

# Public Notices



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Georgia, with courses and distances according to a plat of a survey by Earl Thursby, Seminole County surveyor, dated January 10, 1970, and recorded in Plat Book 4 at page \_\_\_\_\_, as follows: COMMENCING at the northeast corner of Land Lot No. 11, which is in the center of State Road 285, and extending along the north line of said Lot 11 south 88 degrees 30 minutes west a distance of 2199.3 feet; thence south 01 degree 30 minutes east 40 feet to the south right-of-way line of said State Road 285, and the point of beginning; thence south 01 degree 30 minutes east 208.7 feet, and continuing south 25 degrees 30 minutes west 280 feet to a corner; thence south 88 degrees 30 minutes west 83 feet to a corner; thence north 01 degree 30 minutes west 472.4 feet to a corner on the south right-of-way line of State Road 285; thence along the south right-of-way line of said State Road north 88 degrees 30 minutes east 208.7 feet to a corner, and the point of beginning.

TRACT V: All that tract or parcel of land containing 1.53 acres, more or less, located, lying and being in Land Lot Number 11 of the 14th Land District of Seminole County, Georgia, as shown by survey and plat made by Earl Thursby, Seminole County surveyor, dated December 9, 1991, and recorded in Plat Book 8, page 31, in the Office of the Clerk of Superior Court of Seminole County, Georgia, which plat by reference is made a part hereof.

The above five tracts total 11.41 acres LESS AND EXCEPT: All that tract or parcel of land containing 2.88 acres, more or less, located, lying and being in Land Lot No. 11 of the 14th Land District of Seminole County, Georgia, and being more particularly shown by a plat of a survey by Earl Thursby, dated May 5, 1987 and recorded in Plat Book 7, page 176, in the Office of the Clerk of Superior Court of Seminole County, Georgia, which plat by reference is made a part hereof.

The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given as provided by law).

The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, easements against the property, if any, and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the Security Deed. Lender reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Lender may elect, as permitted in the Se-

curity Deed.

The following information is being provided in accordance with O.C.G.A. § 44-14-162.2. Bank OZK is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated Note on behalf of the secured creditor: Bank OZK Attn: Foreclosures, 6639 Highway 53 East, Dawsonville, Georgia 30534, (706) 344-3110. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument."

To the best of the undersigned's knowledge and belief, the property is located at 2887 Bartow Gibson Highway, Donalsonville, Georgia 39845, and the party in possession of the property is the Estate of Fred M. Mitchell and the Estate of Betty R. Mitchell, or their tenant or tenants.

Bank OZK (f/k/a Bank of the Ozarks), as successor in interest to and assignee of the FDIC, as Receiver for The Park Avenue Bank of Georgia (successor to First Federal Savings Bank of Bainbridge), as Attorney-in-Fact for Fred M. Mitchell and Betty R. Mitchell

The Weber Firm, LLC, Attorney for Bank OZK  
303 Jesse Jewell Parkway, Suite 310  
Gainesville, Georgia 30501  
678-617-8356

This is notice that we are attempting to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector. Run Dates: June 10, 2021; June 17, 2021; June 24, 2021; and July 1, 2021.

6/10, 17, 24, 7/1

**CITY OF DONALSONVILLE COUNCIL MEETING- JUNE 1, 2021 UNOFFICIAL MINUTES/ AGENDA SUMMARY**

Mayor Ron Johnson, Jr. called the Council Meeting to order at 6:00 PM in the Council Chambers at City Hall. After which Mayor Ron Johnson, Jr. gave the invocation, then all joined in the Pledge of Allegiance to the United States of America. Councilmembers present for the meeting included, Mayor Ron Johnson, Jr., Mayor Pro Tem Ed Bond, CP Mitch Blanks, CP Flossie Smith, CP Travis Brooks, CP Lindsay Register, and CP Moses James, Jr. Staff present were City Manager Steve Hicks, City Clerk Christina Corvers, Fire Chief Dean King, Police Chief Woodrow Blue, Communications Director Jeffrey Hatcher, Public Works Superintendent Bert Adams, and City Attorney Billy Grantham.

Approval of the Agenda: Mayor Johnson requested the consideration to amend the agenda to add James Wilson's request to hold a revival. CP Blanks made a motion to amend and approve the agenda to include James Wilson's request to hold a revival with CP Register seconding. Motion carried. Next, the approval of the minutes from the May 4, 2021 Council Meeting, May 10, 2021 Budget Work Session, and the May 25, 2021 Public Hearing. CP Smith made a motion to approve the minutes from the May 4, 2021 Council Meeting, May 10, 2021 Budget Work Session, and the May 25, 2021 Public Hearing. Mayor Pro Tem Bond seconded; motion carried.

APPEARANCES: Down-

town Development Authority Director Virginia Harrison gave a brief update on the DDA, along with a request to hold a Children's Fun Day, to include water slides partnered with Cornelius Davis, behind the Fire Department. The date for the Children's Fun Day is to be determined at a later date. CP Blanks made a motion to approve the request to hold a Children's Fun Day, to include water slides partnered with Cornelius Davis, behind the Fire Department. Mayor Pro Tem Bond seconded; motion passed.

Next, Chamber of Commerce President Sarah Avery stated that she had nothing new to report at this time. Louise Royal then stated that after having some issues getting the garden area of Alf's Farm & Garden insured by their carrier, it came to their attention that the garden area property was in fact owned by the City of Donalsonville and therefore would not be covered by their insurance carrier. Louise Royal stated that she has scheduled for a surveyor to come and survey the property to determine property lines and draw a plat. If the garden center is found to be sitting on City of Donalsonville property, Louise Royal requested discussion of lease/purchase of the property. After some discussion, CP Blanks made a motion that once the survey is complete and the property line is marked, for the City of Donalsonville to work with Louise Royal and the other adjoining property owners on an agreement concerning use of the property. CP Smith seconded. After further discussion, City Manager Hicks recommended the City of Donalsonville cover the cost of having the survey conducted, and then work with City Attorney Grantham to determine the best solution of the stated property. CP Blanks then amended his motion to have the City of Donalsonville cover the cost of having the survey conducted, and then work with City Attorney Grantham to determine the best solution of the stated property. CP Smith seconded; motion carried.

Next, James Wilson requested permission to hold a tent revival on 800 Mr. Tim Street the week after July 4, 2021. Mayor Pro Tem Bond made a motion to approve the request to hold a tent revival on 800 Mr. Tim Street the week after July 4, 2021, upon coordination with the Police Department to make sure all ordinances are met. CP Brooks seconded; motion passed.

INTERNAL BUSINESS  
INTERNAL BUSINESS: The Financial Statements for April 2021 were presented and reviewed with comments made by City Manager Hicks on the current status, along with discussion on the three-month analysis.

OLD BUSINESS  
OLD BUSINESS: City Manager Hicks recommended the approval of Ordinance 06-01-21, providing for annexation into the corporate limits of the City of Donalsonville certain property of the Development Authority of Seminole County and Donalsonville. Land lots 4 and 5 of the 14th Land District and Lot 4 of the 27th Land District are proposed to be annexed into the City of Donalsonville. The property will be zoned as "M" (Industrial District) as provided in §54-145 of the Zoning Code of the City of Donalsonville. CP Register made a motion to adopt Ordinance 06-01-21, providing for annexation into the corporate limits of the City of Donalsonville certain property of the Development Author-

ity of Seminole County and Donalsonville, to include Land lots 4 and 5 of the 14th Land District and Lot 4 of the 27th Land District. The property will be zoned as "M" (Industrial District) as provided in §54-145 of the Zoning Code of the City of Donalsonville. CP Brooks seconded; motion passed. NEW BUSINESS  
NEW BUSINESS: City Manager Hicks recommended the approval of Resolution 06-01-21, providing for the adoption of the FY 2021-2022 operating budget for the City of Donalsonville in the amount of \$6,302,188 as follows: (See Chart A and Chart B at right)

After some discussion, CP Brooks made a motion to adopt Resolution 06-01-21, providing for the adoption of the FY 2021-2022 operating budget for the City of Donalsonville in the amount of \$6,302,188. Mayor Pro Tem seconded; motion carried.

Next, City Manager Hicks recommended the approval of an agreement with the Municipal Gas Authority of Georgia operating as Natural Gas Connection, LLC. to participate in a marketing program to promote gas usage and customer growth for its member agencies primarily through the marketing and sales of appliances to include financing programs and home warranty programs. NGC will, among other things, design and equip show rooms and sales centers, establish call centers for customer service, purchase and maintain inventories and provide basic sales training to the City of Donalsonville. The City of Donalsonville will assist with the marketing of the program by providing non-sensitive customer and gas sales information to NGC, provide access to customers to NGC website, provide space for an appliance showroom or marketing materials, provide leads, and accept payments. The cost of the subscription for the City of Donalsonville to participate in this program is \$3,576.00 (\$2 per customer per year-currently 142 customers) which could be offset by rebates to the City of Donalsonville for sales. After some discussion, CP Register made a motion to table the agenda item until City Attorney Grantham could further obtain information regarding the agreement with the Municipal Gas Authority of Georgia operating as Natural Gas Connection, LLC. CP Blanks seconded; motion passed.

CP Lindsay Register stated that he recently took a governmental class on customer service and suggested that the City of Donalsonville formulate a mission/vision statement. CP Register proposed that the following be considered as part of the City of Donalsonville's mission statement: "We exist to give our citizens the best of services and those services are always our top priority." After some discussion, CP Blanks made a motion to table the agenda item while Councilmembers consider the statement and come back with any other proposals. CP Register seconded; motion carried.

Next, Communications Director Hatcher gave an update on the eDonalsonville activities, along with the system's continued growth. Communications Director Hatcher gave an update on the possibility of three sources of funding available for Broadband and the City of Donalsonville to assist eDonalsonville's expansion and upgrades. The first is a second round of ARRA funding for the City of Donalsonville. This

money is available for several uses including Broadband. It is being provided as a passthrough from the Federal Government. The second funding source is a State of Georgia Broadband Grant. Staff will be attending a virtual meeting to learn more about the application process. It will be dedicated to Broadband and will be available for local Governments only. The third source is a federal program tied to the Federal Budget presented by President Biden. He wants to make additional funds available for upgrades and expansion across the country. In a recent article on Vox, the White House referred to municipal broad-

band networks as "providers with less pressure to turn profits and with a commitment to serving entire communities." This is the vision we have had since we started eDonalsonville... "providing Internet for All."

Fire Chief King then gave an update on the Fire Department, with review of the run summary from May. Chief King stated that the Fire Departments upcoming GBI/GCIC Audit is scheduled for June 21, 2021.

Next, Police Chief Blue gave an update on the Police Department, along with an update regarding the training film conducted by the International Association of

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Chart A	FY 21-22
	PROPOSED
<b>GENERAL FUND</b>	
Property Taxes	\$ 1,035,463
Motor Vehicle Taxes	93,142
Mobile Home Taxes	4,040
Real Estate Transfers (intangible)	7,321
Franchise Taxes	198,150
Local Option Sales Taxes	347,296
Malt Beverage/Liquor Tax	94,105
Business & Occupation Taxes	258,098
Insurance Claim Proceeds	10,000
Penalties & Interest on Taxes	1,000
Business Licenses & Permits	52,658
Grant Revenues	92,962
Public Safety	26,137
Sanitation Fees	563,367
Fines	100,348
Confiscated Funds/Forfeitures	7,000
Interest	28,429
Donations	300
Rents	67,846
Miscellaneous	2,000
Interfund Transfers	250,364
Sale of Used Equipment	10,000
<b>Total General Fund Sources</b>	<b>\$ 3,250,026</b>
Hotel/Motel Tax	36,346
SPLOST Sources	652,932
TSPLOST	621,089
Water/Sewer Sources	1,031,336
Gas Fund Sources	510,853
Solid Waste Fund Sources	17,434
E-Donalsonville Sources	182,172
<b>Total Sources</b>	<b>\$ 6,302,188</b>

Chart B	FY 21-22
	BUDGET
	PROPOSED
<b>GENERAL FUND</b>	<b>PROPOSED</b>
City Manager	\$ 125,999
Elections	2,552
Financial Administration	585,460
Municipal Court	63,338
Police Administration	1,010,831
Fire Administration	725,064
Highways & Streets	277,407
Sanitation	459,375
<b>Total General Fund Uses</b>	<b>\$3,250,026</b>
Hotel/Motel Tax	36,346
SPLOST Uses	652,932
TSPLOST Uses	621,089
Water/Sewer Uses	1,031,336
Gas Fund Uses	510,853
Solid Waste Fund Uses	17,434
E-Donalsonville Uses	182,172
<b>Total Uses</b>	<b>\$6,302,188</b>