December 13, 2021. 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Nov17,24,Dec1,8)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF ROY FRANK DAVIS, DECEASED
ESTATE NO. 21-142
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Lisa Carol Dunn, has petitioned to be appointed Administrator of the estate of Roy Frank Davis, 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 December 13, 2021. 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Nov17,24,Dec1,8)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF CHARLES EDWARD GARRETT JR., DECEASED
ESTATE NO. 21-146
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Charles Edward Garrett Sr. has petitioned to be appointed Administrator of the estate of Charles Edward Garrett Jr., 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 December 13, 2021. 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Nov17,24,Dec1,8)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF KAREN JO JONES, DECEASED
ESTATE NO. 21-147
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Franklin Larry Jones has petitioned to be appointed Administrator of the estate of Karen Jo Jones, 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 December 13, 2021. 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Nov17,24,Dec1,8)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
MICHAEL FRANCIS BAKER,
Petitioner,
v.

A TRACT OF LAND IN LAND LOT 217, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.843 ACRE, AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JOHN YEEND, AS TRUSTEE OF THE NANCY N. MATHERS REVOCABLE TRUST A/K/A NANCY N. WEATHERS-MATHERS TRUST, DATED OCTOBER 29, 1989, HEIRS OF NANCY N. WEATHERS-MATHERS, KNOWN OR UNKNOWN, ESTATE OF JOHN YEEND BY AND THROUGH ITS DULY QUALIFIED EXECUTOR, SEBASTIAN YEEND, HEIRS OF JOHN YEEND, KNOWN OR UNKNOWN, ALLYSSA BENEFIELD, BRYCE CARTER, TRACY CARTER, MALLORY VANGYZEN, BEVERLY JONES, ALL THE WORLD AND ALL PERSONS KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.

Civil Action No. 20-CV-094-BL
NOTICE OF SUMMONS
TO: NANCY N. WEATHERS-MATHERS, AS TRUSTEE OF THE NANCY N. MATHERS REVOCABLE TRUST
LAST KNOWN ADDRESS: 1732 S. Congress Ave., Suite 352, Palm Springs, FL 33461
TO: ESTATE OF NANCY N. WEATHERS-MATHERS, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 1732 S. Congress Ave., Suite 352, Palm Springs, FL 33461
TO: JOHN YEEND, AS TRUSTEE OF THE NANCY N. MATHERS REVOCABLE TRUST
LAST KNOWN ADDRESS: 1732 S. Congress Ave., Suite 352, Palm Springs, FL 33461
TO: ALLYSSA BENEFIELD
LAST KNOWN ADDRESS: 41 Country Hill Rd., Loudon, NH 03307
TO: BRYCE CARTER
LAST KNOWN ADDRESS: 250 Mile Slip Rd., Milford, NH 03055
TO: TRACY CARTER
LAST KNOWN ADDRESS: 250 Mile Slip Rd., Milford, NH 03055
TO: MALLORY VANGYZEN
LAST KNOWN ADDRESS: 155 Stoney Brook Rd., Newbury, NH 03255
TO: BEVERLY JONES
A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner MICHAEL FRANCIS BAKER on April 20, 2020, as to the following property:
All that tract or parcel of land lying and being in Land Lot 217, 9th District, 1st Section of Union County, Georgia, being Lot 11 of Deer Run Subdivision, containing 0.843 acres, as shown on plat of survey for Michael F. Baker and Karen L. Baker by Cleveland & Cox Surveying, LLC, Roger L. Owenby G.R.L.S. No 2763, dated March 26, 2020 and filed of record April 14, 2020 in Plat Book 71, Page 485 in the Office of the Clerk of Superior Court, Union County, Georgia.

You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on November 8, 2021. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition.

Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 16th day of November, 2021.
Honorable Judy Odum
Clerk of Union County Superior Court
N(Nov24,Dec1,8,15)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Alfred T. Basile
All debtors and creditors of the estate of Alfred T. Basile, 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 19th day of November, 2021
By: Deborah C. Basile
281 Oak Ridge Acres
Blairsville, GA 30512
N(Nov24,Dec1,8,15)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert Harold Duval
All debtors and creditors of the estate of Robert Harold Duval, 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 19th day of November, 2021
By: Beverly Joyce Duval
168 Red Oak Ln.
Blairsville, GA 30512
N(Nov24,Dec1,8,15)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sandra Kay Ivester
All debtors and creditors of the estate of Sandra Kay Ivester, 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 19th day of November, 2021
By: Juan De'Dios Alvarez Jr.
PO Box 24
Tiger, GA 30576
N(Nov24,Dec1,8,15)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lois Jane Monkus Long
All debtors and creditors of the estate of Lois Jane Monkus Long, 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 19th day of November, 2021
By: Amy L. Phillips Breedlove
207 J England Rd.
Blairsville, GA 30512
N(Nov24,Dec1,8,15)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert Ronson Peters
All debtors and creditors of the estate of Robert Ronson Peters, 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 19th day of November, 2021
By: Cathy Lucille Peters
414 Spring Cove
Blairsville, GA 30512
N(Nov24,Dec1,8,15)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William Clinton Erskine
All debtors and creditors of the estate of William Clinton Erskine, 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 29th day of October, 2021
By: Tracy Renae Glenn
174 Crawford Rd.
Blairsville, GA 30512
N(Nov3,10,17,24)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Shon Lee Woodall
All debtors and creditors of the estate of Shon Lee Woodall, 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 29th day of October, 2021
By: Patrick Lee Woodall
160 Warrenton Dr.
Douglasville, GA 30134
N(Nov3,10,17,24)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James H. Home
All debtors and creditors of the estate of James H. Home, 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 29th day of October, 2021
By: Tracy Renae Glenn
174 Crawford Rd.
Blairsville, GA 30512
N(Nov3,10,17,24)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Darvell E. Newmons
All debtors and creditors of the estate of Darvell E. Newmons, 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 29th day of October, 2021
By: Lisa A. Little
PO Box 2701
Blairsville, GA 30514
N(Nov3,10,17,24)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Michael Francis Baker
All debtors and creditors of the estate of Michael Francis Baker, 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 16th day of November, 2021
By: Judy Odum
Clerk of Union County Superior Court
N(Nov24,Dec1,8,15)

ADVERTISEMENT FOR BIDS
Bid Package One (1) through Fifteen (15) Project: Union County Primary School Renovations & Modifications
Owner: Union County Schools
Architect: Breaux & Associates
CM: Charles Black Construction Company, Inc.
Contractors are invited to submit lump sum bids for Bid Package One (1) through Fifteen (15). Union County Primary School Renovations and Modifications.
Sealed bids will be received by the Construction Manager until 3:00 p.m., Wednesday, December 15, 2021, 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:
AGC Plan Room/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
CM: Charles Black Construction Company, Inc.
PROJECT: Union County Primary School Renovations and Modifications
ADVERTISEMENT FOR BIDS
INDEX TO BID PACKAGES
Bid Pkg Bid Package Bid Number Name Date
1. Demolition/Concrete/Masonry December 15, 2021
2. Structural and Misc. Steel December 15, 2021
3. Doors, Frames, Hardware and Installation December 15, 2021
4. Aluminum Windows and Glazing December 15, 2021
5. Drywall/Ceiling/E.I.F.S./Acoustical Panels December 15, 2021
6. Finish Flooring December 15, 2021
7. Painting December 15, 2021
8. Specialties December 15, 2021
9. Aluminum Canopies December 15, 2021
10. Foodservice Equipment December 15, 2021
11. Casework December 15, 2021
12. Fire Protection (Sprinkler) December 15, 2021
13. Plumbing December 15, 2021
14. HVAC December 15, 2021
15. Electrical December 15, 2021

See Bid Package Description, General Package Notes & Construction Manager's Special Conditions Prior to Pricing
CJ McDonald, Project Manager
Charles Black Construction Company, Inc.
P.O. Box 960 * 1955 Highway 129 South
Cleveland, Georgia 30528
The Construction Manager and Owner reserve the right to reject any and all bids and to waive technicalities.
N(Nov24,Dec1,8,15)

STATE OF GEORGIA, COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by Gregg Avadanian to Dorothy Vining and Troy Vining, in the original principal amount of \$113,000.00, dated July 14, 2014 and recorded in Deed Book 980, Page 207, Union County Records, said Security Deed being last transferred to Gregg Avadanian, Deed Book 980, Page 207, Union County Records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said county, or at such other place as lawfully designated, within the legal hours of sale, on December 7, 2021, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 229 AND 240 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 OF GREGG AVADANIAN, CONTAINING 1.070 ACRES, MORE OR LESS AS SHOWN ON A PLAT OF SURVEY BY JAMES L. ALEXANDER, DATED JUNE 2, 1999, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 44, PAGE 172, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
PARCEL ID: 070 010 A01
Said property being known as 58 Covered Bridge Road, Blairsville, GA. 30512
To the best of the undersigned's knowledge the party or parties in possession of said property is/are Gregg Avadanian or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the Security Deed first set above.
21-093883-SaH

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) confirmation and audit of the status of the loan with the holder of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Terri Clarke on behalf of Dorothy Vining and Troy Vining, 4643 Clyde Morris Blvd, Suite 308, Port Orange, FL 32129, (386) 767 3006
Note that pursuant to O.C.G.A. 44-14-162.2, The above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
Kenya L. Patton, as attorney-in fact for Dorothy Vining and Troy Vining,
44 Blue Ridge Street, Suite B, Blairsville, GA. 30512 Phone (706) 745 2142
N(Nov10,17,24,Dec1)