

North Georgia News

Legal Notices for January 8, 2020

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jose Verhoeven Lusy, Jr.
All debtors and creditors of the estate of Jose Verhoeven Lusy, Jr., 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 13th day of December, 2019.
By: James Brown
833 Mountain Lake Blvd.
Blairsville, GA 30512
(NJan8,15,22,Jan18)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Civil Action No. 19-CV-435-RG
CHRISTOPHER LEE CONGER and
DIXIE JEAN CONGER,
Plaintiffs,
vs.
TRACT OF LAND IN LAND LOTS 97 & 98, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING TRACT 1, CONTAINING 0.041 ACRE, AND TRACT 2, CONTAINING 0.064 ACRE, AND A TRACT OF LAND IN LAND LOT 97, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 4.36 ACRES; AND A TRACT OF LAND IN LAND LOT 97, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 2.004 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JAMES A. STEPHENS, ESTATE OF THOMAS J. STEPHENS, JR., HEIRS KNOWN OR UNKNOWN, ESTATE OF MARK STEPHENS, HEIRS KNOWN OR UNKNOWN, ESTATE OF LORRAINE TWIGGS STEPHENS, HEIRS KNOWN OR UNKNOWN, ESTATE OF HELEN C. TWIGGS, HEIRS KNOWN OR UNKNOWN, ESTATE OF J. W. TWIGGS, HEIRS KNOWN OR UNKNOWN, ET AL. 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.

NOTICE OF SUMMONS
TO: ALL PERSONS, KNOWN OR UNKNOWN AND ALL THE WORLD who may claim adversely to Plaintiffs' title of those tracts of land contained in Land Lots 97 & 98, 16th District, 1st Section of Union County, Georgia; being more fully described as follows:
All that tract or parcel of land lying and being in Land Lot 97, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 0.041 acre, and Tract 2, containing 0.064 acre, as shown on a plat of survey for Chris Conger and Dixie Conger by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated April 19, 2018, and filed of record on April 26, 2018 in Plat Book 70, Page 428 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.
AND
All that tract or parcel of land lying and being in Land Lots 97 & 98, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 4.36 acres, as shown on a plat of survey for Chris L. Conger and Dixie J. Conger by Blue Ridge Mountain Surveying, J. Jason Henson, G.R.L.S. # 3007, dated March 8, 2018 and filed of record on March 19, 2018 in Plat Book 70, Page 379 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.
AND
All that tract or parcel of land lying and being in Land Lot 97, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 2.004 acres, as shown on a plat of survey for Chris Conger and Dixie Conger by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated April 9, 2018 and filed of record on April 26, 2018 in Plat Book 70, Page 428 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.

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IN THE PROBATE COURT
UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ERNEST VICTOR ROBERGE, DECEASED
ESTATOR NO. 19-160
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Stephen Roberge and Beth Ann Roberge has petitioned for to be appointed Administrator(s) of the estate of Ernest Victor Roberge, deceased, of said County. (The petitioner has 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 January 27, 2020. 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: Kristina Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(NJan8,15,22)

CITATION
IN THE SUPERIOR COURT OF
UNION COUNTY
STATE OF GEORGIA
Docket No. 19-CV-454-PJ1
IN REM
DEPARTMENT OF TRANSPORTATION
VS.
0.056 acres of land; and certain easement rights; and
Danielle M. Hamborsky; William F. Hayston; Mortgage Electronic Registration Systems, Inc. (MERS); Bobbie Lovell; and Daryl Jones, individually
The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein after described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, in and to the lands herein after described, and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;
That in accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condormer has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required to appear in and to the Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.
That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.
The said property, as thus affected, is described as follows:
SEE PAGE 20-A; 20-B; and 20-C FOR DESCRIPTION
THIS 19TH DAY OF DECEMBER, 2019.
Judy L. Odum
Clerk Superior Court
UNION COUNTY
Parcel No. 3220.
PROJECT NO.: APD00-0056-02(029)UNION
COUNTY
P.I. NO.: 122900
PARCEL NO.: 32
REQUIRED R/W: 0.056 acres of land; and certain easement rights
PROPERTY OWNERS: Danielle M. Hamborsky; William F. Hayston; Mortgage Electronic Registration Systems, Inc. (MERS); Bobbie Lovell; and Daryl Jones, individually
RIGHT OF WAY - TRACT 1

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 235, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING SHOWN DESCRIBED WITHIN ON THE ATTACHED PLATS MARKED ANNEX 1-A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at a point 63.47 feet left of and opposite station 170+28.86 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 76°05'48.1" W a distance of 13.49 feet to a point 76.78 feet left of and opposite station 170+26.69 on said construction centerline laid out for SR 515/US 76; thence N 63°08'36.0" W a distance of 17.79 feet to a point 94.57 feet left of and opposite station 170+26.24 on said construction centerline laid out for SR 515/US 76; thence N 67°07'57.1" W a distance of 7.86 feet to a point 102.40 feet left of and opposite station 170+25.50 on said construction centerline laid out for SR 515/US 76; thence S 72°05'48.1" W a distance of 33.38 feet back to the point of beginning. Said tract containing 0.029 acres, more or less.
APPENDIX "A" - ANNEX 1
Parcel No. 32 20-A.
RIGHT OF WAY - TRACT 2
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 235, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING SHOWN DESCRIBED WITHIN ON THE ATTACHED PLATS MARKED ANNEX 1-A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at a point 106.84 feet left of and opposite station 171+44.09 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 60°31'46.9" W a distance of 8.16 feet to a point 115.00 feet left of and opposite station 171+44.09 on said construction centerline laid out for SR 515/US 76; thence N 29°39'33.0" E a distance of 27.89 feet to a point 35.00 foot right of and opposite station 50+33.45 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence northwesterly 58.62 feet along the arc of a curve (said curve having a radius of 385.00 feet and a chord distance of 58.56 feet on a bearing of N 26°11'23.6" W) to the point 35.00 feet right of and opposite station 50+00.16 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence N 21°49'40.5" W a distance of 5.16 feet to the point 35.00 feet right of and opposite station 49+95.00 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence N 68°10'19.5" E a distance of 15.42 feet to a point 19.58 feet right of and opposite station 49+95.00 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence S 21°43'56.4" E a distance of 8.27 feet to a point 19.60 feet right of and opposite station 50+03.10 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence S 25°14'29.0" E a distance of 50.03 feet to a point 20.43 feet right of and opposite station

50+50.46 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence southwesterly 42.25 feet along the arc of a curve (said curve having a radius of 937.94 feet and a chord distance of 42.25 feet on a bearing of S 24°41'06.8" W) back to the point of beginning. Said tract containing 0.027 acres, more or less.
Parcel No. 32 20-B.TEMPORARY DRIVEWAY EASEMENT
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 235, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING SHOWN DESCRIBED WITHIN ON THE ATTACHED PLATS MARKED ANNEX 1-A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at a point 35.00 feet right of and opposite station 50+24.06 on the construction centerline of Watkins Road/Windy Hill Road on Georgia Highway Project No. APD-00-056-02(029); running thence S 67°22'44.6" W a distance of 10.33 feet to a point 45.32 feet right of and opposite station 50+20.06 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence N 22°37'15.4" W a distance of 27.62 feet to a point 45.07 feet right of and opposite station 49+95.00 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence N 68°10'19.5" E a distance of 10.07 feet to a point 35.00 feet right of and opposite station 49+95.00 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence S 21°49'40.5" E a distance of 5.16 feet to a point 35.00 feet right of and opposite station 50+00.16 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence southeasterly 22.33 feet along the arc of a curve (said curve having a radius of 385.00 feet and a chord distance of 22.33 feet on a bearing of S 23°29'23.3" E) back to the point of beginning. Said tract containing 0.006 acres, more or less.
The title, estate or interest in the above described and opposite to the lands herein now taken by Condormer for public use is as follows: Fee simple title to the above described land being shown described within on the attached plats dated April 19, 2017; last revised: Sheet No. 19 on August 8, 2019; Sheet No. 20 on April 1, 2019, and attached hereto as Annex 1-A.
A temporary easement is condemned for the right to construct a driveway to connect the new/constructed road and right of way to the Condormer's remaining land for driveway purposes. Said easement will expire on December 1, 2024, and being shown described within on the attached plats marked Annex 1-A.
Parcel No. 32 20-C.
(NJan8,15)

CITATION
IN THE SUPERIOR COURT OF
UNION COUNTY
STATE OF GEORGIA
Docket No. 19-CV-455-PJ1
IN REM
DEPARTMENT OF TRANSPORTATION
VS.
0.768 acres of land; and Clyde Herman Smith; Betty Ruth Smith; Anita Vancil, Executor of the Estate of Farrell Smith; Gary Carl Helton; Clayton Clark Helton; The Heirs and the Estate of Ila Mae Helton Weaver; The Heirs and the Estate of India Estelle Helton King; Larry Helton, Executor of the Estate of Claude C. Helton; Janey Dyer, as Heir of Clarence William Helton; Jerry Helton, as Heir of Clarence William Helton; Terry Helton, as Heir of Clarence William Helton; and Trudy Baker, as Heir of Clarence William Helton, Individually
The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein after described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:
That the above stated case, being a condemnation in rem against the property herein after described, was filed in said Court on the _____ day of _____, 20____. That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of Parcel No. 101 19.
such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$1,400.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;
That in accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condormer has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required to appear in and to the Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.
That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.
The said property, as thus affected, is described as follows:
SEE PAGE 20-A; 20-B; and 20-C FOR DESCRIPTION
THIS 19TH DAY OF DECEMBER, 2019.
Judy L. Odum
Clerk Superior Court
UNION COUNTY
Parcel No. 10120.
PROJECT NO.: APD00-0056-02(029)UNION
COUNTY
P.I. NO.: 122900
REQUIRED R/W: 0.768 acres of land
PROPERTY OWNERS: Clyde Herman Smith; Betty Ruth Smith; Anita Vancil, Executor of the Estate of Farrell Smith; Gary Carl Helton; Clayton Clark Helton; The Heirs and the Estate of Ila Mae Helton Weaver; The Heirs and the Estate of India Estelle Helton King; Larry Helton, Executor of the Estate of Claude C. Helton; Janey Dyer, as Heir of Clarence William Helton; Jerry Helton, as Heir of Clarence William Helton; Terry Helton, as Heir of Clarence William Helton; and Trudy Baker, as Heir of Clarence William Helton, Individually
RIGHT OF WAY
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING SHOWN DESCRIBED WITHIN ON THE ATTACHED PLATS MARKED ANNEX 1-A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at a point 78.34 feet left of and opposite station 298+57.92 on said construction centerline of SR 515/US 76; running thence N 1°42'31.4" E a distance of 72.73 feet to a point 148.47 feet left of and opposite station 298+57.92 on said construction centerline laid out for SR 515/US 76; thence N 69°57'11.0" E a distance of 171.80 feet to a point 175.00 feet left of and opposite station 300+15.00 on said construction centerline laid out for SR 515/US 76; thence N 8°55'09.8" W a distance of 17.92 feet to a point 22.92 feet left of and opposite station 300+15.00 on said construction centerline laid out for SR 515/US 76; thence N 86°04'51.1" E a distance of 169.21 feet to a point 183.05 feet left of and opposite station 301+76.59 on said construction centerline laid out for SR 515/US 76; thence S 0°41'15.9" E a distance of 28.05 feet to a point 155.15 feet left of and opposite station 301+73.65 on said construction centerline laid out for SR 515/US 76; thence S 0°41'15.9" E a distance of 78.12 feet to a point 65.45 on said construction centerline laid out for SR 515/US 76; thence S 80°36'46.6" W a distance of 335.36 feet back to the point of beginning. Said tract containing 0.768 acres, more or less.
Parcel No. 101 20-A.
The title, estate or interest in the above-described land, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above described land being shown described within on the attached plats dated the 19th day of April, 2017; Last Revised: Sheet No. 49 on April 3, 2018; and Sheet No. 50 on April 3, 2018 and attached hereto as Annex 1-A.
Parcel No. 101 20-B.
(NJan8,15)

NOTICE OF FORECLOSURE
EQUITY OF REDEMPTION
TO: NATHAN C. BALL, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed (O.C.G.A. § 48-4-45, et seq.). The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Fifty-Six (156) of Owen Glen Subdivision, Phase III containing 1.346 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 08/11/19, recorded in Plat Book 66, Pages 63-67, ("Plat") Union County records, which description is incorporated herein by reference and made a part hereof.
Said property is conveyed subject to the designated 50 foot buffer from the centerline of the branch as referenced on the aforesaid Plat.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Mollie Stephens, Edward Stephens, June Stephens and Oliver Stephens, all heirs at law of Samuel J. Stephens, deceased to E.S. Dockery, dated April 15, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 34 (bottom), Records of Union County, Georgia.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 36 (top), aforesaid records.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Robert J. Butt to E.S. Dockery, Sr., dated November 19, 1956, filed for record November 26, 1956 at 11:00 a.m. recorded in Deed Book NN, Page 418 (top), aforesaid records.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated March 21, 1951, filed for record January 1, 1957 at 10:00 a.m., recorded in Deed Book NN, Page 457 (bottom), aforesaid records.
The property is conveyed subject to the Blank Easement from Ivy Log Development, LLC to Blue Ridge Mountain Electric Membership Corporation, a cooperative corporation, undated, filed for record October 4, 2006 at 11:45 a.m., recorded in Deed Book 671, Page 111, aforesaid records.
The property is conveyed subject to the Easement as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Theodore B. Adams and Brandy C. Adams, as joint tenants with rights of survivorship and not as tenants in common, dated January 18, 2008, filed for record January 29, 2008 at 2:30 p.m., recorded in Deed Book 745, Pages 120, aforesaid records.
The property is conveyed subject to the Easements as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Tim Hanson and Linda Hanson, as joint tenants with rights of survivorship and not as tenants in common, dated November 5, 2008, filed for record November 6, 2008 at 11:30 a.m., recorded in Deed Book 779, Page 414, aforesaid records.
The property is conveyed subject to the Grant Book 745, Pages 126-135, as amended in Deed Book 745, Pages 126-135, as amended in Deed Book 932, Pages 726-731, Union County Georgia records.
The property is conveyed subject to the reciprocal easement and operating agreement recorded in Deed Book 769, Pages 717-743 and Deed Book 821, Pages 248-275, Union County Georgia records.
The property is conveyed subject to the right of way to Union County, Georgia as recorded in Deed Book 192, Page 162, Union County, Georgia records, and be forever foreclosed and barred on and after February 1, 2020.
The tax deed to which this notice relates is dated the 4th day of September, 2018, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125 at Pages 509-510.
The property may be redeemed at any time before February 1, 2020, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:
Akins & Davenport, PC
P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for James Gary Davenport
Georgia Bar # 821237
807 W. Square
P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
(NDec18,25,Jan18)

NOTICE OF FORECLOSURE
EQUITY OF REDEMPTION
TO: MURL HOLCOMB, ESTATE OF MURL HOLCOMB, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed (O.C.G.A. § 48-4-45, et seq.). The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Fifty-Six (156) of Owen Glen Subdivision, Phase III containing 1.346 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 08/11/19, recorded in Plat Book 66, Pages 63-67, ("Plat") Union County records, which description is incorporated herein by reference and made a part hereof.
Said property is conveyed subject to the designated 50 foot buffer from the centerline of the branch as referenced on the aforesaid Plat.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Mollie Stephens, Edward Stephens, June Stephens and Oliver Stephens, all heirs at law of Samuel J. Stephens, deceased to E.S. Dockery, dated April 15, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 34 (bottom), Records of Union County, Georgia.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 36 (top), aforesaid records.
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