

North Georgia News

Legal Notices for June 27, 2018

**NOTICE OF 2ND DUI CONVICTION
BLAIRSVILLE MUNICIPAL COURT**
Convicted Person: Sarah Cobb Copeland
Offense Date: October 10, 2017
Conviction Date: June 11, 2018
Offense Location: Cleveland St/Cook St
Case Disposition: 1773.00 Fine, 12 Months Probation, 10 Days Confinement, Alcohol Evaluation, Risk Reduction Program, 30 Days Community Service, Interlock Device.
N\Jun20,27P

NOTICE
Now taking bids for a 2016 Kia Sedona, VIN# KNDMA5C19G66123884 at 103 Ed Mauney Drive, Blairsville, GA on June 29, 2018 at 9am. Phone: 706-897-7232.
N\Jun20,27P

NOTICE
Now taking bids for a 2008 Jeep Patriot, VIN# 1J8FT48W78D676251 at 103 Ed Mauney Drive, Blairsville, GA on June 28, 2018 at 9am. Phone: 706-897-7232.
N\Jun20,27P

NOTICE
In compliance with O.C.G.A. 19-15-3d, the Union County Child Fatality Review Committee is submitting the following:
Annual Report: January 1, 2017 - December 31, 2017
Number of Reports Received by Committee for Review: 0
Number of Reports of Death Investigations Reviewed: 0
N\Jun27P

TRADE NAME REGISTRATION AFFIDAVIT
Georgia, Union County
To whom it may concern:
Please be advised that Erin A. Schmitt, whose address is 75 Bond Road, Blairsville, GA 30512, ia the owner of the certain business now being carried on at 75 Boind Road, Blairsville, GA 30512 the following trade name, to-wit: Virtually Yours Admin by Erin and that the nature of said business is: Virtual Legal Office and Administrative Work
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 20 day of June, 2018.
N\Jun27,Jul4P

NOTICE
Notice is given that Dissolution Articles for New Generation Church, Inc. will be delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code.
N\Jun27,Jul4P

**NOTICE OF FORECLOSURE
OF RIGHT TO REDEEM**
TAKE NOTICE THAT:
The right to redeem the following property, to wit:
All and only that parcel of land designated as Tax Parcel 088 016 A, lying and being in Land Lot 93 of the 10th Land District, 1st Section, Union County, Georgia, being Lot A, Highland Falls Cottages, Inc., Subdivision, shown in Plat Book 64, Page 40, described in Deed Book 307, Page 442, said plat being incorporated herein by this reference.
And shall expire and be forever foreclosed and barred on and after the 8th day of August, 2018.
The Tax Deed to which this notice relates is dated February 7, 2017, and is recorded in Deed Book 1065, Page 658, of the Richmond County, Georgia Deed Records.
The property may be redeemed at any time before the 8th day of August, 2018, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Samuel R. Bagwell
Attorney for Stance Ventures, LLC
311 Green Street, Suite 409
Gainesville, GA 30501
Please be governed accordingly.
This 20th day of June, 2018.
Samuel R. Bagwell
Attorney at Law
Georgia Bar No. 606264
311 Green Street, Suite 409
Gainesville, Georgia 30501
Ph. (770) 538-5160
Fax (770) 538-5155
N\Jun27,Jul4,11,18P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Maxine C. Mettler,
All debtors and creditors of the estate of Maxine C. Mettler, 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 11th day of June, 2018.
By: Judy Sanders Crawford
1701 Berrong Dr.
Hayesville, NC 28904
N\Jun27,Jul4,11,18P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Jerry Frank Carpenter,
All debtors and creditors of the estate of Jerry Frank Carpenter, 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 11th day of June, 2018.
By: Harris Turner
179 Pam Garrett Rd.
Dawsonville, GA 30534
N\Jun20,27,Jul4,11,18P

**IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
CHARLES B. AMARA JR., DECEASED**
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Marie Grezeszak has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Charles R. Amara, 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, and must be filed with the court on or before July 9, 2018. 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\Jun13,20,27,Jul4P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Katherine A. Byrd,
All debtors and creditors of the estate of Katherine A. Byrd, 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 5th day of June, 2018.
By: Russell Byrd
PO Box 2508
Blairsville, GA 30514
N\Jun13,20,27,Jul4P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Joseph P. Doney,
All debtors and creditors of the estate of Joseph P. Doney, 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 5th day of June, 2018.
By: Dennis Boudreaux
9942 Boynton Gardens Way
Boynton Beach, FL 33437
N\Jun13,20,27,Jul4P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Dorothy E. Smith,
All debtors and creditors of the estate of Dorothy E. Smith, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 7th day of June, 2018.
By: Cloyd Jacob Smith
33 Harbor Ln.
Blairsville, GA 30512
N\Jun13,20,27,Jul4P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of James Thurman White,
All debtors and creditors of the estate of James Thurman White, 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 7th day of June, 2018.
By: Schinichi Edward Smith
64 Bracketts Way
Blairsville, GA 30512
N\Jun13,20,27,Jul4P

NOTICE OF BIDS
The Union County School System is requesting proposals/bids for the following items:
• Bulk Rate Prepare Services
• Fire Extinguisher Services
• Fire Sprinkler Inspection Services
• Pest Control Services
• Tires
• Transportation Fuel (Gas and Diesel)
• Waste Management Services
• Goal Post Replacement
• Game Clocks with Solar Carts
The bid closing for all Requests for Proposal above is June 28, 2018 at 6:00 pm. All bids will be opened on June 28, 2018 beginning at 6:00 pm. For more information, please visit <http://ucschools.org/cms/One.aspx?portalId=5229650&pageId=5677366>.
N\Jun20,27P

**NOTICE OF SEIZURE OF PERSONAL PROPERTY
VALUED AT LESS THAN \$25,000.00**
Pursuant to O.C.G.A. 9-16-11(a)
TAKE NOTICE that on April 7th, 2017, in the area of the 288 Bitter Creek Road Blairsville, Union County, law enforcement officers of the Union County Sheriff's Office seized a certain white in color, 2000 Year Model, Dodge Durango, a motor-vehicle, with said motor-vehicle bearing Georgia License and Tag Registration Number RCT7535 and VIN Number 1B4HR26Z2YF2364 (hereinafter the seized property), as well as \$121.00 in United States Currency, a "Vizio" brand television bearing serial number LAQKHLMM3300562, an "LG" brand television bearing serial number 510RMVAF4034, an electric DVR bearing serial number CVD-HL08, an "RCRA" Brand Tablet bearing serial number RCT6203W46, two (2) Electronic Security Cameras, "Dazone" 880150515314485, and HP Personal Computer and an Apple MacBook.
The seized property was directly or indirectly used or intended for use to facilitate the possession and acquisition, transportation and delivery of or possession with intent to distribute said Methamphetamine, Marijuana, an various other Schedule II and Schedule IV Controlled Substances including Alprazolam, Oxycodone, and Hydrocodone, in violation of the Georgia Controlled Substances Act O.C.G.A. 16-13-30(b) and/or O.C.G.A. Sec. 16-13-30(j), and/or is proceeds derived or realized therefrom and as a result of the motor-vehicle's use in the acquisition, transportation, delivery, or distribution of said Methamphetamine, the seized property is subject to forfeiture pursuant to the provisions of O.C.G.A. 16-13-49 (b) and the Georgia Civil Forfeiture Procedure Act O.C.G.A. Section 46-16-1.
FURTHER TAKE NOTICE:
The purported owner[s] or claimant[s] of said property is said to be:
Cheryl Ann Hubert
288 Bitter Creek Road
Blairsville, GA 30512
c/o The Union County Law Enforcement Detention Center
378 Beasley Street
Blairsville, GA 30512
Ph: (706) 439-8068
Fx: (706) 439-6068

AND FURTHER TAKE NOTICE that the owner or interest holder may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, GA 30512 by certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's possession supporting his or her claim; and 7) Any additional facts supporting his or her claim.
This 30 day of April, 2018
Jeff Langley
District Attorney
Enotah Judicial Circuit
By: Buck Levins
Assistant District Attorney
48 River Street, Suite A
Hiawassee, GA 30546
(706) 896-6489
SEIZING AGENCY
The Office of the Union County Sheriff
378 Beasley Street
Blairsville, GA 30512
Ph: (706) 439-6066
Fx: (706) 439-6068
N\Jun20,27,Jul4P

**NOTICE OF FORECLOSURE
OF RIGHT TO REDEEM PROPERTY**
Take notice that: The right to redeem the following described property, to wit: All and only that tract or parcel of land designated as Tax Parcel 022 065 A23, lying and being in Land Lot 217 of the 9th District, 1st Section, Union County, Georgia, containing 1.001 acres, more or less, being Lot 23, Survey for Nancy N. Mathers Living Trust, shown in Plat Book U, Page 277, described in Deed Book 173, Page 380, the description therein being incorporated herein by this reference; will expire and be forever foreclosed and barred on and after the day of July 11, 2018. The tax deed to which this notice relates is dated the February 7th, 2017, and is recorded in Deed Book 1065 Page 652 of the Union County Records. The property may be redeemed at any time before the day of July 11, 2018, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed accordingly.
N\Jun13,20,27,Jul4P

**NOTICE OF FORECLOSURE
OF RIGHT TO REDEEM PROPERTY**
Take notice that: The right to redeem the following described property, to wit: All and only that tract or parcel of land designated as Tax Parcel 022 065 A11, lying and being in Land Lot 217 of the 9th District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being Lot 11, as shown in Plat Book U, Page 277, and being a portion of the property described in Deed Book 173, Page 380, the description therein being incorporated herein by this reference; will expire and be forever foreclosed and barred on and after the day of July 11, 2018. The tax deed to which this notice relates is dated the February 7th, 2017, and is recorded in Deed Book 1065 Page 654 of the Union County Records. The property may be redeemed at any time before the day of July 11, 2018, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed accordingly.
N\Jun13,20,27,Jul4P

**UNION COUNTY
SALE OF PROPERTY
JUDICIAL SALE**
Pursuant to an order entered by the Honorable Raymond E. George, Judge Superior Court, Union County, Georgia on the 19th day of February, 2018 in Civil Action File No. 15-CV-436-RG and pursuant to the resolution of the Union County Board of Sole Commissioner dated June 1, 2018, and pursuant to a Consent Order of Settlement and Forfeiture dated February 19, 2018, and a Quit Claim Deed recorded in Deed Book 1101, Page 243-244, Union County, Georgia Deed Records there will be sold by judicial sale in accordance with O.C.G.A. §9-13-140 et seq. the following described property:
Real property located at 352 Town Mountain Road, Union County, Blairsville, Georgia being more particularly described as follows:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 308 of Union County, Georgia, containing .82 acres, more or less, as shown on a plat of survey by T. Kirk & Associates Inc., R5F2988, dated 08/10/2006, and recorded in Union County, Georgia records in Plat Book 58, Page 281, said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property
SUBJECT Property Address is 352 Town Mountain Road, Blairsville, Georgia 30512 I/k/a 872 Town Mountain Road.
This description is contained in Special Warranty Deed contained in the Union County Records in Deed Book 904, page 28.
Said property will be sold between the legal hours of sale on the first Tuesday in July, 2018 at the Courthouse in Union County, Georgia, by an official authorized by O.C.G.A. §9-13-140 et seq. and the government of Union County, Georgia. Said property must bring a MINIMUM sale price \$120,000.00 and will be sold to the highest bidder for cash in U.S. Funds. Union County, Georgia will deliver to said purchaser a deed conveying all interest Union County, Georgia has pursuant to the above referred to deeds and documents in said property.
All bidders must present either a binding letter of credit or certified funds to be able to bid on the above described property.
The property shall be available for viewing at an open house on Friday, June 22, 9:00 A.M. to 2:00 P.M. and Saturday June 23, 9:00 to 12:00 P.M. The property is being sold where is, as is, Union County, Georgia
Lamar Paris
Union County Commission
Blairsville, GA 30514
N\Jun13,20,27P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Linda Sue Simmons Thompson,
All debtors and creditors of the estate of Linda Sue Simmons Thompson, 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 15th day of June, 2018.
By: Joel Dennis Thompson
PO Box 57
Suches, GA 30572
N\Jun13,20,27P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of David Wayne Friedly,
All debtors and creditors of the estate of David Wayne Friedly, 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 31st day of May, 2018.
By: Cayce Davenport Friedly
1495 Gainesville Hwy.
Blairsville, GA 30512
N\Jun13,20,27P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Johnny Sharon Johnston,
All debtors and creditors of the estate of Johnny Sharon Johnston, 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 1st day of June, 2018.
By: Margaret Rivera Johnston
231 Fall Ln.
Blairsville, GA 30512
N\Jun13,20,27P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Sandra L. Boyer,
All debtors and creditors of the estate of Sandra L. Boyer, 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 1st day of June, 2018.
By: Emily Lorne Boyer
5441 Arbor Court, Apt #6
Wausau, WI 54401
N\Jun13,20,27P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Pamalia Knight I/k/a Pamalia Jakab,
All debtors and creditors of the estate of Pamalia Knight I/k/a Pamalia Jakab, 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 1st day of June, 2018.
By: Camalia Abercrombie Bingham
446 Flowers Dr.
Blairsville, GA 30512
Justin Kamper
4250 Ivy Log Rd.
Blairsville, GA 30512
Tambra Rogers
128 Rabbit Knob Dr.
Young Harris, GA 30582
N\Jun13,20,27P

**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION**
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by TIMOTHY W SULLIVAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, INC., ITS SUCCESSORS AND ASSIGNS , dated 04/27/2009, and Recorded on 04/29/2009 as Book No. 799 and Page No. 6-21, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$66,000.00, 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 July, 2018, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 250, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA CONTAINING 0.90 ACRES AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, RLS # 2653, DATED OCTOBER 29, 1998 AND RECORDED IN PLAT BOOK 43 PAGE 20 UNION COUNTY RECORDS, SAID PLAT OF SURVEY IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A MORE COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. GRANTOR GRANTS TO GRANTEE ALL RIGHTS GRANTOR HAS IN AND TO THE ROAD EASEMENT ACROSS THE EXISTING 40 FOOT ROAD FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY FROM PAUL NICHOLSON ROAD AS SHOWN ON THE ABOVE REFERENCED PLAT
THE PROPERTY IS SUBJECT TO THE RESTRICTION RECORDED IN DEED BOOK 110 PAGES 699-700 UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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).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 Deed to Secure Debt first set out above. To the best of the knowledge and belief of the undersigned, the party in possession of the property is PHOENIX STAR INVESTMENT FUNDING, LLC or a tenant or tenants and said property is more commonly known as 170 RED BIRD LANE, BLAIRSVILLE, GA 30512. 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: STEVENS, STEVENS & OLIVER, LLC, 4167 Roswell Road, Suite A, Floor 1, Atlanta, GA 30342, Telephone number: 770-393-8900. CCM FINANCE, LLC. 18-627. THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N\Jun13,20,27P

**NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY**
Under and by virtue of the Power of Sale contained in a Security Deed given by PHOENIX STAR INCORPORATED to SECURED INVESTMENT FUNDING, LLC dated November 25, 2015, and recorded in Deed Book 1024, Pages 147, Union County, Georgia Records, as last assigned to CCM FINANCE, LLC said assignment recorded in Deed Book 1025, Page 638, Union County, Georgia records conveying the after-described property to secure a Note in the original principal amount of Two Hundred Two Thousand Eight Hundred Dollars and 00/100 Dollars (\$202,800.00), 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 the first Tuesday in July 2018, the following described property to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 165, OF THE 16TH DISTRICT, 1ST SECTION, OF UNION COUNTY, GEORGIA, CONTAINING 5.725 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OR SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED MARCH 31, 1997, AS PER PLAT RECORDED IN PLAT BOOK 38, PAGE 80, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 170 RED BIRD LAND, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN UNION COUNTY, GEORGIA, TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS, EGRESS, ROAD AND UTILITY SERVICE PURPOSES 20 FEET IN WIDTH, RUNNING FROM THE SOUTHEAST CORNER OF PROPERTY TO AN UNIMPROVED COUNTY ROAD KNOWN AS LOW GAP ROAD, SAID EASEMENT BEING 10 FEET ON EITHER SIDE OF THE CENTERLINE OF A PRIVATE DRIVE SHOWN ON THAT CERTAIN PLAT FOR ELBERT DYER BY RAY NEAL JOHNSON, RLS OF RN JOHNSON & ASSOCIATES, INC., DATED MAY 1978, RECORDED IN PLAT BOOK H, PAGE 44, UNION COUNTY, GEORGIA RECORDS. SAID PRIVATE DRIVE BEING BETWEEN TRACT A AND TRACT B AS SHOWN ON PLAT. SUBJECT TO ROADWAY EASEMENT AS SHOWN ON THE ABOVE REFERENCED PLAT. SUBJECT TO EASEMENT FOR OVERFLOW OF SPRING RECORDED IN BOOK 111, PAGE 480 OF THE UNION COUNTY, GEORGIA LAND RECORDS. SUBJECT TO RESERVED WATER RIGHTS. BEING THE SAME PROPERTY AS THAT CONVEYED BY WARRANTY DEED DATED NOVEMBER 15, 2004, FROM ROBERT V. JONES AND DWIGHT A. HOLLIFIELD TO DONALD A. ELDER AND MARYANNE C. ELDER (JTWROS), AS RECORDED NOVEMBER 22, 2004, AT DEED BOOK 552, PAGE 760, UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees 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), 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 Deed to Secure Debt first set out above. To the best of the knowledge and belief of the undersigned, the party in possession of the property is PHOENIX STAR INVESTMENT FUNDING, LLC or a tenant or tenants and said property is more commonly known as 170 RED BIRD LANE, BLAIRSVILLE, GA 30512. 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: STEVENS, STEVENS & OLIVER, LLC, 4167 Roswell Road, Suite A, Floor 1, Atlanta, GA 30342, Telephone number: 770-393-8900. CCM FINANCE, LLC. 18-627. THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N\Jun13,20,27P