Towns County Herald

Legal Notices for September 1, 2021

NOTICE
All creditors of the Estate of James Henry
Dietrich, deceased, late of Towns County,
Georgia, are hereby notified to render their
demands to the undersigned according to law,
and all persons indebted to said estate are re-

quired to make immediate payment. This 25th day of August, 2021 Robert J. Hofmann, Executor

RODERT J. HOFMANN, EXECUTOR
DJUM James Henry Dietrich
Djuric Spratt, P.A.
Phoebe M. Edge
191 Peachtree Street, N.E., Suite 4400
Atlanta, Georgia 30303
(404) 523-8337

NOTICE TO CREDITORS AND DEBTORS

All debtors and creditors of the Estate of JAMES STEPHEN HOWELL deceased of Towns JAMIES STEPHEN NOWELL GUESSED OF TOWNS County, Hawassee, 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 undersigned Executor of the Estate of James Stephen Howell.

This 3rd day of August, 2021.
DONNA WILLIAMS HOWELL, Executor
Estate James Stephen Howell
6444 Airline Road Young Harris, GA 30582 Submitted by: Pamela Kendall Floyd, PC Attorney for Estate P.O. Box 1114 Hiawassee, GA 30546

NOTICE TO DEBTORS & CREDITORS

NOTICE TO DEBTORS & CREDITORS

persons intended to Said estate a make immediate payment. This 26 day of August, 2021 Joyce Frick 597 Hiawassee Ests. Dr. Unit 10 Hiawassee, GA 30546 706-897-3745

STATE OF GEORGIA
IN RE: ESTATE OF
MARTHA FAITH HEER, DECEASED

NE: ESTATE OF All debtors and creditors of the Estate of Betty

Jo Blanchard, deceased, late of Towns County, are hereby notified to render their demands to the undersigned according to law and all persons indebted to said estate are required to

IN THE PROBATE COURT OF TOWNS COUNTY

ESTATE NO. 2021-P-069 PETITION FOR LETTERS OF ADMINISTRATION

TO: All Interested parties and to whom it may

10: An interested parties and to whom it may concern:
Susan M. Reid has petitioned to be appointed administrator(s) of the estate of Martha Faith Heer, 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 0.C.G.A. § 53-12-261). All interested parties are hereby notified to show cause why said

O.G.C.A. S 35-1-2201). 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 September 6, 2021.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing setting forth 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 was the state of the

you qualify to file as an indigent party. Con-tact 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.

IN THE PROBATE COURT OF TOWNS COUNTY State of Georgia In Re: Estate of

SESTATE NO. 2021-P-070
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All Interested parties and to whom it may

concern:
William T. Jones has petitioned to be appointed
administrator(s) of the estate of Vernon Jones
deceased, of said county. (The Petitioner has
also applied for waiver of bond, waiver of re-

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 September 6, 2021. 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

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.
David Rogers
Judge of the Probate Court
By: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C

48 River St. Suite C

T(Aug11,18,25,Sept1)

Address 706-896-3467

Hiawassee, GA 30546

David Rogers Judge of the Probate Court By: Michelle Smith

Clerk of the Probate Court 48 River St. Suite C Hiawassee, GA 30546

VERNON JONES, DECEASED

Address

706-896-3467 Telephone Number T(Aug11,18,25,Sept1)

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. David Rogers David Rogers
Judge of the Probate Court
By: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address MOTICE TO DEBTORS & CREDITORS
RE: Estate of Debra Olene Moore King
All debtors and creditors of the Estate of ,
deceased, late of Towns County, 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.
This 30th day of July, 2021
Eric T. King
6501 Mountain Laurel Rd
Hiawassee, GA 30546
706-898-5389
706-898-5389 Address 706-896-3467 Telephone Number

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA

COUNTY OF TOWNS RE: ESTATE OF: Iris Jean Herold All creditors of the estate of Iris Jean Herold deceased, late of Towns County, Georgia, are hereby notified to render their demands to the indersity from the transfer the definations of the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. This the 6th day of August, 2021. William George Herold Personal Representative

IN THE PROBATE COURT OF TOWNS COUNTY

ESTATE NO. 2021-P-071
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE TO: All Interested parties and to whom it may

William T. Jones has petitioned to be appointed

William T. Jones has petitioned to be appointed administrator(s) of the estate of Ossie Mae 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 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 September 6, 2021.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the

STATE OF GEORGIA
IN RE: ESTATE OF
OSSIE MAE JONES, DECEASED

Personal Representative PO Box 526 Hiawassee GA 30546 Address 706-781-4612

T(Aug11,18,25,Sept1) STATE OF GEORGIA

COUNTY OF TOWNS
NOTICE TO DEBTORS AND CREDITORS
RE: TINEY KATHLEEN POTTS, a/k/a Kathleen

Potts
All debtors and creditors of the estate of Tiney

All debtors and creators of the estate of liney Kathleen Potts, deceased, late of Towns Coun-ty, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make

immediate payment to the Executor.
This 6th day of August, 2021.
Willie Potts, Executor
140 Camden Avenue
Buckhannon, WV 26201
Lawrence S. Sorgen
Attornov at Law Attorney at Law vassee. GA 30546

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA IN RE: ESTATE OF FMILY CAVINESS MOONEY, DECEASED

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative TO: All Interested Parties, all and singular the

TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, and to whom it may concern:
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before September 13, 2021.

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 must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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.
David Rogers
Judge of the Probate Court
By: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C Hiawassee, GA 30546

Address 706-896-3467 Telephone Number

NOTICE OF ABANDONED VEHICLE

RE: Abandoned vessel Mfr. ID No: JCE07055M79C License No: GA 6073NV Color: Grey Body Style: Boat TO WHOM IT MAY CONCERNwas initial removed

It is presently located at 815 Murphy St., Young Harris, GA 30582 and is in the possession of H. Stanley Bryson.

Stanley Bryson.
Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. §40-11-2 and will be disposed of it not redeemed. This notice is given pursuant to Coorgia law. ant to Georgia law.

STATE OF GEORGIA

TOWNS COUNTY
Re: Estate of DOROTHY MAY HANDY All debtors and creditors of the estate of DOROTHY MAY HANDY, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of the estate, according to the law, and all persons indebted to said estate are required to make immediate payments to the Executor. This 10th day of August, 2021.

By: Mark Lee Handy 170 Crane Creek Road

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of William J. Upshaw All creditors of the estate of William J. Upshaw, deceased, late of Towns 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 undersigned. This the 19th day of August, 2021

Trudy Piper Upshaw Personal Representative 4005 Notting Hill Drive Young Harris, GA 30582 Address Auuress 706-400-8383

T(Aug25-Sept15)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: ESTATE OF PAUL EUGENE WADE, DECEASED

ESTATE NO. 2021-P-074 PETITION FOR LETTERS OF ADMINISTRATION

TO: All Interested parties and to whom it may Darel Eugene Wade has petitioned to be ap-

Darel Eugene Wade has petitioned to be appointed administrator(s) of the estate of Paul Eugene Wade 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 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 filled with the Court on or before September 20, 2021.

20, 2021. BE NOTIFIED FURTHER: All objections to the 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. David Rouers

David Rogers
Judge of the Probate Court
By: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546 Address 706-896-3467

STATE OF GEORGIA COUNTY OF TOWNS

IN RE: ESTATE OF RONALD VERNE PAMICH, DECEASED NOTICE TO CREDITORS All creditors of the Estate of Ronald Verne Palmich, deceased, late of Towns County, are hereby notified to render their demands to the nereby notined to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
This the 24th day of August, 2021.
Susan T. Palmich

Ronald Verne Palmich, deceased Ronald Verne Palmich, dec David E. Barrett David E. Barrett, LLC 108 Blue Ridge Hwy, Ste 6 Blairsville, GA 30512 Phone: 706-745-0250 Fax: 706-745-0234 Email: david@davidbarrettlaw.com

Executor of

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
DAVIS LEE SUTTON, DECEASED
ESTATE NO. 2011-71

NOTICE [For Discharge from Office and all Liability] IN RE: Petition for Discharge of Personal Rep-

IN RE: Petition for Discharge of Personal Representative
TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, and to whom it may concern:
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before September 13, 2021.
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 should be sworn to before a notary public or before a Probate Court Clerk, and filing fees bettore a Probate Court clerk, and mining fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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

date. In no objections are men, be granted without a hearing. David Rogers Judge of the Probate Court By: Michelle Smith Clerk of the Probate Court 48 River St. Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number

PUBLIC NOTICE

Public Notice of the Public Hearing and Request for Public Comment for the State of

Georgia's
Draft Consolidated Annual Performance and
Evaluation Report (CAPER) FFY2020/ SFY2021
The State of Georgia, in compliance with applicable U.S. Department of Housing and Urban
Development (HUD) regulations, has prepared
a draft version of the State's Consolidated Anpuel Performance and Evaluation Report (CA. nual Performance and Evaluation Report (CA-PER) for the Federal Fiscal Year 2020, The State PEN) for the Pederal Piscal Pear 2020. The State of Georgia will host a public hearing and webinar to present the 2020 CAPER. The CAPER is the annual review of the State's performance in meeting the goals and objectives identified in the 2018-2022 Consolidated Plan and FY 2020 Annual Action Plan. Note that the CAPER 2020 Annual Action Plan. Note that the CAPER also includes the State CDBG Performance and Evaluation Report (State PER) for the State of Georgia Community Development Block Grant (CDBG) Program. The State of Georgia encourages citizens, public agencies and other interested parties to review the contents of its draft CAPER and to submit their written comments. A draft of the CAPER will be available for review on August 23, 2021 by 5 PM by visiting

our website:
https://dca.ga.gov/node/4565. The report
may also be obtained upon request from the
Georgia Department of Community Affairs by
emailing HUDPLanning@dca.ga.gov
The public hearing webinar will be held on
Tuesday, September 14 from 11:00 AM - 12:00
PM. To participate in the webinar please email

HUDPLanning@dca.ga.gov to ask to receive

HOUPCLAIMING GOVERNMENT AND THE STATE OF THE Attn: CAPER – GHFA HOME Admin 60 Executive Park South, NE Atlanta, GA 30329-2231

NOTICE OF CALL OF ELECTION TO THE QUALIFIED VOTERS OF THE CITY OF HIAWASSEE

WHEREAS, the Clerk of the City of Hiawassee, Towns County, Georgia (the "City of Hiawas-see") has furnished the Board of Elections and see") has furnished the Board of Elections and Registration of Towns County (the "Board of Elections") with a certified copy of a Resolution of the Mayor and Council of the City of Hiawassee (Resolution 2021-06-01-4), requesting the call of an election on November 02, 2021 (the "Election") pursuant to O.C.G.A. § 3-4-42 of the Official Code of Georgia Annotated (the "Act") to determine whether the governing authority of the City of Hiawassee, Georgia shall, with the approval of the voters, be authorized to issue licenses for the package sale of distilled spirits in the City of Hiawassee.

Notice is hereby given that, in accordance with O.C.G.A. § 21-2-540, the Towns County Board O.C.G.A. § 21-2-540, the Towns County Board of Elections and Registration will hold a special election on November 02, 2021 for the purpose of submitting to the voters the following question for approval or rejection. The ballot used in the referendum election held pursuant to O.C.G.A. § 3-4-42, shall have written and printed thereon as follows:

lows: YOU WILL VOTE "YES" OR "NO" ON THE FOL-LOWING QUESTION: "Shall the issuance of licenses for the package sale of distilled spirits be approved?"

() NO
Those desiring to vote in favor of the issuance of the licenses shall vote "Yes."
Those desiring to vote against the issuance of the licenses shall vote "No."

Those desiring to vote against the issuance of the licenses shall vote "No."

The designated polling place for holding said election shall be at the Towns County Board of Elections and Registration located at 67 Lakeview Circle in Hiawassee, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the election.

The last day to register to vote in this election shall be October 04, 2021. Advanced (Absentee In-Person) Voting shall be conducted at the Towns County Board of Elections and Registration from Tuesday, October 12, 2021 through Friday, October 29, 2021 (Monday - Friday; 9:00 a.m. – 5:00 p.m.), and will include two mandatory Saturdays: October 16, 2021 and October 23, 2021 (9:00 a.m. – 5:00 p.m.).

Only registered voters who live inside the city limits of Hiawassee, Georgia are eligible to vote in this special election.

This notice is given pursuant to a resolution

vote in this special election.
This notice is given pursuant to a resolution of the Board of Elections and Registration of Towns County.
AUTH: Towns County Board of Elections and Registration of Elections and Registration Registration

NOTICE OF CALL OF ELECTION TO THE QUALI-FIED VOTERS OF THE CITY OF HIAWASSEE/ SPECIAL ELECTION CANCELLATION

SPECIAL ELECTION CANCELLATION
Notice is hereby given that, in accordance with
0.C.G.A. § 21-2-540, a special election has
been scheduled in Towns County to fill the upcoming vacancies of the following offices: (a)
City of Hiawassee Mayor, (b) City of Hiawassee
Councilmember Post 1, and (c) City of Hiawassee Councilmember Post 2. The special election will be held on November 02, 2021.

However the following candidates have quali-However, the following candidates have qualified for the respective offices and are unop-

posed: For City of Hiawassee Mayor: Liz Ordiales For Hiawassee City Councilmember Post 1:

Amy Barrett For Hiawassee City Councilmember Post 2:

Anny Barrett
For Hiawassee City Councilmember Post 2:
Patsy Owens
The above unopposed candidates shall be
deemed to have voted for himself/herself.
Therefore, pursuant to O.C.G.A. § 21-2-291
and § 21-2-325, notice is hereby given that
the special election in Towns County scheduled for November O2, 2021 to fill said vacancies is cancelled. The Towns County Board of
Elections and Registration will hold a special
referendum election on November O2, 2021 for
the purpose of submitting to City of Hiawassee
voters the question of whether or not the City
of Hiawassee shall be authorized to issue licenses for the package sale of distilled spirits
in the City of Hiawassee. Only registered voters who live inside the city limits of Hiawassee, Georgia are eligible to vote in this special
election.

This the 31st day of August, 2021.
Towns County Board of Elections and Regis-

T(Sept1,8,15)

NOTICE OF SALE UNDER POWER STATE OF GEORGIA **COUNTY OF TOWNS**

Under and by virtue the Power of Sale contained in that certain Commercial Real Estate Deed to Secure Debt, Future Advances and Future Obligations are Secured by this Real Estate Security Deed from Dhansukh (Dino) Patel and Usha Dhansukbai Patel (collectively, Patel and Usha Dhansukhai Patel (collectively, the "Borrower"") in favor of United Community Bank as successor by merger to First Madison Bank & Trust (the "Original Lender"), dated September 21, 2018, and recorded in Deed Book 618, Pages 446-453, Towns County, Georgia Records (the "Security Deed") as assigned by Original Lender to UTRECHT ASSETS, LLC (the "Successor Lender") by that certain Assignment of Deed to Secure Debt dated April 27, 2021 (the "Assignment") (the Security 27, 2021 (the "Assignment") (the Security Deed and Assignment are herein called, the

Deed and Assignment are herein called, the "Security Deed")
(a) that certain Commercial Promissory Note from Borrower payable to the order of Lender, dated September 6, 2018, in the original principal amount of One Hundred Ninety Nine Thousand Seven Hundred Frifty and No/100ths Dollars (\$199,750.00) (the "Original Note"), from Borrower to Lender, a Deferred Payment Agreement and Modification of Promissory Note dated April 21, 2020 (the "Modification"), from Borrower to Lender, and an Assignment of Loan Documents dated April 27, 2021 (the "Assignment") from Original Lender to Lender (the Original Note, Modification and Assignment are hereinafter called the "Note"); and (b) such other indebtedness or obligations defined in the Note or the Security Deed or or Guaranty, in the other documents evidencing and securing the Note (such other documents are referred to collectively herein as the "Loan Documents").

There will be sold, by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door in Towns County, Georgia, within the legal hours of sale on the first Tuesday in September, 2021, the following described property, together with all of Borrower's right, title and interest, if any, in and to the following described property and interests in land, estates, easements, tenements, rights,

rower's right, title and interest, if any, in and to the following described property and interests in land, estates, easements, tenements, rights, improvements, property, fixtures, equipment, appliances and appurtenances as more particularly defined in the Security Deed and the Note ("Secured Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 17TH DISTRICT, 1st SECTION, TOWNS COUNTY, GEORGIA

IRICI, 18T SECTION, TOWNS COUNTY, GEURGIA
AND BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:
CONDOMINIUM UNIT B, BUILDING 1 OF WATERCREST AT FIELDSTONE CONDOMINIUMS,
A CONDOMINIUM, PHASE ONE, AS MORE PARTICULARLY DESCRIBE AND DELINEATED IN THE TICULARLY DESCRIBE AND DELINEATED IN THE DECLARATION OF CONDOMINIUM FOR WATERCREST AT FIELDSTONE CONDOMINIUMS, RECORDED IN DEED BOOK 252, PAGE 594, ET SEO., TOWNS COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION. THIS CONVEYANCE IS MADE SUBJECT TO THE DECLARATION, AND ALL MATTERS REFERENCED THERREIN, ALL MATTERS SHOWN ON THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 17, TOWNS COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED.

The indebtedness has been and is hereby declared due because of the failure of the Borrower to comply with the terms and conditions

rower to comply with the terms and conditions contained in the Note, the Security Deed, and the Loan Documents. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness, accrued interest and expresses of sale and all others. interest and expenses of sale, and all other payments provided for under the Note, the Se-curity Deed, and the Loan Documents, includcurry beed, and the Loan bocuments, includ-ing attorneys' fees as provided in the Note and the Security Deed, notice of intention to collect attorneys' fees having been given as provided by law, and the remainder, if any, shall be ap-nied as provided by law plied as provided by law.

plied as provided by law. The Secured Property will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty, express or implied, of any kind or nature whatsoever with respect thereto, with no assurance afforded as to the exact acreage of the land, and will be sold subject to (a) any and all outstanding ad valorem taxes and assessments, (b) all matters which would be disclosed by a current and accurate survey and inspection of the Secured Property, (c) all easements, assessments, liens, encumall easements, assessments, liens, encum brances, zoning ordinances, covenants, re-strictions, Uniform Commercial Code financing statements, and other matters of record, if any, which the Security Deed is junior and subordinate in terms of priority, under the laws of the

nate in terms of priority, under the laws of the State of Georgia. Pursuant to 0.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described Security Deed is as follows: UTRECHT ASSETS, LLC, c/o Sam Maguire, 6075 Barfield Road, Suite 119, Sandy Springs, Georgia 30328, Telephone (404) 257-4261. The foregoing notwithstanding, nothing in 0.C.G.A. § 44-14-162.2 shall be construed to require the Lender to negotiate, amend, or modify the Lender to negotiate, amend, or modify the terms and of the Security Deed described

To the best knowledge and belief of the un-dersigned, the Secured Property is presently owned by Borrower, and the Secured Property nossession of Rorrower or n claiming by, through or under Borrower, in-cluding without limitation tenants who may be occupying the Secured Property pursuant to unrecorded leases.

The sale will be conducted subject (i) to con-

firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (ii) to final con-firmation and audit of the status of the loan with the Lender of its Security Deed.
UTRECHT ASSETS, LLC, as Attorney-in-Fact for Dhansukh (Dino) Patel and Usha Dhansukbai

Patel
Samuel F. Maguire, Jr., Esq.
The Law Offices of Sam Maguire, Jr., P.C.
SynerG Law Complex
6075 Barfield Road, Suite 119
Cardio Evidence Captrila 30328 Sandy Springs, Georgia 30328 Telephone: (404) 257-8885 SFM #C213162 THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT ANY INFORMATION WILL BE USED FOR THAT

T(Aug11,18,25,Sept1)

NOTICE OF SALE UNDER POWER. STATE OF GEORGIA, COUNTY OF TOWNS. NOTICE OF SALE UNDER POWER.

STATE OF GEORGIA, COUNTY OF TOWNS.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by ANTHONY GENOVESE AND ROSE GENOVESE to BANK OF AMERICA, N.A., dated 09/22/2006, and Recorded on 09/27/2006 as Book No. 385 and Page No. 3-25, TOWNS County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$80,910.00, 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 TOWNS County Courthouse within the legal hours of sale on the first Tuesday in September, 2021, the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEIG IN LAND LOT 25, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA CONTAINING 0.769 ACRES, MORE OR 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA CONTAINING 0.759 ACRES, MORE OR LESS, AND BEING LOT 6 OF CHATUGE MANOR, AS SHOWN ON A PLAT OF SURGEY DONE BY LAND TECH SERVICES, INC. DATED JUNE 24, 2005 AS FILED AND RECORDED AT PLAT BOOK 34, PAGE 161-162, TOWNS COUNTY, GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN FOR A MORE PARTICULAR DESCRIPTION.

PROPERTY IS CONVEYED SUBJECT TO ALL MATTERS AND CONDITIONS AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY.
SUBJECT TO THE RESERVATIONS AND RE-SUBJECT TO THE RESERVATIONS AND RESTRICTIVE COVENANTS FOR CHATUGE MANOR PHASE II, AS RECORDED IN DEED BOOK 311, PAGES 642-643, AMENDED AT DEED BOOK 333, PAGE 800 TOWNS COUNTY RECORDS. 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 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). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assigneed. given). BAIN OF AMERICA, I.A. Indus all of the different assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the lean), is the entity with the full authority. half of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), 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, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 7502/4, 800-669-6650. 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 LOT 6 CHATUGE MANOR SUBDIV, YOUNG HARRIS, GEORGIA 30546 is/are: ANTHONY GENOVESE AND ROSE GENOVESE 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 encumbraces zone. or record superior to the Deet to Secture Pent 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. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the Status 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. BANK OF AMERICA, N.A. as Attorney in Fact for ANTHONY GENOVESE AND ROSE GENOVESE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT first set out above, including, but not limited A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009277039 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.