

North Georgia News

Legal Notices for July 26, 2023

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Diane Geraci
All creditors of the estate of Diane Geraci, 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 30th day of June, 2023.
BY: Madeline Geraci
9160 NW 24 Place
Sunrise, FL 33322
N,(Jul15,12,19,29)

TRADE NAME REGISTRATION

To whom it may concern:
Please be advised that Jefe Property Management whose address is 685 Meadowview Dr, Morganton, GA 30560, and, Terry Hays whose address is 685 Meadowview Dr, Morganton GA 30560 is/are the owner(s) of the certain business now being carried on at 685 Meadowview Dr, Morganton, GA 30560 in the following trade name, to-wit: Chautaugua Fishing and that the nature of said business is: Fishing Charter.
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 13 day of July, 2023
N,(Jul19,26,Aug2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Robert David Follese
All creditors of the estate of Robert David Follese, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 14th day of July, 2023.
BY: Karen Marie Follese
10 Evers Way
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N,(Jul19,26,Aug2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Reida Mae Stephens
All creditors of the estate of Reida Mae Stephens, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 14th day of July, 2023.
BY: Shirley Jaunita Dyer
PO Box 726
Murrayville, GA 30564
Sharon Geneva Owenby
152 Chinkapin Trail
Dahlonega, GA 30533
N,(Jul19,26,Aug2,9)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
TERESITA E. REUTER
DECEASED
ESTATE NO. 2023-97
PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE
Ralph C. Reuter has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before August 14, 2023.

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

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N,(Jul19,26,Aug2,9)

IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA
IN THE INTEREST OF:
MESSIAH MYERS
DOB: 11-22-2007
SEX: MALE
case no. 144-23J-35A
ANGEL HUFFMAN
DOB: 03-10-2013
SEX: FEMALE
case no. 144-23J-36A
HEAVEN HUFFMAN
DOB: 01-17-2016
SEX: FEMALE
case no. 144-23J-37A
GIAVONNA HUFFMAN
DOB: 03-07-2017
SEX: FEMALE
case no. 144-23J-38A
ADA HUFFMAN
DOB: 09-18-2018
SEX: FEMALE
case no. 144-23J-39A
KAILAH HUFFMAN
DOB: 12-22-2020
SEX: feMALE
case no. 144-23J-40A
Christopher huffman
DOB: 07-11-2022
SEX: MALE
case no. 144-23J-41A
CHILDREN UNDER THE AGE
OF EIGHTEEN
NOTICE OF DEPENDENCY HEARING

TO: ANY BIOLOGICAL FATHER OF THE CHILD
MESSIAH MYERS WHICH MAY BE JOHN OR WILLIAM JOHNSON AND ANY BIOLOGICAL FATHER OF ANGEL HUFFMAN

By Order for Service by Publication dated the 8 day of June 2023, you are hereby notified that on the 26 day of May, 2023, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child and this Court found it to be in the child's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.

If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated:

1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child are adopted;
2) Your child can still inherit from you unless and until your child are adopted; and
3) Your child can still pursue any civil action against you.

As to ANY BIOLOGICAL FATHER OF THE CHILD
MESSIAH MYERS WHICH MAY BE JOHN OR WILLIAM JOHNSON AND ANY BIOLOGICAL FATHER OF ANGEL HUFFMAN, under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named child and will not be entitled to object to the termination of your rights to this child unless, within thirty (30) days of your receipt of this NOTICE TO ANY BIOLOGICAL FATHER OF THE CHILD MESSIAH MYERS WHICH MAY BE JOHN OR WILLIAM JOHNSON AND ANY BIOLOGICAL FATHER OF ANGEL HUFFMAN, you file:

a) A petition to legitimate the child; and
b) Notice of the filing of the petition to legitimate with the Juvenile Court of Union County. If you fail to file a petition to legitimate or if your petition to legitimate is subsequently dismissed for failure to prosecute or the court does not find that you are the legal father of the child named in your petition to legitimate, this Court may enter an order terminating your parental rights.

This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the SEPTEMBER 18TH 2023 AT 9:00AM IN THE UNION COUNTY COURTHOUSE IN BLAIRSVILLE GA, 30512

The child 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 6 day of July 2023.
Jeremy Clough
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N,(Jul12,19,26,Aug2)

APPLICATION TO REGISTER A BUSINESS

TO BE CONDUCTED UNDER A TRADE NAME

The undersigned hereby certifies that it is conducting a business in the City of Blairsville, County of Union, State of Georgia under the name of: Custom concrete coatings and that the nature of the business is Decorative concrete coatings, epoxy floors, garage floors and that said business is composed of the following LLC: Handyman Luke LLC, 333 Kings Rd., Blairsville, GA 30512.
N,(Jul26,Aug2)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Karen Martin
All creditors of the estate of Karen Martin, 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 21st day of July, 2023.
BY: Sandra Tokash
5763 Park Central Avenue
Peachtree Corners, GA 30092
N,(Jul28,Aug2,9,16)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
ESTATE OF B.R. SOUTHER, By and Through Its
Executor, Angela Souther Reece,
Plaintiff,
v.

BRENDA KAY HILLIARD, as Trustee of the
BRENDA KAY HILLIARD REVOCABLE TRUST UTA
DATED MAY 4, 1992,
Defendant.

Civil Action File No. SUVCV-2023-129-JP
NOTICE OF SUMMONS

TO: BRENDA KAY HILLIARD, as Trustee of the
BRENDA KAY HILLIARD REVOCABLE TRUST UTA
DATED MAY 4, 1992
You are hereby notified that the above-styled action seeking a Complaint for Declaratory Judgment and Injunctive Relief, and that by reason of an Order for Service by Publication entered by the Honorable Joy Parks on July 13, 2023, you are hereby commanded and required to file with the Clerk of said Court and serve upon Janna D. Akins, Plaintiff's Attorney, whose address is P.O. Box 923, Blairsville, Georgia 30514, an answer to the Complaint within sixty (60) days of July 13, 2023, which is the date of the Order for Service by Publication entered by the Honorable Joy Parks.

This 17th day of July, 2023.
Judy L. Odum
Clerk of Superior Court, Union County
N,(Jul26,Aug2,9,16)

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
TERESA LENE COLDITZ
DECEASED
ESTATE NO. 2023-91
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Billy Joe Donaldson has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Teresa Lene Colditz, 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 July 31, 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,(Jul15,12,19,26)

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
RACHEL HARKINS DYER
DECEASED
ESTATE NO. 2023-90
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Audrey Michelle Hester has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Rachel Harkins Dyer, 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 July 31, 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,(Jul15,12,19,26)

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
RACHEL HARKINS DYER
DECEASED
ESTATE NO. 2023-90
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Audrey Michelle Hester has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Rachel Harkins Dyer, 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 July 31, 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,(Jul15,12,19,26)

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JUANITA SMITH HARKINS
DECEASED
ESTATE NO. 2023-89
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Merle Alan Fortenberry has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Juanita Smith Harkins, 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 July 31, 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,(Jul15,12,19,26)

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JOHN ERVIN JONES
DECEASED
ESTATE NO. 2023-68
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Keith Jones and Trudy Smith has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of John Ervin Jones, 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 July 31, 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,(Jul15,12,19,26)

NATIONAL FOREST TIMBER FOR SALE

CHATTANOOCHEE/OCONEE NATIONAL FOREST
The Burnette Sale is located within Compartments 503 and 504, approximately 15 miles SW of Blairsville, GA in the Cooper Creek WMA along Burnette Creek Road (FS Road 261) in Union County. The Forest Service will receive Sealed bids at Blue Ridge Ranger District, 2042 Highway 515 West, Blairsville, GA 30512 before or at the time of public bid opening at 11:00 AM local time on 08/25/2023 for an estimated volume of 8 CCF of Hardwoods sawtimber, and 940 CCF of Eastern W. Pine sawtimber marked or otherwise designated for cutting. In addition, there is within the sale area an unestimated volume of Hardwoods pulpwood, and Softwood - Other pulpwood that the bidder may agree to remove at a fixed rate. The Forest Service reserves the right to reject any and all bids. Interested parties may obtain a prospectus from the office listed below. A prospectus, bid form, and complete information concerning the timber, the conditions of sale, and submission of bids is available to the public from the Blue Ridge Ranger District, 2042 Highway 515 West, Blairsville, GA 30512, 706-745-6928. Additional information can be found at <https://www.fs.usda.gov/resources/conn/landmanagement/resourcemanagement#bottom>. USDA is an equal opportunity provider, employer, and lender.

N,(Jul26)

NOTICE OF FORECLOSURE

OF RIGHT TO REDEEM PROPERTY
Take notice that:
The right to redeem the following described property, to wit:
0 Cobb Mountain Road according to the present system of numbering properties in Union County Georgia, having Tax Parcel ID # 035 140 A and being further described as follows:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Lant Lot 78 of Union County, Georgia, containing 1.0 acre, more or less, as shown on a plat of survey by Richard E. Nutt, GRLS #1797, of Polaris Surveyors, LLC dated March 28, 2007, and recorded in Union County, Georgia records in plat Book 62, Page 177, on May 5, 2011. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above-described property.

will expire and be forever foreclosed and barred on and after the day of August 22, 2023, or thirty days after legal service of this notice, whichever is later.
The tax deed to which this notice relates is dated the 1st day of March, 2022, and is recorded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1305 Page 661.

The property may be redeemed at any time before the day of August 22, 2023, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Fletcher Law Firm LLC, 328 SE Alexander Street, Suite # 10, Marietta GA 30060. Please be governed accordingly.
Sincerely, Robert Wilson Jr.
c/o James R. Fletcher II, Esq.
(File: 2894.0006)
N,(Jul12,19,26,Aug2)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Donald A. Gardner
All creditors of the estate of Donald A. Gardner, 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 7th day of July, 2023.
BY: Donna Cabrina Gardner
662 Waterside Circle
Titusville, FL 32780
N,(Jul12,19,26,Aug2)

NOTICE OF SALE

Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 8/9/2023, at 10:00 am to the highest bidder. The auction will be held on www.storageauctions.com and will start 7/26/2023, & close 8/9/2023, at 10:00 am. 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 #29 - Ron Burns - Dresser, Yard Games, Misc. Household Items, Misc. Bins.
N,(Jul12,19,26,Aug2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
MARY E. RHODES
DECEASED
ESTATE NO. 2014-12
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF TRICIA E. HEZLITT a/k/a
PATRICIA HEZLITT FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF MARY E. RHODES, DECEASED.

To Whom it may concern:

This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before August 7, 2023.

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

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N,(Jul26)

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale contained in a Security Deed given by Ashley L. Sewell to Mortgage Electronic Registration Systems, Inc., as nominee for Consumer Real Estate Finance Co. (the Secured Creditor), dated June 15, 2020, and Recorded on June 17, 2020 as Book No. 1198 and Page No. 702, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$104,080.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Union County, Georgia Records, 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 September, 2023, the following described property:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 63, Union County, Georgia, being Tract 1, containing 0.750 acres, more or less, as set forth on plat of survey by B. K. Rochester, GRLS No. 1534, dated January 28, 1993 and recorded as Exhibit A to that Warranty Deed recorded in Deed Book 731, Pages 147-8, Union County Records, more particularly described as follows: Begin at the intersection of Land Lots 45, 46, 63 and 64, running thence S35 degrees 18'52"E 1185.09 feet to an iron pin set, being the True Point of Beginning; thence N89 degrees 35'57"E 115.30 feet to a point; thence S36 degrees 52'13"E 72.57 feet to a point; thence S07 degrees 44'42"W 105.36 feet to a point; thence S71 degrees 31'55"W 112.54 feet to a point; thence S14 degrees 27'14"E 32.21 feet to a point; thence N88 degrees 22'57"W 34.86 feet to an iron pin found; thence N03 degrees 00'08"W 282.13 feet to an iron pin set, being the True Point of Beginning.

Tax ID: 057A 090 C

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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951.

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 867 ROBERTSON CIRCLE, BLAIRSVILLE, GA 30512 is/are: Ashley L. Sewell 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 Security Deed 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) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. §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.

Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".

Carrington Mortgage Services, LLC as Attorney in Fact for Ashley L. Sewell.

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54559

N,(Jul19,26,Aug2,9,16,23,30)