

**MINUTES OF MEETING  
FITZGERALD-BEN HILL COUNTY PLANNING COMMISSION**

The Fitzgerald-Ben Hill County Planning Commission held a called meeting on January 27, 2020, at the City Hall Conference Room, 302 East Central Avenue, Fitzgerald, Georgia, at 5:30 p.m. Present were the following members: Cliff Ward, Louis Harper, Jim Turner, Trey Luckie, & Chris Calhoun. Also, in attendance were Emily Ray (Secretary), David Walker (City), Lakisha Fleming (County), Virginia Hall (Attorney), David Hutto & Cable Link Reps Jay Sanders & Neal Allen.

The minutes of the previous meetings of the Commission on November 18, 2019 were reviewed, and on motion by Trey Luckie, seconded by Louie Harper, were approved as written.

The Commission gave consideration to a rezoning petition being proposed by the owner, Young Tractor Co., regarding the property at 758 Ocilla Hwy., to rezone 1.05 acres of said property from G-F County to C-C County. On motion by Trey Luckie, seconded by Cliff Ward, all in present were in favor, the Commission voted to recommend to the Ben Hill Commissioners of Ben Hill County that the request for Rezoning be granted as requested.

The Commission considered a Special Exception petition being proposed by the owner, Garrett Tree Farms, LLC, regarding the property at 1550 River Road., to have Cable Link erect a 370' cell tower on said property zoned G-F County. On motion by Trey Luckie, seconded by Chris Calhoun, all in present were in favor, the Commission voted to recommend to the Ben Hill Commissioners of Ben Hill County that the request for Special Exception be granted as requested.

There was no further business to come before the Commission and the meeting was duly adjourned.

Respectfully submitted,

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Emily S. Ray, Secretary

# **FITZGERALD-BEN HILL COUNTY PLANNING COMMISSION**

## **AGENDA**

January 27, 2020

1. Approval of minutes of previous meetings from November 18, 2019.
2. Rezoning of 758 Ocilla Hwy by Young Tractor Co. from G-F to C-C count.
3. Special exception request 1550 River Road for cell tower in G-F by Cable Link.

**MINUTES OF MEETING  
FITZGERALD-BEN HILL COUNTY PLANNING COMMISSION**

The Fitzgerald-Ben Hill County Planning Commission held a regular scheduled meeting on November 18, 2019, at the City Hall Conference Room, 302 East Central Avenue, Fitzgerald, Georgia, at 5:30 p.m. Present were the following members: Louis Harper, Jim Turner, Trey Luckie, Warren Elder & Rev. George Vereen. Also, in attendance were Emily Ray (Secretary), David Walker (City) Kyle Cook (Attorney), Lakisha Fleming (County), Virginia Hall (Attorney).

The minutes of the previous meetings of the Commission on August 26, 2019 were reviewed, and on motion by Trey Luckie, seconded by Rev. George Vereen, were approved as written.

The Commission gave consideration to an annexation and rezoning petition being proposed by the owner, Cam Jordan, regarding the property at 102 Sadie St., to rezone 3.05 acres of said property from G-B County to G-B City. On motion by Trey Luckie, seconded by Warren Elder, all in present were in favor, the Commission voted to recommend to the Mayor and Council of the City of Fitzgerald that the property be rezoned as requested.

Next the Commission considered a Special Exception petition being proposed by the owner, Diann Heninger, to establish a mobile home sales / display lot on the property at 401 N. Grant St., the said property zoned G-B City. Trey Luckie made a motion that the request be denied, seconded by Louis Harper, all present voted unanimously to recommend that the request be denied. The City Zoning Ordinance states that mobile home sales / display lots cannot be located inside the four drives. (5-1-85) (5-1-86)

There was no further business to come before the Commission and the meeting was duly adjourned.

Respectfully submitted,

  
Emily S. Ray, Secretary

**REZONING APPLICATION  
MAP AMENDMENT  
BEN HILL COUNTY, GEORGIA  
FITZGERALD, GEORGIA**

**Instructions for Filing of Rezoning Application**

Dear Citizens:

Attached, please find the required application for a Map Amendment. This application must be filed in the office of the Zoning Administrator at the Ben Hill County Building Department by \_\_\_\_\_ in order to be heard by the County Commission the following month. Along with your application, please attach the following:

1. \$200 Application Fee

Your application for a Map Amendment will be heard as follows and your presence or your representative's presence is requested at each meeting.

**PLANNING & ZONING COMMISSION**

DATE: MONDAY, JANUARY 27, 2020

PLACE: FITZ CITY HALL, UPSTAIRS MTG RM

302 EAST CENTRAL AVE

FITZGERALD, GA 31750

TIME: 5:30 P.M.

**COUNTY COMMISSION**

DATE: TUESDAY, FEBRUARY 4, 2020

PLACE: JUDICIAL ANNEX, BHC BRD OF COMM

324 EAST PINE ST

FITZGERALD GA 31750

TIME: 6 P.M.

The signature below acknowledges receipt by the applicant and/or his duly authorized representatives for the above referenced data.



OWNER/AGENT

11/15/19

DATE

DATE: \_\_\_\_\_

DATE RECEIVED: 22 November 2019

APPLICATION #: 02-19

**REZONING APPLICATION  
MAP AMENDMENT**

**TO: FITZGERALD-BEN HILL COUNTY PLANNING AND ZONING COMMISSION  
BEN HILL COUNTY BOARD OF COMMISSIONS**

I (we), the undersigned, do hereby respectfully make application and petition the Ben Hill County Board of Commissioners to amend the map of the Ben Hill County Zoning Ordinance dated **DECEMBER 10, 2001** as hereinafter requested. In support of this application, the following facts are shown:

1. Applicant name and requested map amendment address:

Name: YOUNG TRACTOR Co. Inc  
Address: 758 OCILLA HWY  
FITZGERALD, GA 31750

2. Specific map to be deleted: G.F

3. Specific map to be adopted: C.C.

4. Summary of reason(s) for proposed map amendment:

THIS IS A COMMERCIAL Bldg; LAND has  
HISTORICAL USE AS RETAIL TRACTOR; TRACTOR  
PARTS FACILITY

5. Has applicant made, within two (2) years immediately preceding the filing of the application for this amendment, campaign contributions aggregating **\$250.00** or more to any member of the Board of Commissioners or Planning and Zoning Commission?

YES \_\_\_\_\_ NO ☒ If yes, the following information is required:

Name of local government official to whom made: N/A

Amount and date for each contribution made by applicant: N/A

An enumeration date and description of each gift having value of **\$250.00** or more made by the applicant to Local government official during the two years immediately preceding the filing of the application for map amendment.

N/A

5a. In the event that no such gifts or contributions were made, the applicant shall affirm by signing this space.

✓ 

✓ 

OWNER SIGNATURE

600 MEADOW LARK ROAD

OWNER ADDRESS

FITZGERALD, GA 31750

CITY, STATE, ZIP

229-457-1136

OWNER TELEPHONE NUMBER

✓ 

AUTHORIZED AGENT SIGNATURE

600 MEADOW LARK ROAD

AUTHORIZED AGENT ADDRESS

FITZGERALD, GA 31750

CITY, STATE, ZIP

229-457-1136

AUTHORIZED AGENT TELEPHONE NUMBER

**FOR COUNTY USE ONLY**

Action taken by Planning and Zoning Commission:

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Action taken by Board of Commissions:

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TEXT UPDATED: \_\_\_\_\_ DATE: \_\_\_\_\_

## AGENT'S CERTIFICATION

For the purpose of this application, I (we) hereby appoint the following named individual(s) as our duly authorized agent(s).

DAN GLEN  
AGENT SIGNATURE

AGENT SIGNATURE

AGENT SIGNATURE

600 MEADOWLARK RD  
AGENT ADDRESS

FITZGERALD, GA 31750  
CITY, STATE, ZIP

(229) 457-1136  
AGENT TELEPHONE NUMBER

[Signature]  
OWNER SIGNATURE

OWNER SIGNATURE

OWNER SIGNATURE

600 MEADOWLARK RD  
OWNER ADDRESS

FITZGERALD, GA 31750  
CITY, STATE, ZIP

(229) 457-1136  
AUTHORIZED AGENT TELEPHONE NUMBER



11/21/2019

To whom it may concern:

I would like to request a zoning change for 758 Ocilla Hwy Fitzgerald, GA 31750, from G-F to C-C.

This location has been used in the past as a Tractor Dealership for many years, and I would like to continue the opportunity to support the tax digest of Ben Hill county in a positive manner.

Sincerely,

John Daniel Glenn  
CEO  
Young Tractor Co. Inc.

600 meadowlark rd.  
Fitzgerald, GA 31750

229.457.1136



11/21/19



GEORGIA  
CORPORATIONS  
DIVISION

GEORGIA SECRETARY OF STATE

BRAD  
RAFFENSPERGER

**BUSINESS SEARCH**

BUSINESS INFORMATION

Business Name: **YOUNG TRACTOR  
COMPANY**

Control Number: **0B01760**

Business Type: **Domestic Profit  
Corporation**

Business Status: **Active/Compliance**

Business Purpose: **NONE**

Principal Office Address: **600 meadowlark rd.,  
FITZGERALD, GA,  
31750**

Date of Formation /  
Registration Date: **7/26/1950**

State of Formation: **Georgia**

Last Annual Registration  
Year: **2019**

REGISTERED AGENT INFORMATION

Registered Agent Name: **glenn, john**

Physical Address: **600 meadowlark rd. fitzgerald, GA 31750, fitzgerald, GA, 31750, USA**

County: **Irwin**

OFFICER INFORMATION

Name	Title	Business Address
JO GLENN	CFO	1168 OSIERFIELD DR, FITZGERALD, GA, 31750, USA
John daniel Glenn	CEO	600 meadowlark rd., FITZGERALD, GA, 31750, USA
jennifer L. Glenn	Secretary	600 meadowlark rd., FITZGERALD, GA, 31750, USA

Filing History

Name History

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530, Phone:  
(404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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**Report a Problem?**

# Ben Hill County E911

255-A Appomattox Rd

Fitzgerald, GA 31750

229-426-5111

Fax: 299-426-5130

## Address Request

Date: 11/15/2019 Time: 1630

Person Applying for Address: Dan Glenn

Phone Number: 229-457-1136

Property Owner: Young Tractor Company

Location: 258 Orilla Hwy

☐

New Address

☒

Address confirmation

Comments: Address verification - Re-zoning app.

Fire District: VFA-3

Authorized By: [Signature]

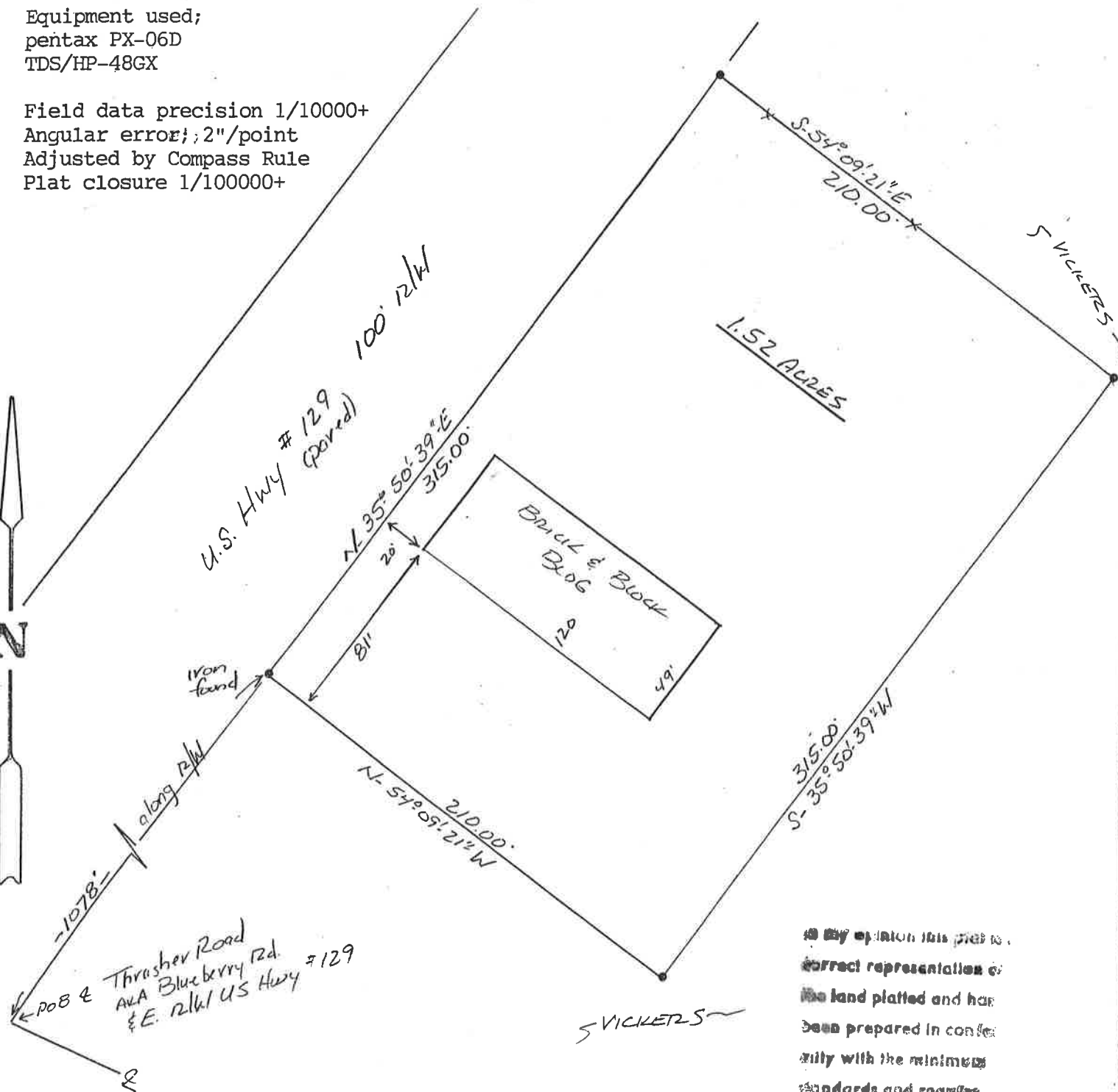
☒ Building / Zoning

☐ Tax Assessor

☐ Elections

Equipment used;  
pentax PX-06D  
TDS/HP-48GX

Field data precision 1/10000+  
Angular error; 2"/point  
Adjusted by Compass Rule  
Plat closure 1/100000+



In my opinion this plat is a  
correct representation of  
the land platted and has  
been prepared in conform-  
ance with the minimum  
standards and regulations  
of the Georgia Surveying  
Board.

SURVEY FOR YOUNG FARMS  
LAND LOT # 305  
FOURTH LAND DISTRICT  
BEN HILL COUNTY, GA.  
DATE: 12-12-12  
SCALE: 1" = 60'  
SURVEYED BY JAMES D. WEEKS  
GA.REG. LAND SURVEYOR # 2111

60' 0 60'



I certify that in my opinion the  
provision in O.C.G.A. section 15-  
06-67(d) does not require the  
approval of this plat by the  
Planning Commission.....

**Weeks Surveying**  
108 E. Pine Street  
Fitzgerald, GA 31750  
(229) 423-3313

89 18

## 2020 Ben Hill County Board of Assessors

11/15/2019 9:53:48 AM  
Acct # 5212  
greg

## Owner Information

Young Tractor Co  
1168 Osierfield Dr  
Fitzgerald, GA 31750

## General Property Information

SITUS	758 OCILLA HWY	Values	Imp Val	33,245
LEGAL	1 1/2-305-4		Acc Val	4,500
Tax District	COUNTY		Land Val	15,000
			Total Value	52,745
Total Acres	1.50		2019 : 52,745	
Zoning	LD		2017 : 52,948	
Unit			2016 : 52,948	

Topography - 1.00	Corner - 1.00	View - 1.00	Water - 1.00	Transitional - 1.00	Neighborhood - 1.00	Other - 1.00	- 1.00
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FKA: YOUNG TRACTOR COMPANY

## SALES INFORMATION

Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
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Young Tractor Co

0 C1

0 UK

## LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
C4	927 10000 PER ACRE	Acres	1.50	0	0			10,000.00	10,000.00	1.00	15,000

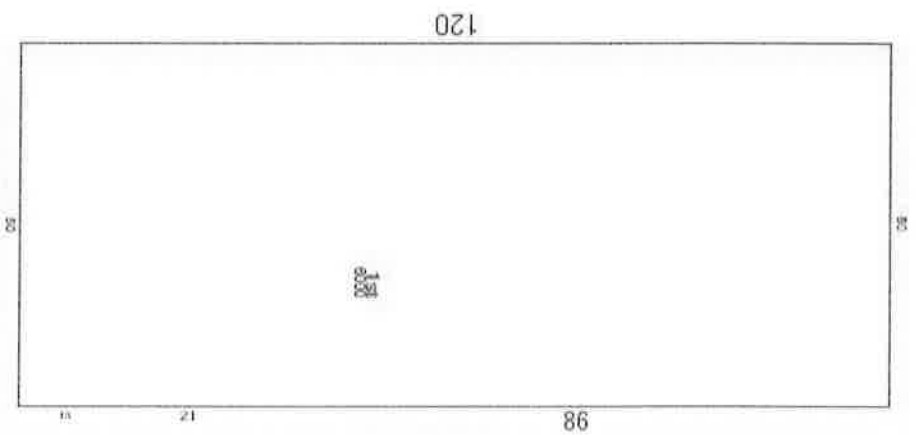
## ACCESSORY IMPROVEMENTS - 89 18

CS	DESCRIP	DIM1	DIM2	Units	Year	Grade	Depr	Ovr D	PCOM	Func	Econ	Neigh	IDnts	Value	Photo?
C1	Septic Tank	0	0		1 2010	1.00	0.98	1.00	1.00	1.00	1.00		0.00	1,500	False
C1	Well	0	0		1 2010	1.00	0.98	1.00	1.00	1.00	1.00		0.00	3,000	False

COMMERCIAL IMPROVEMENT - 89 18						
Impr Key	329	Improvement Area	6000	Phy Depr	0.20	
Class / Strat	C1	Common Wall	0	Phy OVR	0.00	
Improvement / Section	1 / 1	1 Fix Bath	0	Func Obsol	1.00	
Used As	D-Service Repair Garage	2 Fix Bath	0	Econ Obsol	1.00	
Built As	D-Service Repair Garage	3 Fix Bath	0	Other Adjustments	1.00	
Construction Type	Masonry Load Bearing	1.0 Bath/Kitchen	0	Neigh Adj	1.00	
Story Height	1st	1.5 Bath/Kitchen	0	% Complete	1.00	
Life Expectancy	40	2.0 Bath/Kitchen	0	RCN	166225	
Wall Height	10	Grade	0.80	Structure Value	33,245	
Section Area	6000	Year Built	1965	Extra Features Value	0	
Perimeter	340	Eff Year Built	1965	Identical Units	1	
				Building Value	33,245	

Imp/Sec: 1/1

FOUNDATION	Roof Cover	Ceiling	WALL
	0		0
	0	0	0
	0	0	0
Floor Construction	Wiring	Exterior Walls	Floor Finish
0	0	0	0
0	0	0	0
0	0	0	0
Heating	Roof Frame	Interior Walls	Lighting
0	0	0	0
0	0	0	0
0	0	0	0



## NOTICE OF PUBLIC HEARING

(Rezoning-Private Petition)

The Board of Commissioners of Ben Hill County, Georgia, will conduct a public hearing on the **4<sup>TH</sup>** day of **FEBRUARY, 2020**, at **6:00** o'clock, **P.M.** at the **JUDICIAL ANNEX**, Fitzgerald, GA 31750, to consider **REZONING APPLICATION #02-19**, regarding the rezoning of the property located at the following address: **758 OCILLA HIGHWAY**, Fitzgerald, GA 31750.

The legal description of the property is as follows:

**LL 1 ½-305-4**

The area of the property is **1.50** acres.

The owner(s) of the property are **YOUNG TRACTOR COMPANY (DANIEL GLENN)**.

The application seeks to **change the zoning** from its present classification **G-F** to the proposed classification of **C-C**.

LAKISHA FLEMING, ZONING CLERK  
BEN HILL COUNTY, GEORGIA

Publish *twice*, on **JANUARY 22, 2020**,  
**JANUARY 29, 2020**.



MODEL AD  
MAP AMENDMENT

**PUBLIC NOTICE**

*TO THE CITIZENS OF BEN HILL COUNTY, GEORGIA*

Notice is hereby given that **YOUNG TRACTOR COMPANY (DANIEL GLENN)** has made an application to request a **REZONING** for the Zoning Ordinance of Ben Hill County, GA:

Dated: December 31, 2001

The *Fitzgerald-Ben Hill County Planning* MEETING will be held **MONDAY, JANUARY 27, 2020 at 5:30 p.m.** at **FITZGERALD CITY HALL UPSTAIRS MEETING ROOM, 302 EAST CENTRAL AVENUE** and

The *Ben Hill County Commission* PUBLIC HEARING on **TUESDAY, FEBRUARY 4, 2020 at 6:00 p.m.** at the **Judicial Annex, 324 EAST PINE STREET.**

The application number is **02-19.**

The **REZONING APPLICATION** to be considered is to **REZONE a GENERAL FARMING ZONE DISTRICT (G-F)** to a **COMMUNITY COMMERCIAL (C-C)** zone district.

Classification of all or any part of below described property: **GENERAL FARMING (G-F)**

The property is more particularly described as follows:

A track of land containing *1.52 acres* known as *land lot # 1 ½ - 305* in the *Fourth Land District* of Ben Hill County Georgia.

Lakisha Fleming  
Zoning Clerk

**PUBLIC NOTICE**

*TO THE CITIZENS OF BEN HILL COUNTY, GEORGIA*

Notice is hereby given that **YOUNG TRACTOR COMPANY** has made an application to amend the Zoning Ordinance of Ben Hill County, GA:

***Dated: December 31, 2001***

The ***Ben Hill County Commission*** meeting will be on **TUESDAY, FEBRUARY 4, 2020** at **6:00 p.m.** located at the **Judicial Annex**.

The application number is **02-19**.

The amendment to be considered is to rezone its present ***G-F*** classification to the ***C-C***

Classification all or any part of below described property: **GENERAL FARMING (G-F)**

The property is more particularly described as follows:

A track of land containing ***1.52 acres*** known as ***land lot # 305*** in the ***Fourth Land District*** of Ben Hill County Georgia.

Lakisha Fleming  
Zoning Clerk



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ary, 2020.

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(1/15,22,29/2/5)

## DEBTORS

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(1/15,22,29/2/5)

## TICE

sale at public auc-  
highest Bidder at  
STORAGE, 226  
ghway, Fitzgerald,  
29) 423-4487, on  
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(1/22,29)

## NOTICE

BEN HILL COUNTY

CURT

= LINDA LUCILLE

DECEASED

...all interested parties

ngular heirs

klsson has petitioned

ed Administrator of the

nda Lucille Adklsson,

I said County. The Pe-

also applied for waiver

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1-12-201. All interested

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said petition should not

All objections to the pe-

io in writing setting forth

of any objections, and

ad with the court on or

bruary 10, 2020. All

jections must be

re a notary public or bo-

ate court clerk, and filing

be tendered with your

jections, unless you

lie as an indigent party.

obate court personnel at

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r the required amount of

...if any objections are

ring will be scheduled at

to. If no objections are

petition may be granted

hearing.

I. Stenbridge

Probate Judge

eridan Street

I, GA 31750

1/15,22,29/2/5)

JURY PRESENTMENTS

uary Term 2020

Hill Superior Court

onorable Robert W. Chas-

of Judge of the Superior

he Cordale Judicial Circuit.

id Jury empaneled for the

arm 2020, Ben Hill Superior

is sworn in on January 13,

approximately 9:00 a.m.

nd Jury's organization con-

Mark H. Masseo, Foreper-

ona Keen Waller, Clerk and

ohnson and Mike Ellis as

rand Jury wishes to thank

Robert W. Chasteen for his

and Informative charge and

Attorney Bradford L. Rigby,

id District Attorney Kevin

nd Assistant District Attorney

ihols for their assistance.

Bradley L. Rigby,  
District Attorney.

(9/25)

## NOTICE OF PUBLIC SALE

GEORGIA,

BEN HILL COUNTY.

THIS IS AN ATTEMPT TO COL-  
LECT A DEBT, AND ANY INFOR-  
MATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.

UNDER AND BY VIRTUE OF the

power of sale contained in that cer-  
tain security deed executed by Bar-  
bara Jones, to The City of Fitzger-  
ald, Georgia, dated February 7,

2008, and recorded February 11,

2008, in Deed Book 690, pages

301-304, Deed Records of Ben Hill

County, Georgia, and for the pur-  
pose of paying the indebtedness

secured thereby, which is now due

and payable, together with the

costs of sale, the undersigned will

sell on the first Tuesday in Febru-  
ary, 2020, at public outcry to the

highest bidder for cash before the

courthouse door in Ben Hill County,

Georgia, within the legal hours of

sale, the following described prop-  
erty, to wit:

All of City Lots 6 & 7, in Square 11,

in Block 7, in the City of Fitzgerald,

formerly Irwin, now Ben Hill County,

Georgia, as shown by the plat of

said city made by or for the Ameri-  
can Tribune Soldiers Colony Com-

pany of file in the office of the Clerk

of the Superior Court of Irwin

County, Georgia.

The said property will be sold sub-  
ject to (a) any and all taxes and as-

essments levied or assessed prior

to the current year, (b) ad valorem

taxes for the current year, (c) all

liens, encumbrances, and other

matters of record, if any, that are

superior to or have priority over the

security deed being foreclosed, and

(d) final confirmation that at the

time of the sale being advertised

herein there was no automatic stay

in effect with respect to the above

described property due to the filing

of a petition for relief under any

chapter of the United States Bank-

ruptcy Code with respect to a per-

ALD, GA 31750.

To the best of the undersigned's

knowledge, the party or parties in

possession of said property is/are

FREDERICK F. FECHNER and

LINDA R. FECHNER or tenant(s).

The debt secured by said Security

Deed has been and is hereby de-

clared due and payable because of,

among other possible events of de-

fault, failure to pay the indebted-

ness as provided for in the Note

and said Security Deed. The debt

remaining in default, this sale will

be made for the purpose of paying

the same and all expenses of sale,

including attorney's fees (notice of

intent to collect attorney's fees hav-

ing been given).

Said property will be sold subject

to the following: (1) any outstanding

ad valorem taxes (including taxes

which are a lien, whether or not yet

due and payable); (2) the right of

redemption of any taxing authority;

(3) any matters which might be dis-

closed by an accurate survey and

inspection of the property; and (4)

any assessments, liens, encum-

brances, zoning ordinances, restric-

tions, covenants, and matters of re-

cord superior to the Security Deed

first set out above.

Said sale will be conducted subject

to the following: (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.

The name, address, and telephone

number of the individual or entity

who has full authority to negotiate,

amend, and modify all terms of the

mortgage is as follows:

Shellpoint Mortgage Servicing 75

Beattle Place, Suite 300 Greenville

, SC, 29601 866-825-2174

Note that pursuant to O.C.G.A. §

44-14-162.2, the above individual

or entity is not required by law to

negotiate, amend, or modify the

terms of the mortgage.

THIS LAW FIRM IS ACTING AS A

DEBT COLLECTOR ATTEMPTING TO

COLLECT A DEBT. ANY INFOR-

MATION OBTAINED MAY BE

USED FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELLPOINT

MORTGAGE SERVICING, as At-

torney-in-Fact for

FREDERICK F. FECHNER AND

LINDA R. FECHNER

RAS Crane LLC 10700 Abbott's

Bridge Road Suite 170 Duluth, GA

30097 Phone: 470.321.7112

Firm File No. 19-378160 - AME

(1/18,15,22,29)

## NOTICE OF FORECLOSURE SALE UNDER POWER

BEN HILL COUNTY, GEORGIA

Under and by virtue of the Power

of Sale contained in a Security

Deed given by Victor Avila to

United States of America, acting

through the Rural Housing Service,

United States Department of Agricul-

ture, dated July 21, 2011, and re-

corded in Deed Book 780, Page

298, Ben Hill County, Georgia Re-

ords, conveying the after-de-

scribed property to secure a Note in

the original principal amount of

Ninety-Nine Thousand and 0/100

dollars (\$99,000.00), with interest

thereon as set forth therein, there

will be sold at public outcry to the

highest bidder for cash before the

courthouse door of Ben Hill County,

Georgia, within the legal hours of

sale on February 4, 2020, the fol-

lowing described property:

All that tract or parcel of land sit-

uate, lying and being located in Land

Lot 122, in the 3rd Land District of

Ben Hill County, Georgia, being

designated as Lot 16 of Seanoir

Acres Addition No. 1 Subdivision

containing 0.52 acre, more or less,

according to that certain plat pre-

pared by James D. Weeks, RLS,

dated June 12, 2011, recorded in

the Office of the Clerk of Superior

Court of Ben Hill County, Georgia

in Plat Slide 695-E1, and being

more particularly described as be-

ginning at the East right-of-way of

Van Derman Court and North

right-of-way of Preston Drive;

thence North 01 degrees 00 min-

utes 00 seconds West 130.00 feet

to a point and the POINT OF BE-

GINNING; thence North 01 degrees

00 minutes 00 seconds West

130.00 feet to a point; thence North

89 degrees 00 minutes 00 seconds

East 164.00 feet to a point; thence

South 01 degrees 00 minutes 00

ing to 1400 Independence Ave,

SW, Procurement Management Di-

vision, Washington, District of Co-

lumbia 20250, to discuss possible

alternatives to avoid foreclosure.

Said property will be sold subject

to any outstanding ad valorem

taxes (including taxes which are a

lien, but not yet due and payable),

any matters which might be dis-

closed by an accurate survey and

inspection of the property, any as-

essments, liens, encumbrances,

zoning ordinances, restrictions,

covenants, and matters of record

superior to the Security Deed first

set out above.

To the best knowledge and belief

of the undersigned, the party in

possession of the property is Victor

Avila or tenant(s); and said property

is more commonly known as 170

Van Derman Court, Fitzgerald, GA

31750.

The sale will be conducted subject

to (1) confirmation that the sale is

not prohibited under the U.S. Bank-

ruptcy Code (2) final confirmation

and audit of the status of the loan

with the holder of the security deed

and (3) any right of redemption or

other lien not extinguished by fore-

closure.

Rural Housing Service, U.S. De-

partment of Agriculture as Attorney

in Fact for Kayla Buford.

Brock & Scott, PLLC

4360 Chamblee Dunwoody Road

Suite 310

Atlanta, GA 30341

404-789-2661

B&S file no.: 19-16911

(1/18,15,22,29)

## NOTICE OF FORECLOSURE SALE UNDER POWER

BEN HILL COUNTY, GEORGIA

Under and by virtue of the Power

of Sale contained in a Security

Deed given by Kayla Buford to

United States of America, Acting

Through The Rural Housing Ser-

vice, United States Department of

Agriculture, dated July 19, 2011,

and recorded in Deed



ends to the undersigned, and to the undersigned, and to all persons indebted to said estate are required to make immediate payment to the undersigned, on the 6th day of January, 2020, under Ladelle Wilcox Administrator of The Estate of Carolyn T. Wilson 37 W. Oconee St. Fitzgerald, GA 31750 (1/15,22,29/25)

#### PUBLIC NOTICE

Notice of Lien sale at public auction to highest bidder at Ark Self Storage, 201 Perry House Rd., Fitzgerald, Ga. 31750, 29-423-6136, Tuesday, February 6, 2020, at 2 p.m., in front of each lot. All sales are cash. We reserve the right to reject any and all bids not withdraw any units from sale, specific contents of units are unknown and will be available at time of sale.

Unit A01 - Kenyote Paulk (Household goods, miscellaneous and unknown items)  
Unit A57 - Karen Knuth (Household goods, miscellaneous and unknown items) (1/29,2/5)

#### NOTICE

NOTICE of lien sale at public auction to the highest bidder at ESEE MINI-STORAGE, 226 Towns Mill Highway, Fitzgerald, GA, 31750, (229) 423-4487, on Tuesday, February 4, 2020 at 9 a.m. in front of each unit. All sales are CASH ONLY. We reserve the right to reject any and all bids and to withdraw any units from sale. Contents of units are unknown and will be available for inspection at the time of sale.

Unit 1 - Taron Calloway  
Unit 5 - Terry Vinton  
Unit 71 - Shella Hodges  
Unit 50 - Rochelle Ajah  
Unit 53 - Rochelle Ajah  
Unit 45 - Latoya Jackson  
Unit 104 - Kandi Sandifer  
Unit 196 - Brian Byrd  
Unit 111 - Glenon Graham  
Unit 117 - Glenon Graham (1/22,29)

#### NOTICE

GEORGIA, BEN HILL COUNTY PROBATE COURT ESTATE OF LINDA LUCILLE ADKISSON, DECEASED

To: Any and all interested parties and all the singular heirs Grady D. Adkisson has petitioned to be appointed Administrator of the estate of Linda Lucille Adkisson, deceased, of said County. The Petitioner has also applied for waiver of bond and or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing setting forth the grounds of any objections, and must be filed with the court on or before February 10, 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. Melinda M. Stenbridge Associate Probate Judge 111 S. Sheridan Street Fitzgerald, GA 31750 (229) 922-0246 (1/15,22,29/25)

#### NOTICE OF PUBLIC SALE

GEORGIA, BEN HILL COUNTY. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE

company of file in the office of the Clerk of the Superior Court of Irwin County, Georgia.

The said property will be sold subject to (a) any and all taxes and assessments levied or assessed prior to the current year, (b) ad valorem taxes for the current year, (c) all liens, encumbrances, and other matters of record. If any, that are superior to or have priority over the security deed being foreclosed, and (d) final confirmation that at the time of the sale being advertised herein there was no automatic stay in effect with respect to the above described property due to the filing of a petition for relief under any chapter of the United States Bankruptcy Code with respect to a person having an interest in the above described property.

Notice is hereby given that under the provisions of O.C.G.A. § 9-13-172.1, the Secured Creditor may under certain circumstances rescind the sale being advertised herein, within 30 days after the sale but before the foreclosure deed or deed under power has been delivered to the purchaser at such sale. Unless the sale is rescinded as hereinabove provided, a conveyance will be executed to the purchaser at such sale as authorized under the power of sale contained in the Security Deed aforesaid. The name of the creditor asserting this claim against you is The City of Fitzgerald, Georgia. The creditor's address is, 302 E. Central Ave., Fitzgerald, GA 31750. The creditor's telephone number is (229) 426-5060. Cam Jordan, is the creditor's employee at such location who has the authority to negotiate, amend, and modify all of the terms of the foregoing security deed and the indebtedness secured thereby, although he is not obligated to negotiate, amend, or modify the said security deed or the indebtedness secured thereby. This 2nd day of January, 2020, The City of Fitzgerald, Georgia, as Attorney in Fact for Barbara Jones JAY, SHERRELL SMITH, BRADY & COOK, P.C. ATTORNEYS AT LAW (1/8,15,22,29)

STATE OF GEORGIA COUNTY OF BEN HILL

#### NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by FREDERICK F. FECHNER and LINDA R. FECHNER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FLAGSHIP FINANCIAL GROUP, LLC, its successors and assigns, in the original principal amount of \$160,141.00 dated March 25, 2016 and recorded in Deed Book 891, Page 130, Ben Hill County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 966, Page 344, Ben Hill County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on February 04, 2020, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN ORIGINAL LOT OF LAND NO. 92 IN THE THIRD LAND DISTRICT, BEN HILL COUNTY, CITY OF FITZGERALD, GEORGIA, AND BEING ALL OF LOT NUMBER 14 OF SOUTHERN ESTATES AS SHOWN ON A PLAT PREPARED BY ASH SURVEYING & CONSTRUCTION, SAID PLAT BEING RECORDED IN PLAT SLIDE 604, BEN HILL COUNTY, GEORGIA, RECORDS, BEING INCORPORATED HEREIN BY REFERENCE.

Said property being known as: 122 BAY MEADOWS CIR, FITZGERALD, GA 31750 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are FREDERICK F. FECHNER and LINDA R. FECHNER or tenant(s). The debt 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 provided for in the Note and said Security Deed. The debt

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC, 29601 866-825-2174 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney-in-Fact for FREDERICK F. FECHNER AND LINDA R. FECHNER RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-376160 - AmE (1/18,15,22,29)

#### NOTICE OF FORECLOSURE SALE UNDER POWER

BEN HILL COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Victor Avila to United States Of America, acting through the Rural Housing Service, United States Department of Agriculture, dated July 21, 2011, and recorded in Deed Book 780, Page 298, Ben Hill County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety-Nine Thousand and 0/100 dollars (\$99,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Ben Hill County, Georgia, within the legal hours of sale on February 4, 2020, the following described property: All that tract or parcel of land situate, lying and being located in Land Lot 122, in the 3rd Land District of Ben Hill County, Georgia, being designated as Lot 16 of Seanoor Acres Addition No. 1 Subdivision containing 0.52 acre, more or less, according to that certain plat prepared by James D. Weeks, RLS, dated June 12, 2011, recorded in the Office of the Clerk of Superior Court of Ben Hill County, Georgia in Plat Slide 695-E1, and being more particularly described as beginning at the East right-of-way of Van Daman Court and North right-of-way of Preston Drive; thence North 01 degrees 00 minutes 00 seconds West 130.00 feet to a point; thence North 89 degrees 00 minutes 00 seconds East 164.00 feet to a point; thence South 01 degrees 00 minutes 00 seconds East 120.00 feet to a point; thence South 89 degrees 00 minutes 00 seconds West 174.00 feet to a point and the point of beginning.

Property Address: 170 Van Daman Court Fitzgerald, GA, 31750 Map & Parcel #11 2 12 16 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 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given)).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: USDA, Rural Development they can be contacted at (800) 349-5097 x 4500 for Loss Mitigation Dept, or by writing to 1400 Independence Ave, SW, Procurement Management Division, Washington, District of Columbia 20250, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any as-

404-789-2661 B&S file no.: 19-16911 (1/8,15,22,29)

#### NOTICE OF FORECLOSURE SALE UNDER POWER

BEN HILL COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Kayla Buford to United States Of America, Acting Through The Rural Housing Service, United States Department of Agriculture, dated July 19, 2011, and recorded in Deed Book 780, Page 72, Ben Hill County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Eighty-Four Thousand and 0/100 dollars (\$84,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Ben Hill County, Georgia, within the legal hours of sale on February 4, 2020, the following described property:

All that tract or parcel of land situate, lying and being in Original Land Lot 299 in the 4th Land District of Ben Hill County, Georgia, being Lot 30 of Sunny Acres Subdivision, containing 0.35 acre, more or less, according to that certain plat of survey entitled "Survey for Kayla Buford" prepared by James D. Weeks, RLS, dated June 11, 2011, and recorded in the Office of the Clerk of Superior Court of Ben Hill County, Georgia, in Plat Slide 695-D1, and being further described as follows: Begin where the western right-of-way of U. S. Hwy 129 intersects the southern right-of-way of Lee Ann Road; thence South 88 degrees 38 minutes 06 seconds west 344.87 feet to a point; thence South 01 degree 29 minutes 29 seconds East 122.58 feet to a point and the POINT OF BEGINNING; thence South 01 degree 29 minutes 29 seconds East 120.00 feet to a point; thence South 88 degrees 38 minutes 06 seconds West 128.65

cluding attorney's fees (notice of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: USDA, Rural Development they can be contacted at (800) 349-5097 x 4500 for Loss Mitigation Dept, or by writing to 1400 Independence Ave, SW, Procurement Management Division, Washington, District of Columbia 20250, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Kayla Buford or tenant(s); and said property is more commonly known as 122 Lee Ann Rd, Fitzgerald, GA 31750.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Rural Housing Service, U.S. Department of Agriculture as Attorney in Fact for Kayla Buford. Brock & Scott, PLLC 1360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 19-16916 (1/8,15,22,29)

(Continued next page)

To Subscribe Call 423-9331

## NOTICE OF PUBLIC HEARING

Ben Hill County has applied to the United States Department of Agriculture Rural Development for a Community Facilities Loan and Grant. A requirement of funding is that a public hearing be held for any interested county residents to ask questions concerning this project.

The loan/grant application is for the following:

1. Computers and printers for the county.

The meeting will be held on Monday, February 10 at 8:00 a.m. in the Commission Meeting Room of the Ben Hill County Courthouse Annex located at 324 East Pine Street, Fitzgerald, Georgia.

Ben Hill County is an Equal Opportunity Employer.

January 29, 2020 5B

## NOTICE OF PUBLIC HEARING

### (Rezoning-Private Petition)

The Board of Commissioners of Ben Hill County, Georgia, will conduct a public hearing on the 4th day of FEBRUARY, 2020, at 6:00 o'clock P.M. at the JUDICIAL ANNEX, Fitzgerald, GA 31750, to consider REZONING APPLICATION #02-19, regarding the rezoning of the property located at the following address: 758 OCILLA HIGHWAY, Fitzgerald, GA 31750.

The legal description of the property is as follows:

LL 1 1/2-305-4

The area of the property is 1.50 acres.

The owner(s) of the property are YOUNG TRACTOR COMPANY (DANIEL GLENN).

The application seeks to change the zoning from its present classification G-F to the proposed classification of C-C.

Lakisha Fleming, Zoning Clerk Ben Hill County, Georgia

STATE OF GEORGIA COUNTY OF BEN HILL

## LOGISTIC AND ACCURACY TESTING PUBLIC NOTICE

Notice is hereby given that the logic and accuracy testing and preparation of voting equipment for the Presidential Preference Primary Election for voting and polling places to be used in the 24th, March 2020, Presidential Preference Primary will begin at 8:00 am on Tuesday, 4th, February 2020. Testing will continue until completed and is open to the public. Said testing and preparation will be conducted at the BEN HILL County Board of Elections office, 602 S. Grant St., Fitzgerald, GA 31750.

BEN HILL County Board of Elections

## NOTICE OF PUBLIC HEARING

### (Rezoning-Private Petition)

The Board of Commissioners of Ben Hill County, Georgia, will conduct a public hearing on the 4th day of FEBRUARY, 2020, at 6:00 o'clock P.M. at the JUDICIAL ANNEX, Fitzgerald, GA 31750, to consider SPECIAL EXCEPTION Application No. SP04-19, to allow a CELL TOWER on the property located at the following address: 1550 RIVER ROAD, Fitzgerald, GA 31750.

The legal description of the property is as follows:

LL 118-119-4

The area of the property is 0.2296 (10,000 SQUARE FEET) acres.

The owner(s) of the property are CABLE LINK OF GEORGIA/GARRETT TREE FARM, LLC.

The application seeks a SPECIAL EXCEPTION to allow a CELL TOWER in a GENERAL FARMING (G-F) zone district.

Lakisha Fleming, Zoning Clerk Ben Hill County, Georgia