

North Georgia News

Legal Notices for February 22, 2023

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Evan W. Sellers
All creditors of the estate of Evan W. Sellers, 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 27th day of January, 2023.
BY: Kevin Sellers
327 Mira Monte
Grand Junction, CO 81507
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N\Feb1,8,15,22

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Linda H. Shaw
All creditors of the estate of Linda H. Shaw, 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 23rd day of January, 2023.
BY: Janine Waisley
3896 Picciola Rd., Lot #213
Fruitland Park, FL 34731
ATTORNEY: Joshua A. Shirley
3165 Dundee Ridge Way
Duluth, GA 30096
N\Feb1,8,15,22

NOTICE OF AVAILABILITY
FINAL ENVIRONMENTAL ASSESSMENT AND DRAFT FINDING OF NO SIGNIFICANT IMPACT FOR A FIRSTNET NETWORK AND COMMUNICATIONS TOWER
AT CAMP FRANK D. MERRILL
The United States Army Maneuver Center of Excellence, Directorate of Public Works, Fort Benning, Georgia, and Camp Frank D. Merrill Georgia, hereby announces the availability of the Final Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for the Proposed Implementation of the First-Net Network and Communication Tower at Camp Frank D. Merrill, Lumpkin County, Georgia. These documents address the proposal to construct, operate, and maintain a 308-ft First-Net communication tower on Camp Frank D. Merrill, Georgia that will integrate with the rest of the FirstNet system. Proposed Action also includes a 100-ft X 100-ft (0.23 acres) compound, perimeter security fencing, one 6'-8" X 6'-8" pre-fabricated walk-in cabinet, and a stand-alone emergency generator.
The Final EA and Draft FNSI have been prepared in accordance with the National Environmental Policy Act of 1969 (42 US Code [USC] 4321 et seq.), the Council on Environmental Quality (CEQ) Regulations Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] Part 1500-1508), and the Army NEPA Regulation (Environmental Analysis of Army Actions; 32 CFR Part 651). Publication of this notice begins a 30-day public review period.
The public is invited to review and comment on the Final EA and Draft FNSI from February 23, 2023 – March 24, 2023. Copies of the Final EA and Draft FNSI may be viewed at the following locations: Columbus Public Library, Union County Public Library, Milton E. Long Library, Lumpkin County Library, Cusseta-Chattahoochee Public Library, Fannin County Public Library, Gilmer County Library, and Camp Frank D. Merrill Museum.
The Final EA and Draft FNSI are also posted on the Fort Benning iSportsman website at <https://ftbenning.isportsman.net/news.aspx>.
Written comments concerning this Final EA and Draft FNSI are invited; comments must be received by March 24, 2023 to ensure consideration prior to reaching any FNSI. Please send written comments to Environmental Management Division, AMIM-BEP-E, Attention: NEPA Program Manager; 6650 Meloy Drive; Building 6, Room 309-B; Fort Benning, Georgia 31905; or e-mail comments to theodore.t.williams.civ@army.mil.
For further information or to request a copy of the documents, please contact Mr. Ted Williams, Environmental Management Division, at (706) 545-5337 between 9 a.m. and 4 p.m. ET.
N\Feb22

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Robert Henry Taylor
All creditors of the estate of Robert Henry Taylor, 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 3rd day of February, 2023.
BY: Janice M. Walters
480 TJ Christian Lane
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
N\Feb8,15,22,Mar1

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Samuel Louis Knowles
All creditors of the estate of Samuel Louis Knowles, 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 3rd day of February, 2023.
BY: Douglas Colin Knowles
1624 Carson Drive
Lakeland, FL 33810
N\Feb8,15,22,Mar1

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Judith Pringal Morris
All creditors of the estate of Judith Pringal Morris, 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 27th day of January, 2023.
BY: John Perkins Marshall Jr.
2243 Mount Pleasant Church Rd.
Blairsville, GA 30512
N\Feb8,15,22

NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA
Union County
Notice is hereby given that KARA ELIZABETH SHOLAR, by and through the Petitioner's attorney, filed a petition to the Superior Court of Union County, Georgia, on the 24th day of January, 2023, praying for a change in the name of petitioner from KARA ELIZABETH SHOLAR to IRA TYSON SHOLAR. 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.
This 26th day of January, 2023, by Nancy C. Maddox, Attorney for Petitioner, 23 Mary Street, Jasper, GA 30143. 706-253-3707 (phone) 706-253-3717 (fax).
N\Feb1,8,15,22

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
BRAXTON CLIFTON
DOB: 11-16-2022
SEX: MALE
CHILD UNDER THE AGE OF EIGHTEEN *
case no. 144-22J- 65A
NOTICE OF DEPENDENCY HEARING
TO: Breanna Clifton and Bryan Newton
By Order for Service by Publication dated the 25 day of January 2023 you are hereby notified that on December 12, 2022, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 12th day of April 2023 at 10:00 a.m., at the Union County Courthouse, Blairsville Georgia.
The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 25 day of January 2023.
Jeremy Clough
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N\Feb1,8,15,22

NOTICE TO DEBTORS AND CREDITORS
IN RE: Karen Collins Beaver a/k/a Kay Beaver
All creditors of the estate of Karen Collins Beaver a/k/a Kay Beaver, deceased, late of Union County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.
This 14th day of February, 2023
BY: Robbie Colwell Weaver, Executor
PO Box 1120
Blairsville, GA 30514
Attorney: Richard Sarrell II
144 Cleveland St
Blairsville, GA 30512
N\Feb22,Mar1,8,15

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: The Name Change of Deborah Ann Carter, Petitioner
Civil Action Case Number: 23-CV-46-RG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Deborah Ann Carter filed a petition in the Union County Superior Court on February 10th, 2023, to change the name from Deborah Ann Carter to Debi Carter.
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 2/10/23
Deborah Ann Carter, Petitioner
241 Sunset Trail
Blairsville, GA 30512
N\Feb15,22,Mar1,8

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation dated November 23, 2009, and recorded in Deed Book 820, Page 94-103, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT #216 OF LAKE NOTTLEY SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J. PAGE 110, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 150, 151, 174 & 175; THENCE S 3 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COLLWELL ROAD; THENCE S 3 DEGREES 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 08 MINUTES W 220.0 FEET TO AN IRON PIN; THENCE N 18 DEGREES 50 MINUTES E. 245.6 FEET TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 119.7 FEET TO THE TRUE POINT OF BEGINNING. Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, a/k/a 3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property is known as 186 Lakeside Dr a/k/a 3097 Robin Rd, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.
The property is or may be in the possession of Dawn E. Doucette-Schultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Shultz a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz a/k/a Dawn E. Doucette-Schultz, successor in interest or tenant(s).
Nationstar Mortgage LLC as Attorney-in-Fact for Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband
File no. 16-062108
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346
(770) 220-2535/jw
<https://www.logs.com/>
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N\Feb22,Mar1,8,15,22,29

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
By virtue of a Power of Sale contained in that certain Security Deed from Bailey N Dockery to Mortgage Electronic Registration Systems, Inc., as nominee for Vandorbilt Mortgage and Finance, Inc. DBA Silverton Mortgage, dated October 12, 2018 and recorded on October 18, 2018 in Deed Book 1128, Page 244, in the Office of the Clerk of Superior Court of Union County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Nineteen Thousand Seven Hundred Ninety-Five and 00/100 dollars (\$119,795.00) with interest thereon as provided therein, as last transferred to Vanderbilt Mortgage and Finance, Inc. by assignment recorded in Deed Book 1337, Page 463, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in April, 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 the 9th District, 1st Section, Land Lot 245 of Union County, Georgia, containing 0.751 acre, more or less, and being Tract-1, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated August 4, 2016, revised May 8, 2017 and recorded in Union County, Georgia records in Plat Book 70, Page 120. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Subject to all restrictions and easements of record; if any.
Subject to matters appearing on Plat as recorded in Union County, Georgia records in Plat Book 70, Page 120.
Said property may more commonly be known as 82 Chastain Road, Blairsville, GA 30512.
Case #: 22-011676-2
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Vanderbilt Mortgage and Finance, Inc., Vanderbilt Mortgage and Finance, Inc., PO Box 9800, Maryville, TN 37802, at 800-970-7250. 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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Bailey N Dockery and or tenant(s). 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 holder of the Security Deed.
Vanderbilt Mortgage and Finance, Inc. as Attorney-in-Fact for Bailey N Dockery
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 02/22/23; 03/01/23; 03/08/23; 03/15/23; 03/22/23; 03/29/23;
Case #: 22-011676-2
Case #: 22-011676-2
N\Feb22,Mar1,8,15,22,29

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF LILLIAN CHLOE ARROWOOD
DECEASED
ESTATE NO. 2023-10
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Brian William Matthew Wight has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Lillian Chloe Arrowood, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. on March 6, 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N\Feb8,15,22,Mar1

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Elton Levinson and Kayla Levinson (the "Grantor") to and in favor of Thomas E. Davidson and Virginia D. Davidson (the "Lender") May 27, 2020 and recorded on June 4, 2020 in Union County, Georgia records in Deed Book 1197, Pages 296-297, (the "Deed to Secure Debt"); in the original principal amount of ONE HUNDRED THIRTY THOUSAND DOLLARS AND N0100ths (\$130,000.00) (the "Note") with interest at the rate specified therein, there will be sold by the undersigned 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 March 7, 2023, the following described property:
All that tract or parcel located in the 10th District, 1st Section, Land Lot 8, of Union County, Georgia, containing 3.576 acres, more or less and being shown as Tract 2 on a plat of survey dated 4/27/2020, by Cleveland & Cox Land Surveying, LLC., and recorded in Plat Book 71, Page 498, and recorded in Union County, Georgia records which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road easements as shown on said plat.
map and parcel no. 056A 052A
WHEREAS, 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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Thomas E. Davidson and Virginia D. Davidson. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Note that pursuant to OCGA 44-14-162.2(a). The above holders of the mortgage are not required to negotiate amend or modify the terms of the mortgage.
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 59 Jenny Lane, Blairsville, GA, 30512, in Union County Georgia is/are: Elton Levinson and Kayla Levinson or tenant/tenants.
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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. KENYA PATTON, P.C. 44 Suite B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142
N\Feb8,15,22,Mar1

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
By virtue of a Power of Sale contained in that certain Security Deed from Thomas P. Carter, Jr. to Mortgage Electronic Registration Systems, Inc., as nominee for Silverton Mortgage Specialists, Inc., dated April 30, 2018 and recorded on May 2, 2018 in Deed Book 1108, Page 32, in the Office of the Clerk of Superior Court of Union County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty Thousand and 00/100 dollars (\$220,000.00) with interest thereon as provided therein, as last transferred to Lakeview Loan Servicing, LLC, recorded in Deed Book 1224, Page 688, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in March, 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 208, 17th District, 1st Section, Union County, Georgia, containing 6.331 acres, as shown on a plat of survey by Landtech Services, Inc. RLS #2653, dated May 23, 2005 and recorded in Plat Book 55, Page 330, Union County records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
The property is also subject to and benefits from matters as shown in the above referenced plat and as recorded in Plat Book G, Page 256, Plat Book 50, Page 199 and Plat Book 59, Page 145, Union County, Georgia records.
The property is subject to and benefits from grant of easement in Deed Book 228, Page 668, Union County records.
The property is subject to and benefits from Quit Claim Deed recorded in Deed Book 956, Page 121, Union County records.
The property is subject to and benefits from an easement as recorded in Deed Book 956, Page 121, Union County records.
The property is subject to and benefits from restrictions as shown in the attached Exhibit "B".
Grantor grants to Grantee a perpetual easement along the Old Road as shown on a plat of survey recorded in Plat Book G, Page 256, Union County records, for ingress and egress to the above described property.
Said property may more commonly be known as 320 Buford Drive, Young Harris, GA 30582.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Lakeview Loan Servicing, LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019.
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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Thomas P. Carter, Jr. and or tenant(s). 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 holder of the Security Deed.
Lakeview Loan Servicing, LLC as Attorney-in-Fact for Thomas P. Carter, Jr.
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 02/08/23; 02/15/23; 02/22/23; 03/01/23
N\Feb8,15,22,Mar1

NOTICE OF FORECLOSURE
SALE UNDER POWER
UNION COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Judy M. Beardslee to Wells Fargo Bank, N.A., dated September 18, 2017, and recorded in Deed Book 1085, Page 395, Union County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on August 24, 2022 in Book 1324 Page 514 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 Twenty-Four Thousand and 0/100 dollars (\$124,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on March 7, 2023, the following described property:
ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 197 & 198, 8TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT NINETEEN (19) AS SHOWN ON THE FINAL SUBDIVISION PLAT FOR JOSEPH L. BAUER, DATED 7/23/92, LAST REVISED 11/17/93 RECORDED IN PLAT BOOK 31, PAGE 155, UNION COUNTY RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE THERETO.
THIS PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS IN DEED BOOK 219, PAGE 23, AMENDED AT DEED BOOK 220, PAGE 545 AND DEED BOOK 228, PAGE 514, UNION COUNTY RECORDS.
THE PROPERTY IS CONVEYED SUBJECT TO EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED AT DEED BOOK 141, PAGES 616-617, AND DEED BOOK 200, PAGE 197, UNION COUNTY RECORDS.
THE PROPERTY IS CONVEYED SUBJECT TO THE RIGHT OF WAY TO UNION COUNTY, GEORGIA, RECORDED IN DEED BOOK 226, PAGE 300, UNION COUNTY RECORDS.
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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is The Estate of Judy M. Beardslee or tenant(s); and said property is more commonly known as 372 Stable Gate Dr, Blairsville, GA 30512.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Judy M. Beardslee.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 22-19992
N\Feb8,15,22,Mar1