

**A Resolution of Hancock County for the Adoption of the Hancock County
Comprehensive Plan 2016-2026**

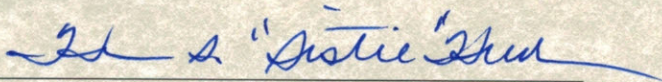
WHEREAS, the Hancock County Board of Commissioners, the governing authority of Hancock County, Georgia has prepared the *Hancock County Comprehensive Plan 2016-2026* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Hancock County Comprehensive Plan 2016-2026* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Hancock County Comprehensive Plan 2016-2026* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

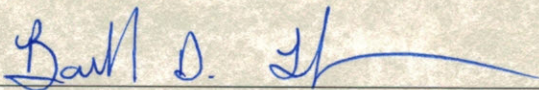
NOW, THEREFORE, BE IT RESOLVED by the Hancock County Board of Commissioners that the *Hancock County Comprehensive Plan 2016-2026* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 15 day of June, 2016



Helen G. "Sistie" Hudson, Chairman
Hancock County Board of Commissioners

ATTEST:



Borderick Foster, Clerk
Hancock County

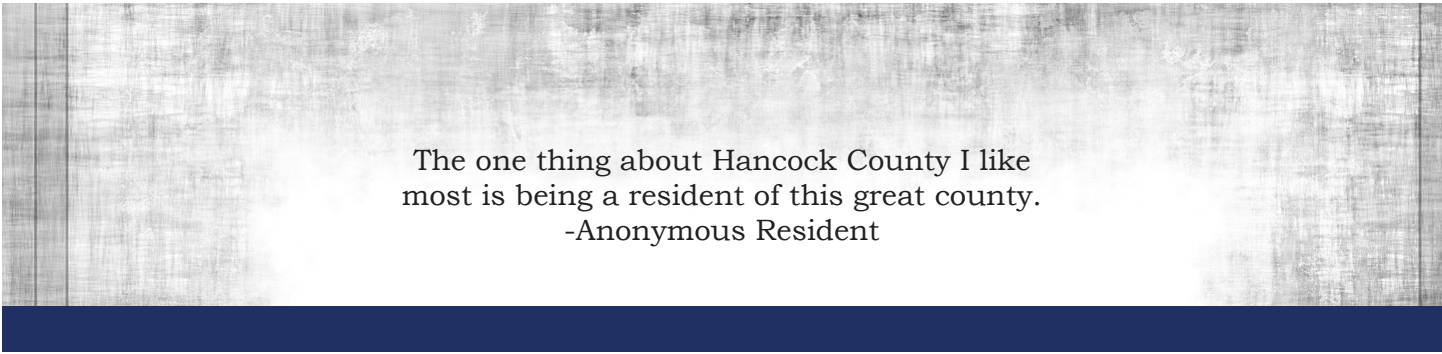




Hancock County

The Hidden Jewel of Georgia
Comprehensive Plan 2016-2026





The one thing about Hancock County I like
most is being a resident of this great county.
-Anonymous Resident

Prepared for:

The Chairman and County Board of Commissioners
Hancock County, Georgia
12630 Broad Street
Sparta, GA

Adopted: June 2016

The Chairman and County Commissioners acknowledge the input and efforts of all individuals who contributed to the creation of this comprehensive plan document.



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The one thing about Hancock County I like
most is the rural hometown atmosphere.
-Anonymous Property Owner and Business
Owner

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Introduction

The 2016-2026 Comprehensive Plan provides Hancock County residents with a well-defined road map toward achieving the greater vision of a Hancock County where residents and visitors alike experience a better place to live, work, and play.





Communities around the world, large and small, all experience change at various points in their existence, whether it be geographic, economic, demographic. The long-term viability of municipalities is affected by these changes. It is critical to recognize that the effects of change are different for communities that can anticipate, plan for and accommodate it. Communities that fail to plan can face negative consequences that could have been prevented or mitigated with proper planning. Community stabilization and quality growth begin with a consistent and locally generated vision and a plan of implementation that can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

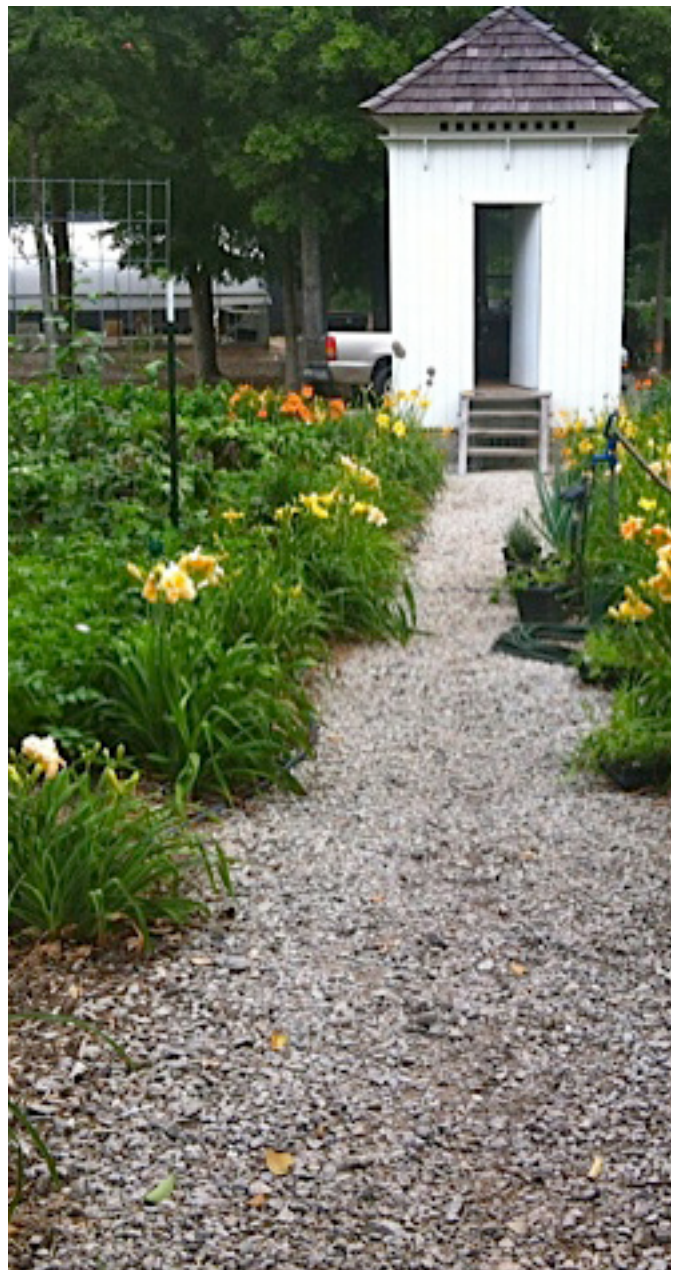
The comprehensive plan serves the following functions:

- It lays out a desired future.
- It guides how that future is to be achieved.
- It formulates a coordinated long-term planning program.

The plan document also addresses issues regarding housing, economic development, community facilities, natural and cultural resources, and land use in a coordinated manner and serves as a guide for how:

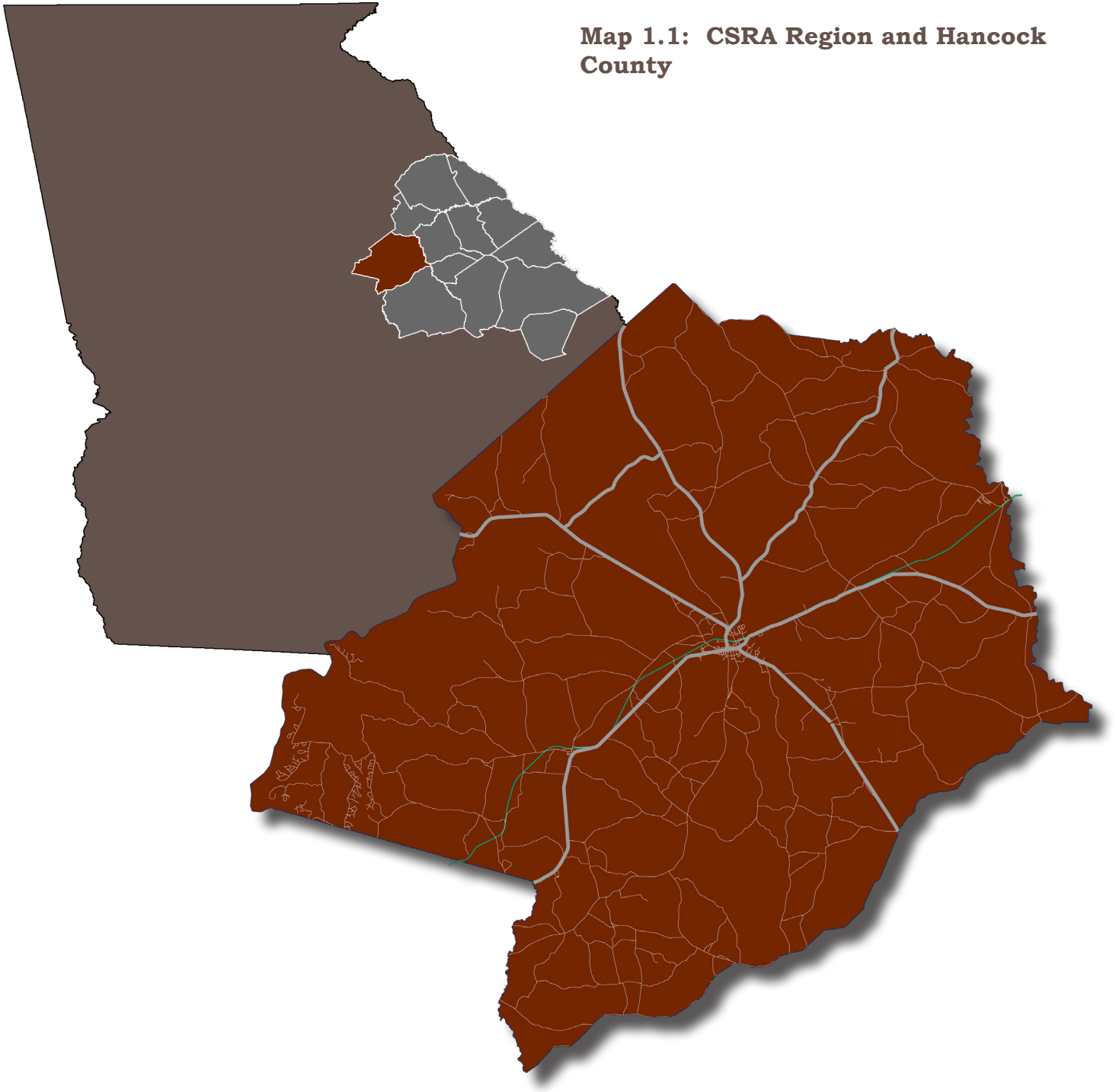
- Land will be developed
- Housing will be improved
- Businesses will be attracted and retained
- Resources will be expanded and protected

In conjunction with the county's Service Delivery Strategy (see p. 4), the comprehensive plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.





Map 1.1: CSRA Region and Hancock County





PRIOR PLANS

The comprehensive plan is a living document that should be updated as the community it describes changes. The Georgia Department of Community Affairs (DCA) requires 10-year updates of the plan and 5-year updates of the community work program portion of the plan to ensure community needs are met.

The Hancock County Comprehensive Plan 1993-2003 was prepared by Precision Planning. The ten year update was deferred, and the most recent short-term work program was created in 2011 by the CSRA Regional Commission (CSRA-RC).

SERVICE DELIVERY STRATEGY

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county.

The Hancock County Service Delivery Strategy has been updated as a part of this process.

HANCOCK/SPARTA COMPREHENSIVE PLAN: 1993-2013

SUBMITTED:
APRIL, 1993

APPROVED:
JUNE, 1993

PREPARED BY:
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
P.O. BOX 2210

Hancock County

Short-Term Work Program Update
2012-2016

Prepared by the CSRA Regional Commission
June, 2011

Hancock County Board of Commissioners

Samuel Duggan, Chairman
Adam Jackson, Vice Chairman
Billy Boyer
Dr. Awana Leslie
Bobby Warren

Hancock County Planning and Development Department

Jimmy Holton, Director

Prepared by

Precision Planning, Inc.
400 Pike Blvd.
Lawrenceville, GA 30045



The CSRA-RC is the county's selected planning coordinator for the Hancock County Comprehensive Plan 2016-2026. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs' 2014 Minimum Standards and Procedures For Local Comprehensive Planning which were became effective in March 2014.

The Comprehensive Plan includes the following state-required and elective components:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Community Involvement Overview
- Economic Development Element
- Land Use Element
- Housing Element
- Natural and Cultural Resources Element
- Community Facilities Element

All state-required comprehensive planning components and additional elective elements listed are distributed throughout the Hancock County Comprehensive Plan in different sections. **Figure 1.1** illustrates the location of each of the components in the comprehensive plan in relation to the structure of this document.

Figure 1.1: Plan Components

Component	Section/Chapter
Community Goals	Community Participation
Needs and Opportunities	Community Participation
Community Work Program	Plan Elements - The Work Program activities are separated into the element subsections with which they correspond, and are accompanied by the report of accomplishments from the previous plan.
Community Involvement Overview	Community Participation
Economic Development	Plan Elements
Land Use	Plan Elements
Cultural and Natural Resources	Plan Elements
Community Facilities	Plan Elements
Housing	Plan Elements



Community Snapshot

FAST FACTS

Total Population at 2010 Census: 9,429

Total Number of Housing Units in 2013: 5,290

Median Home Value: \$67,800

Median Household Income in 2013 American Community Survey: \$25,000

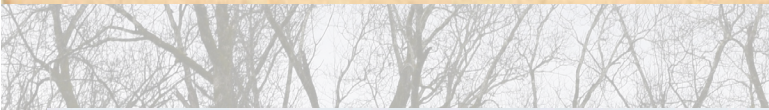
Median Age in 2010: 40

Number of National Register Properties: 12



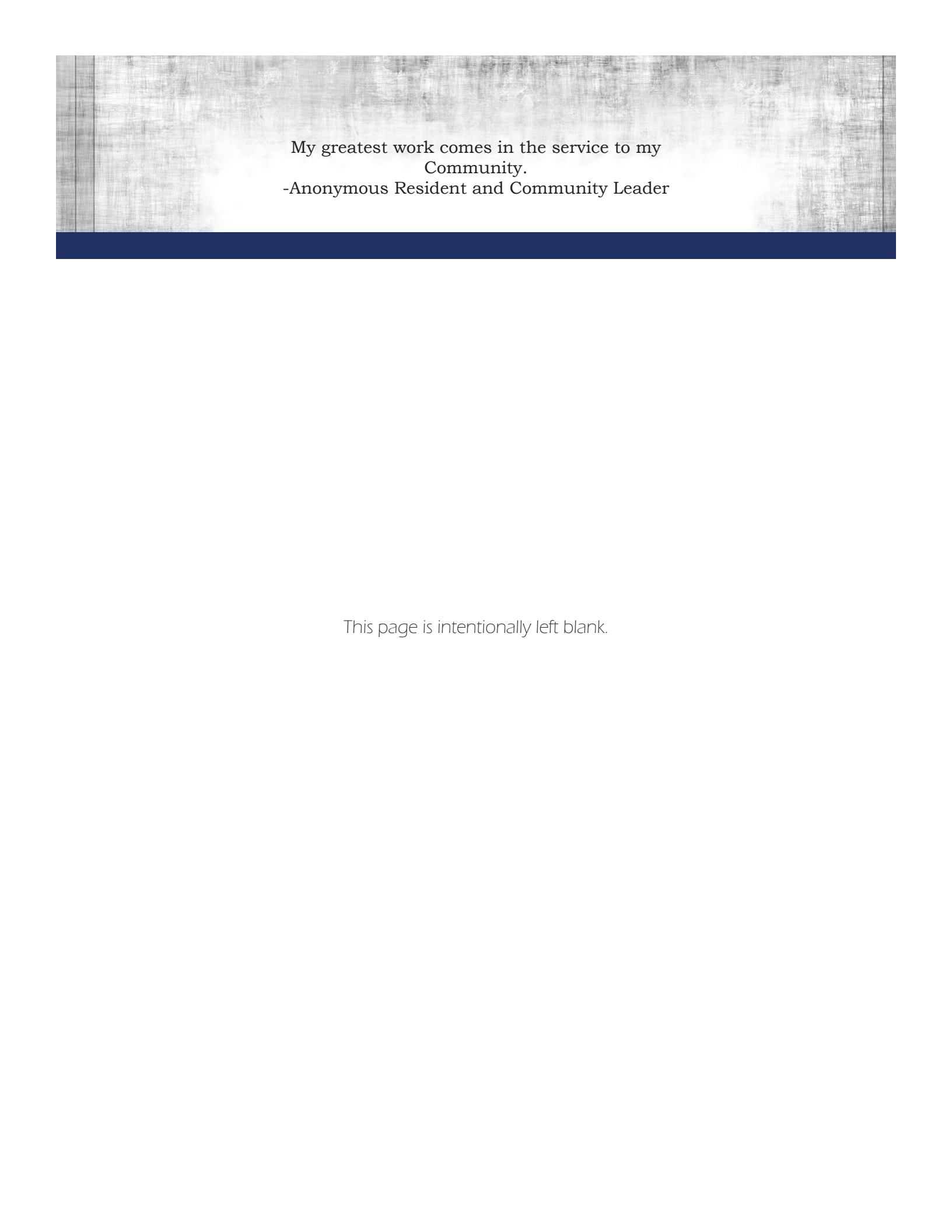


CLINCK RESIDENCE, SPARTA, GA.
This is 200



CONFEDERATE MONUMENT, SPARTA, GA.
Hello Abby I have not forgotten you
as it seems.





My greatest work comes in the service to my
Community.
-Anonymous Resident and Community Leader

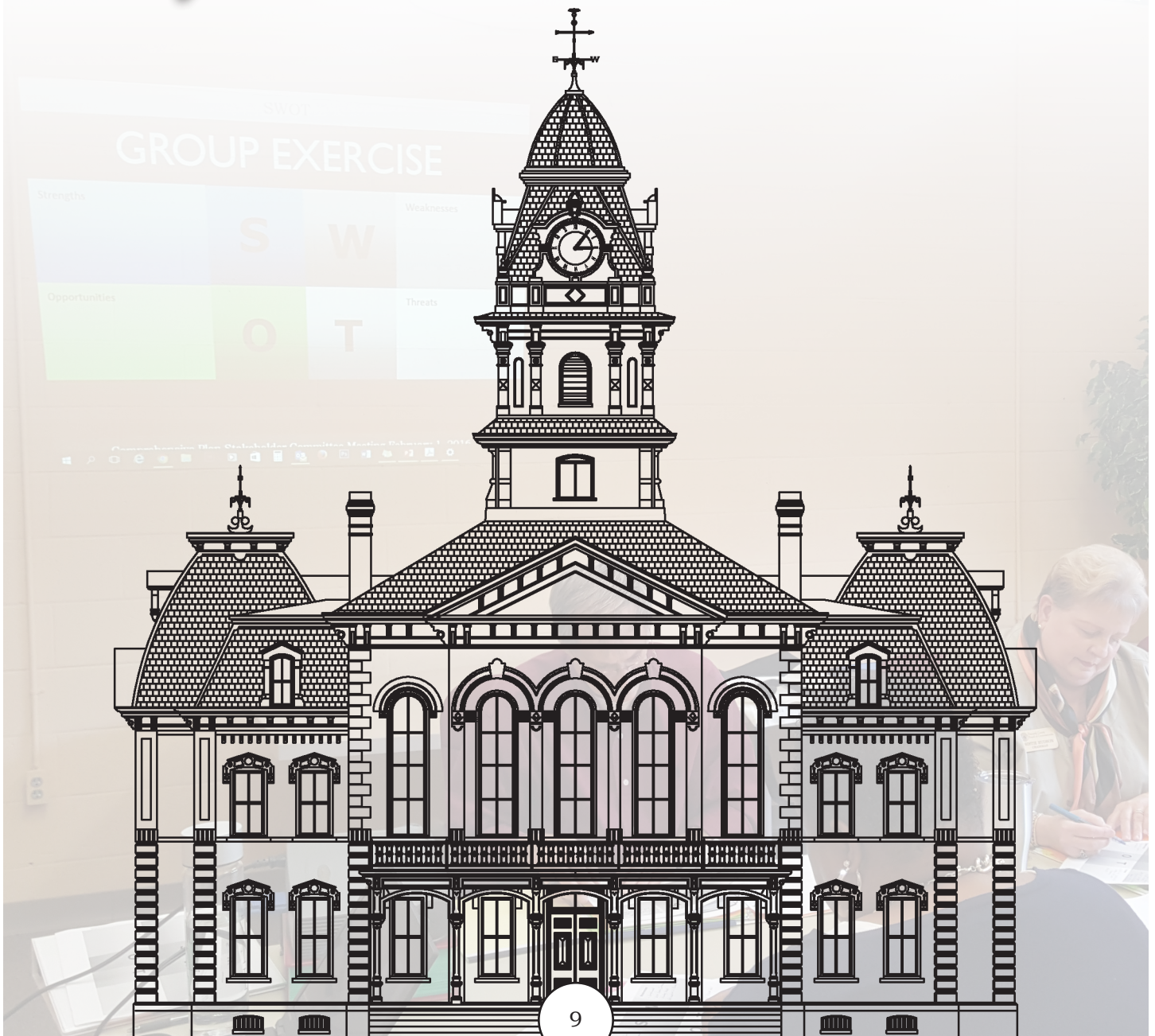
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Community Participation

This portion of the plan focuses on:

- The stakeholder committee
- Public involvement process
- SWOT analysis summary
- Needs and Opportunities
- Community Goals





A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The Georgia Department of Community Affairs requires the planning process for comprehensive plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. **Figure 2.1** provides a list of the required procedures and provides a brief description of each.



Consistent public input is a necessary component for the creation and completion of this comprehensive plan document. One significant part of the process is forming a stakeholder committee of community members. This group of people is critical to the plan creation and informs the decision-making process. A committee of stakeholders was created and was comprised of community leaders from a cross-section of the county. The primary purpose of this committee was assuring that CSRA-RC staff reflect the aforementioned shared vision, goals, and objectives of the community.

Two public hearings were also held as a part of this process on February 19th and April 11th of 2016.

The members of the Hancock County stakeholder committee for this planning process were:

- Sistie Hudson, Hancock County Board of Commissioners Chairman
- Esther Dodson, Hancock County Planning & Zoning Administrator
- Patricia Morgan, Small Business Owner
- Regina Butts, Family Connection Coordinator
- Griffith Polatty, Resident, Preservationist
- Bedell Finley, Hancock County Development Authority
- Carolyn Minter, Resident

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective:

- February 1, 2016
- February 17, 2016
- March 16, 2016
- April 11, 2016

**Figure 2.1: Planning Process for the Hancock County Comprehensive Plan**

Procedure		Description
A	First Required Public Hearing	Brief public on the process and provide opportunities to participate
B	Plan Development	Must include opportunity for involvement from stakeholders and community members
C	Second Public Hearing	Once plan is drafted must be made available for public review
D	Submittal for Review	Upon completion must submit to Regional Commission for review
E	Notification of Interested Parties	The RC will notify all interested parties of the availability of the plan for review and comment
F	Regional Commission Review	RC will review the plan for potential conflicts
G	Department Review	DCA will review for compliance with their “Rules”
H	Report of Findings and Recommendations	A report of findings and recommendations must be transmitted within 40 days after submittal
I	Plan Revisions	If plan is not in compliance revisions may be made to the plan to meet requirements
J	Adoption of Plan	Once the plan is found in compliance the plan can be adopted within a certain time frame
K	Notification of Local Adoption	RC must be notified of adoption within 7 days and forward to DCA in another 7 days
L	Qualified Local Government Certification	DCA will notify communities their QLGC has been extended
M	Publicizing the Plan	Publication of plan adoption must occur and citizenry informed of the availability of plan for review



HOW STAKEHOLDER INPUT IS INCLUDED IN THE PROCESS

As mentioned previously, the stakeholder committee met several times over the course of the plan creation process and actively participated in facilitated discussions and group exercises to define community needs, establish community goals, and create community work program activities. One key item created during the exercises was the SWOT analysis (strengths, opportunities, weaknesses, and threats) of the county. Combined with data collected by Regional Commission staff and county staff, the SWOT analysis directly informed the crafting of the county needs and opportunities. It also provided support for long-term goals developed further along in the process. **Figure 2.2** provides a summary of that group exercise.

Short input community surveys were made available to county residents through the county Facebook page, the county administration office, and during the initial public hearing. The survey responses were reviewed and used to generate new ideas and provide community confirmation of priorities created by the group. Staff compared what the stakeholder committee came up with to what survey results revealed when creating goals and work program activities to ensure that voices were being heard. Additionally, responses from community members are used directly in various sections of document as anonymous quotations.

Figure 2.2: SWOT SUMMARY

<p>S</p> <ul style="list-style-type: none"> • Significant amount of historic resources • Natural resources such as lakes and ponds • Popular hunting areas that bring money into the county • Solid waste management is very good • Located in close proximity to Atlanta, Macon and Augusta • Existing rail is still in use • Large timber industry • Dedicated residents • Large number of active churches • Jewell has an available wedding venue 	<p>W</p> <ul style="list-style-type: none"> • No hotels for visitors • Hunters dump carcasses in inappropriate places • Poverty • Food deserts • The school system is not as strong as it needs to be and does not have good coordination with the county • Oconee Fall Line Technical College has limited course offerings • Lack of recreational facilities • Water quality issues in some areas
<p>O</p> <ul style="list-style-type: none"> • The creation of heritage and agritourism trail with nearby counties • The Hwy 15 Coalition provides business promotion • The state's Tourism Product Development Team has resources to create a report and action items for the county • Potential to bring more solar farms to the county • Rail could be expanded to create a small passenger track like in other communities • Possibility of a WOIA partnership with Family Connection 	<p>T</p> <ul style="list-style-type: none"> • The "opportunity school" law that may be passed Fall 2016 • Not located close to the interstate • Stricter ISO ratings are causing increased insurance rates



Needs and Opportunities

ECONOMIC DEVELOPMENT

Needs	Opportunities
There is little lodging available for visitors or tourists.	Natural resources could be developed into agri-tourism products.
Improved food access is needed to reduce the number and size of food deserts.	The timber and game industries are expanding.
Better equipped workforce is necessary to attract companies and service local demand for jobs.	The Hwy 15 coalition promotes local businesses.
More marketing and planning is needed for existing and future ED efforts.	Organizations like Family Connection are working toward improving education and health in the county.

HOUSING

Needs	Opportunities
Lower ISO ratings are needed to decrease insurance rates.	Funding is available for housing rehabilitation through both federal and state government.
Removal of dilapidated housing is needed.	Owner-occupied housing values have increased.
Vacancy rates have increased.	Housing growth around Lake Sinclair continues.
	The ordinances can be improved to address dilapidated structures.

COMMUNITY FACILITIES

Needs	Opportunities
A stronger school system is needed to produce students capable of doing higher quality jobs.	Existing rail uses could be expanded with railroad cooperation.
Greater variety of courses at Oconee Fall Line Technical College to provide residents with more options	Expansion opportunities exist for areas currently not served by county water.
More recreational and community event areas are needed.	Several buildings and sites are available to create a much-desired community center and recreation facilities.
Several areas of the county require improved water quality for residents in those areas.	

NATURAL AND CULTURAL RESOURCES

Needs	Opportunities
Lake Sinclair needs protections from inappropriate development.	Residents are available who have knowledge of historic preservation tax credits and are willing to help others learn how to use them
Existing historic resources need preservation and protection.	There are a significant number of historic resources that could be used to promote tourism
	The ordinances and codes are able to be updated to properly address development concerns.



Community Goals

List of Goals: The goals list consists of broad statements of understanding and intent regarding the community's long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs' "Quality Community Objectives" were reviewed in order to form these topic-specific goals which guide the implementation strategies contained in the Community Work Program.

Policies: To accompany the goals, a list of supporting policies was developed, some as ongoing initiatives.

ECONOMIC DEVELOPMENT

- Provide an economic development program that continues the development of a balanced and self-sufficient local economy that benefits all citizens.
- Increase the number of cottage industry and small businesses throughout the county.
- Have the industrial park at 100% capacity
- Expand hunting and game-related activities for residents and seasonal visitors.
- Utilize natural and cultural resources to create heritage and agri-tourism programs.



COMMUNITY FACILITIES

- Expand water service to underserved areas of the county.
- Lower county ISO ratings in order to reduce insurance costs for all customer sectors.
- Increase recreational opportunities and facilities for residents and visitors and sports leagues from other counties.
- Develop a small, county passenger rail train system using existing rail
- Expand agricultural education for residents of all ages to promote local, healthy food.





Community Goals



NATURAL AND CULTURAL RESOURCES

- Preserve and protect historic resources.

LAND USE

- Promote appropriate development and protect resources through land use controls.



HOUSING

- Provide safe, livable, affordable housing options for all ages.
 - Remove deteriorated structures throughout the county.

SUPPORTING POLICIES

ECONOMIC DEVELOPMENT

- The development authority or other economic development organization, should utilize the plan when proposing new locations for commercial and industrial activity.
- Work with the Hwy 15 coalition to promote businesses along that corridor.
- Actively support efforts to reduce unemployment through partnerships with community organizations.
- Actively support local efforts to increase academic achievement.

LAND USE

- Actively enforce established ordinances, zoning and nuisance codes.

NATURAL AND CULTURAL RESOURCES

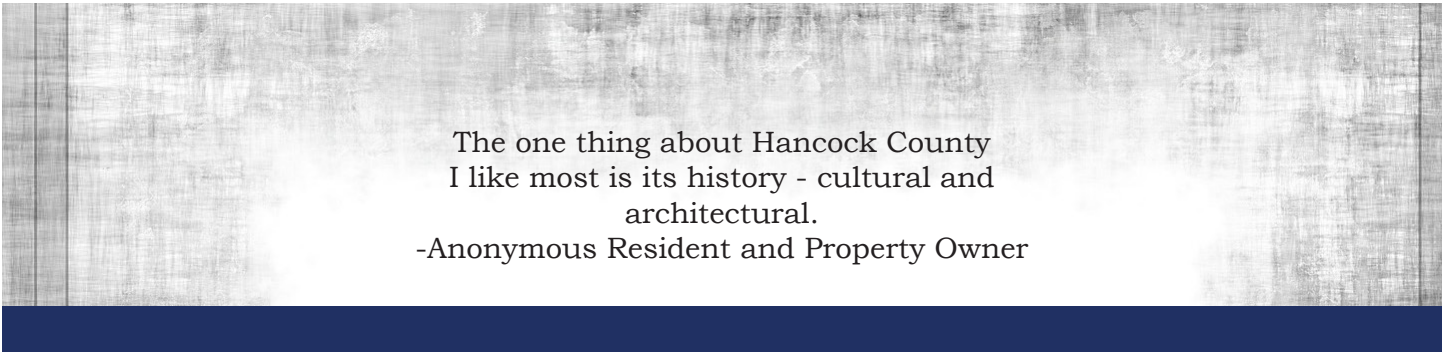
- Promote local historic preservation activities and regularly publicize information about available tax credits.

COMMUNITY FACILITIES

- Enhance and upgrade recreational facilities and leisure opportunities for residents and visitors.
- Support initiatives that assist in funding infrastructure improvements.

HOUSING

- Support and promote programs and activities that address vacant and dangerous buildings that do not conform to requirements.



The one thing about Hancock County
I like most is its history - cultural and
architectural.
-Anonymous Resident and Property Owner

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Plan Elements

This portion of the plan focuses on:

- Economic Development
- Housing
- Community Facilities
- Natural and Cultural Resources
- Land Use

Each element includes general background information, a report of accomplishments and a community work program.





REPORT OF ACCOMPLISHMENTS

As part of the report, a list of activities from the prior 2012-2016 work program is included and assigned the following identifiers to acknowledge the status of each activity as:

- Completed: the listed activity has been concluded
- Underway: the listed activity has started and is continuing
- Postponed: the listed activity has not been started or halted for some reason
- Not Accomplished: the listed activity has not moved forward

COMMUNITY WORK PROGRAM

The Community Work Program component establishes priority activities which the county and/or other vested or partnering agencies will undertake over the next five (5) years. It is the key implementation tool for addressing the needs and opportunities identified during this planning process. Although designed by local planning participants to guide community building activities prioritized from the “bottom-up,” the Community Work Program is structured to adhere to DCA minimum state comprehensive planning standards.

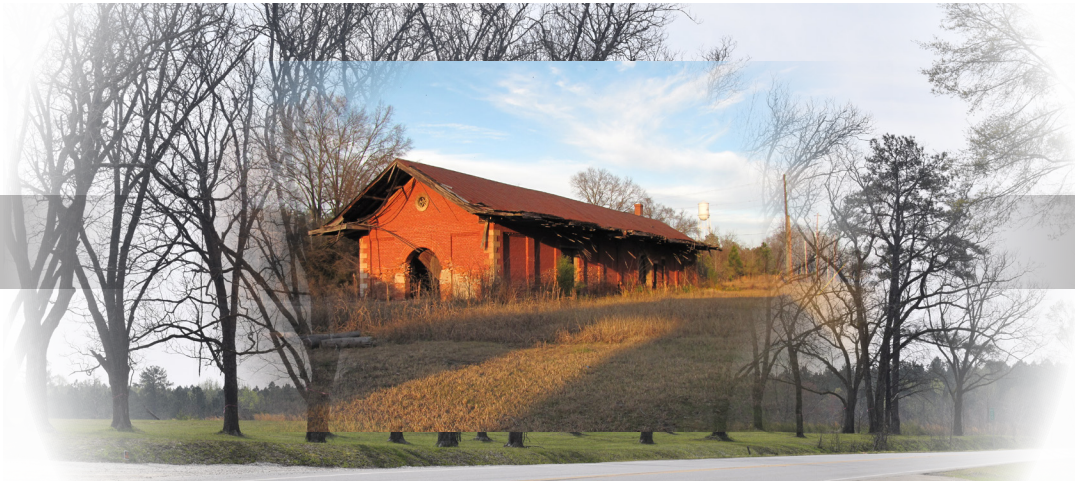
Consistent with state rules, the 2016 Comprehensive Plan’s Community Work Program includes the following information:

- Description of each activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated Cost (if any) of implementing the activity
- Funding Source(s)



Economic Development

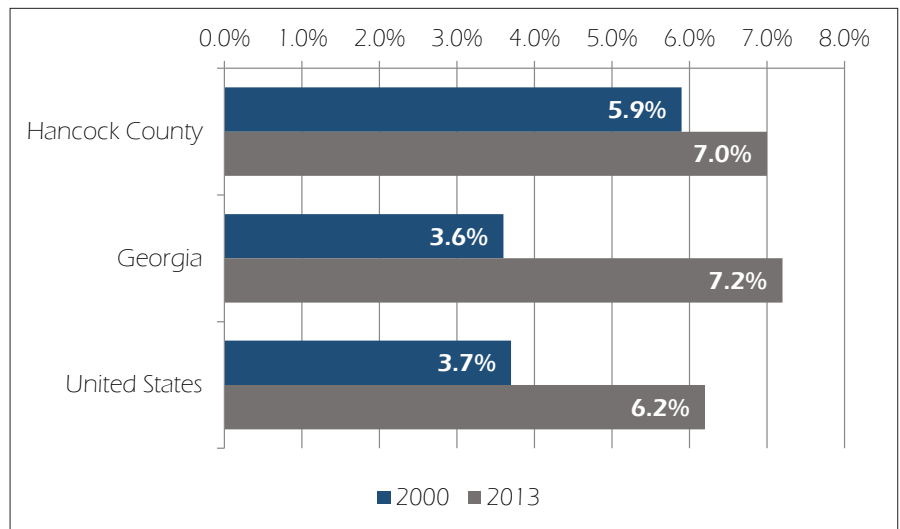
The strength and capability of a community's labor force influences several aspects of the overall well-being of the area including, but not limited to, development and quality of life. The following analysis provides information which could aid county leaders in making planning and policy decisions to advance Hancock County economic development goals. This section briefly discusses employment status, location of employment, pay and employment by industry.



EMPLOYMENT STATUS

Labor force participation (by residents age 16 and over) in Hancock County was approximately 43 percent in the year 2000, as documented by the Census. According to the 2009-2013 American Community Survey (2013 ACS), participation has declined to 37 percent. By comparison the state as a whole experienced a labor force participation of approximately 64 percent. As shown in **Figure 3.1**, unemployment increased between 2000 and 2013 in the county, state and nation.

Figure 3.1: Unemployment Rates



Source: U.S. Census Bureau, 2000 SF3 and American Community Survey 2009-2013

LOCATION OF EMPLOYMENT

As in previous years, more residents work outside of Hancock County than inside. Part of this is due to a lack of available jobs within the county. Approximately 66 percent of the workforce worked outside of the county in 2013, according to 2013 ACS data. The remaining 34 percent worked in the county.



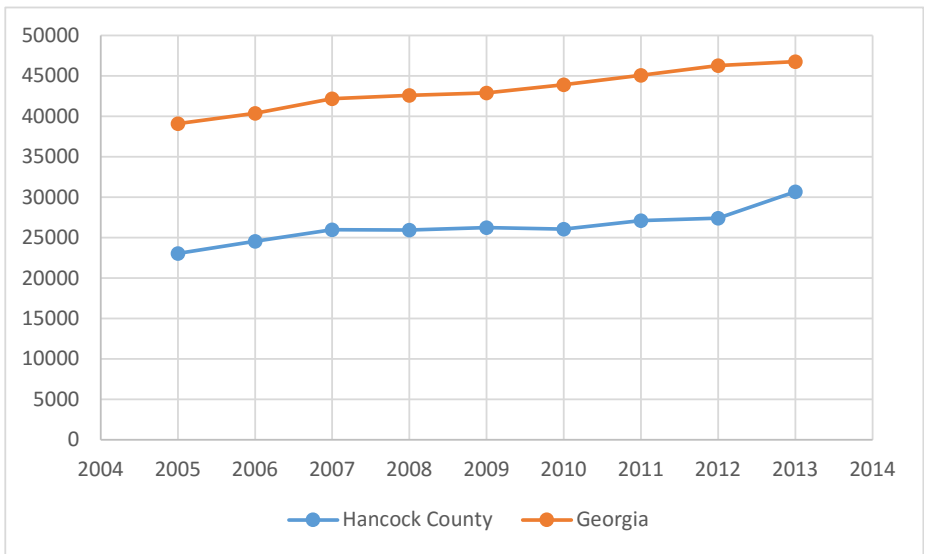
ANNUAL PAY

As depicted in **Figure 3.2**, average annual pay between 2005 and 2013 has increased steadily, despite the economic recession. In 2013, the average annual pay in Hancock County was the highest at \$30,675. This was lower than the state as a whole at \$46,760. However, it represents a \$7,000 increase since 2005.

EMPLOYMENT BY INDUSTRY

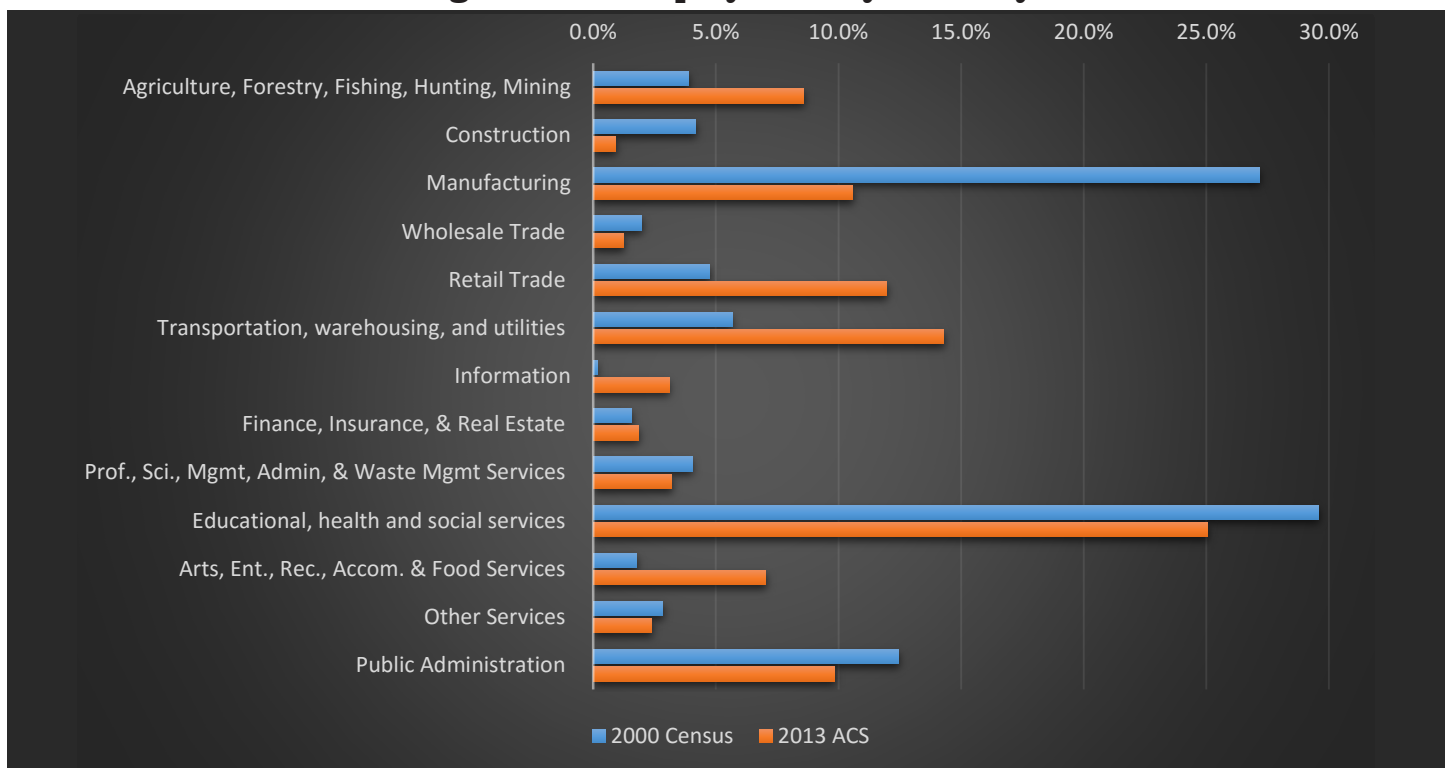
Census Bureau data displayed in **Figure 3.3** indicates that the industry cluster with the highest employment is educational, health, and social services, with approximately 30 percent. In the year 2000, manufacturing was the dominant industry, but it has experienced significant decline. Other industries have grown, such as retail, mining, agriculture and entertainment. With its many natural and historic assets, the county is interested in expanding tourism efforts and creating additional jobs in related industries to encourage residents to work in the county. Developing work-ready residents able occupy those positions is encouraged.

Figure 3.2: Average Annual Pay



Source: Bureau of Labor Statistics

Figure 3.3: Employment by Industry



Source: U.S. Census Bureau, 2000 SF3 and American Community Survey 2009-2013



REPORT OF ACCOMPLISHMENTS

Activity	Status	Comments
Continue efforts to recruit biofuel or other sustainable energy facilities to the County.	Not Accomplished	The county is no longer pursuing biofuel facilities. This activity is not considered a necessary priority to include in the 2016-2020 Community Work Program.
Develop new Economic Development Plan to market the community.	Postponed	Due to lack of resources; this item has been refined to better address the county's needs and will be completed by 2018.
Actively support efforts to reduce unemployment through partnerships with community organizations. Capitalizing on tourism and agricultural resources unique to Hancock County.	Underway	This activity is on-going and is better suited as a policy, mentioned in the "supporting policies" section of this document.

COMMUNITY WORK PROGRAM

Activity	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021			
Establish an umbrella economic development organization, One Hancock, to promote county efforts from the development authority, tourism and chamber.	X	X				County	staff time	Local Funds
Recruit additional solar farms to the county.		X	X	X		County	undefined	Local Funds
Create a county business incubator.			X	X		County	undefined	Local Funds
Develop an annual fishing tournament at Lake Sinclair.				X	X	County	undefined	Local Funds
Join the state program whereby hunters can lease property from residents for hunting.		X	X			County	undefined	Local Funds
Apply to the DCA Tourism Product Development Team for a visit and subsequent report for county tourism.	X					County, CSRA RC	staff time	Local Funds
Work with neighboring counties to create a multi-county heritage tourism trail.			X	X	X	County	undefined	Local Funds
Market and expand the current "tour of homes".	X	X				County	staff time	Local Funds
Restart the annual Renaissance Festival.			X	X		County	staff time	Local Funds
Initiate a "Christmas at the Courthouse" annual program.		X	X			County	staff time	Local Funds
Work with a developer to build lodging facilities for visitors.		X	X	X	X	County, Private sector	undefined	Private Funds
Promote the existing annual motocross event.	X	X	X	X	X	County	undefined	Local Funds
Maintain and update a list of available industrial sites within the county.	X	X	X	X	X	County	staff time	Local Funds



Housing

In Hancock County, residential land use represents the second largest category of land use. Housing types and condition vary across the county. Housing conditions within a community provide insight into its economic and social health. Both new housing development and renovated existing housing are present in a vibrant community. Conversely, high vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of population decline, stagnant growth, and potentially low quality of life. Providing safe, adequate, affordable housing for residents is a priority for Hancock county. This section of the plan examines the [housing mix, occupancy, age of housing stock, and values in the county](#).



HOUSING MIX

Between the year 2000 and the year 2013, the number of housing units in Hancock County increased 23 percent, from 4,287 to 5,290. Most of these units are located in unincorporated areas of the county. There are two major home types in Hancock County: single family detached and mobile homes, comprising 59 percent and 36 percent of housing units respectively. Although multifamily is a very small portion of the housing stock (5 percent), larger developments of multifamily units have increased over the last decade. There is a lack of comprehensive information on the quality of housing county-wide; performing a housing study is one way of gathering this information.

OCCUPANCY

Overall housing occupancy has suffered a significant decline between 2000 and 2013. In 2013, 48 percent of housing units were vacant. This represents a significant increase since 2000, when only 25 percent of units were vacant. When comparing owner-occupied versus renter units, the county is overwhelmingly occupied by homeowners with 77 percent. Stakeholders are concerned about the number of vacant, dilapidated properties the county, but the county does not have an ordinance to address them.

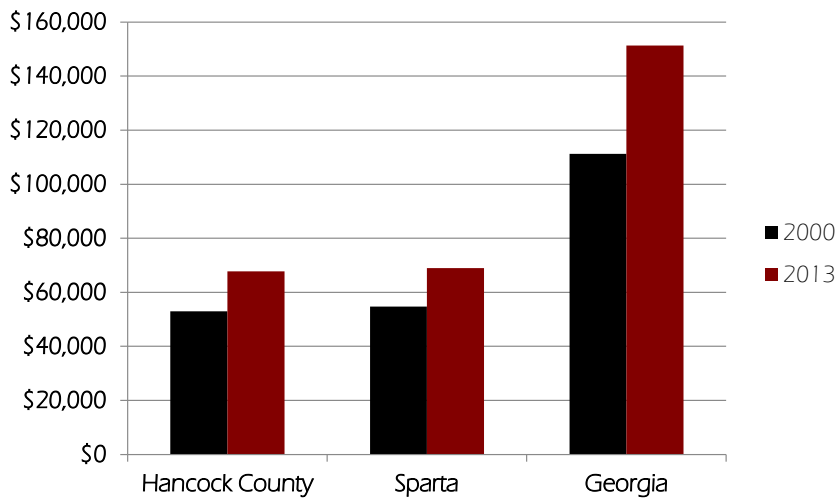
Figure 3.4: Housing Occupancy, Hancock Co.

Year	2000		2013	
	Number	Percent	Number	Percent
Total Housing Units	4,287	100.0%	5,290	100.0%
Occupied Housing Units	3,237	75.5%	2,742	51.8%
Vacant Housing Units	1,050	24.5%	2,548	48.2%
Owner Occupied Housing Units	2,473	76.4%	2,130	77.7%
Renter Occupied Housing Units	764	23.6%	612	22.3%

Source: U.S. Census Bureau, 2000 Summary File 1 (SF1) & 2009-13 American Community Survey



Figure 3.5: Median Values for Owner-Occupied Homes



Source: U.S. Census Bureau, 2000 Summary File 3 and 2009-2013 American Community Survey

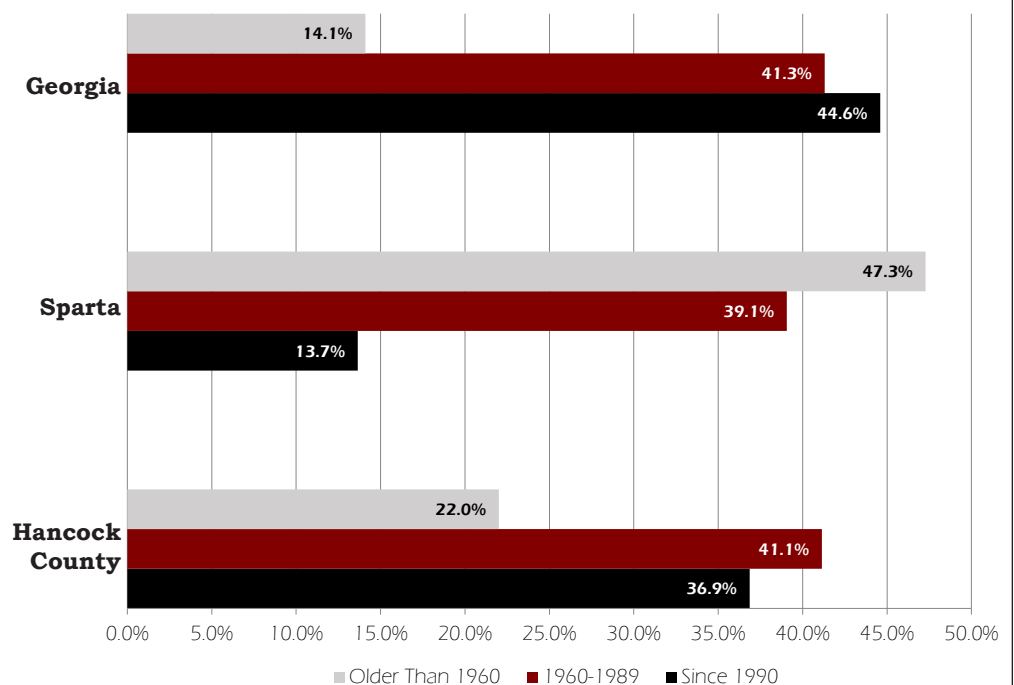
HOME VALUE AND RENT

Home values increased roughly 28 percent over the study period of 2000-2013. Data from the 2013 ACS reveals that median value reached \$67,800 in Hancock County. Although this value is significantly lower than the state value of \$151,300, one must remember that large metropolitan areas like Atlanta contribute to the overall number. Just as home values have risen, so have rents. Median rents in the county rose nearly \$400, from \$277 in 2000 to \$666 in 2013. The 2013 value remains lower than that of the state, which was \$860.

AGE OF HOUSING

Between 1970 and 2010, there was a steady growth of roughly 900-1,000 new units in Hancock County per decade. As **Figure 3.6** reveals, 63 percent of units were built prior to 1990. As will be discussed later, there is a significant number of historic homes and National Register eligible properties in the County. Protection and rehab of these properties is important for several reasons including safety, historic preservation and economic development. Based on community input, a portion of the non-historic housing units also require rehab. Developing partnerships with agencies like USDA Rural Development, applying for grants, and utilizing historic tax credit funding to assist homeowners with rehab should be explored.

Figure 3.6: Age of Housing Stock



Source: 2009-2013 American Community Survey Estimates



REPORT OF ACCOMPLISHMENTS

Activity	Status	Comments
Review County ordinances and incorporate Unsafe Building Abatement Code and Standard Housing Code.	Underway	This activity has been revised to better address county needs and will be complete in 2018.
Perform Housing Survey and Map project to identify and document areas of substandard housing.	Postponed	Due to lack of resources; This activity will be completed in 2020.

COMMUNITY WORK PROGRAM

Activity	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021			
Review County ordinances and investigate the adoption of the International Building Code and other codes as necessary and appropriate.	X	X				County, CSRA RC	staff time	State and federal funds, local funds
Perform a housing survey and map project to identify and document areas of substandard housing.			X	X		County, CSRA RC	undefined	State and federal funds, local funds
Apply for CHIP funds to rehab units in targeted areas.			X	X	X	County, CSRA RC	staff time	State and federal funds, local Funds
Partner with USDA Rural Development and the Veteran's Administration to rehab housing units county-wide.			X	X	X	County, VA, USDA-RD	undefined	State and federal funds, local funds
Investigate the creation of a land bank authority to address unsafe, abandoned buildings.	X	X				County, CSRA RC	staff time	State and federal funds, local funds



Natural and Cultural Resources

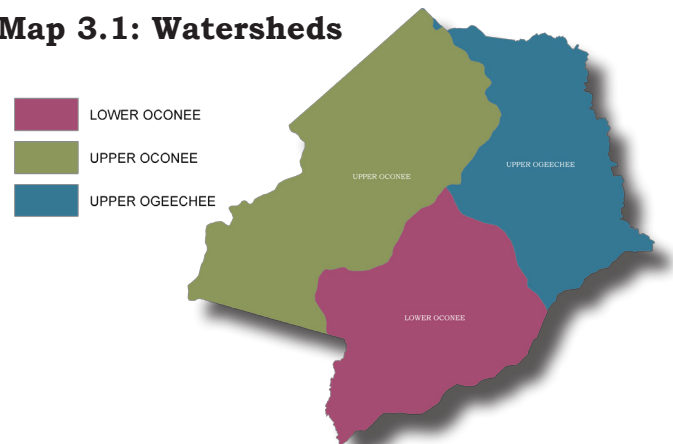
Hancock County possesses a variety of natural and cultural resources, from the farms and lake to the historic sites that are vital parts of the community and serve a variety of purposes. These assets contribute to the vitality and sustainability of the county and have the potential to draw visitors interested in natural beauty and historic preservation. Natural and cultural resources can also be connected to similar resources in other counties to promote regional tourism. As conditions change, it is important to focus efforts on protecting natural features like watersheds not only for economic development, but because they provide resources to the community. Additionally, when development decisions are made, the cultural resources that make the county unique and tell its story must also be considered.



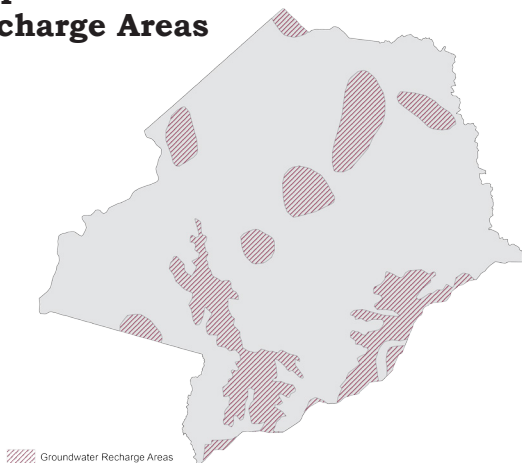
PUBLIC WATER SUPPLY

Watersheds and groundwater recharge areas are important components to public water supply. Watersheds are land formations which direct water (primarily rain water) flows in a certain direction and feed smaller flows and water bodies.

Map 3.1: Watersheds



Map 3.2: Groundwater Recharge Areas



Groundwater recharge areas are specific surface areas where water passes through the ground to replenish underground water sources. These areas should continue to be protected. The potential for contamination of this water supply is a possibility that must be considered when discussing the development or placement of any type of facility in these areas.



WETLANDS

Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species that have adapted to these special conditions.

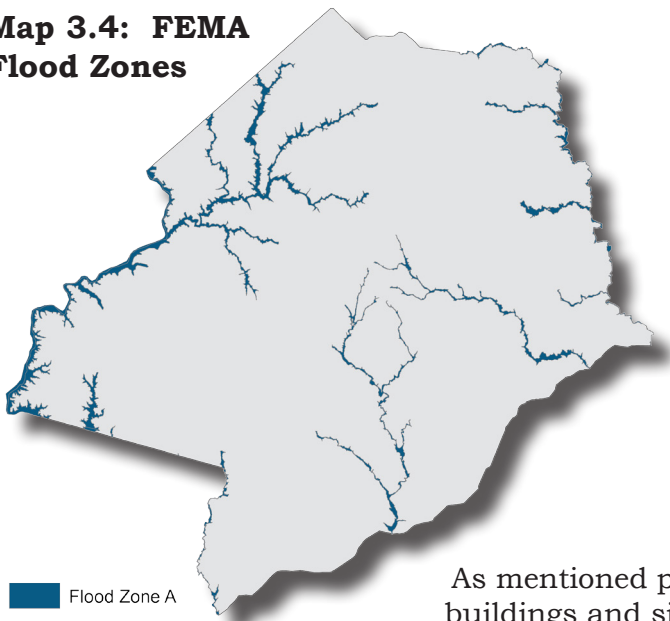
The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These wetlands include: Open water, scrub/shrub, altered, non-forested, and forested.

Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

Map 3.3: Wetlands



Map 3.4: FEMA Flood Zones



FLOOD PLAINS

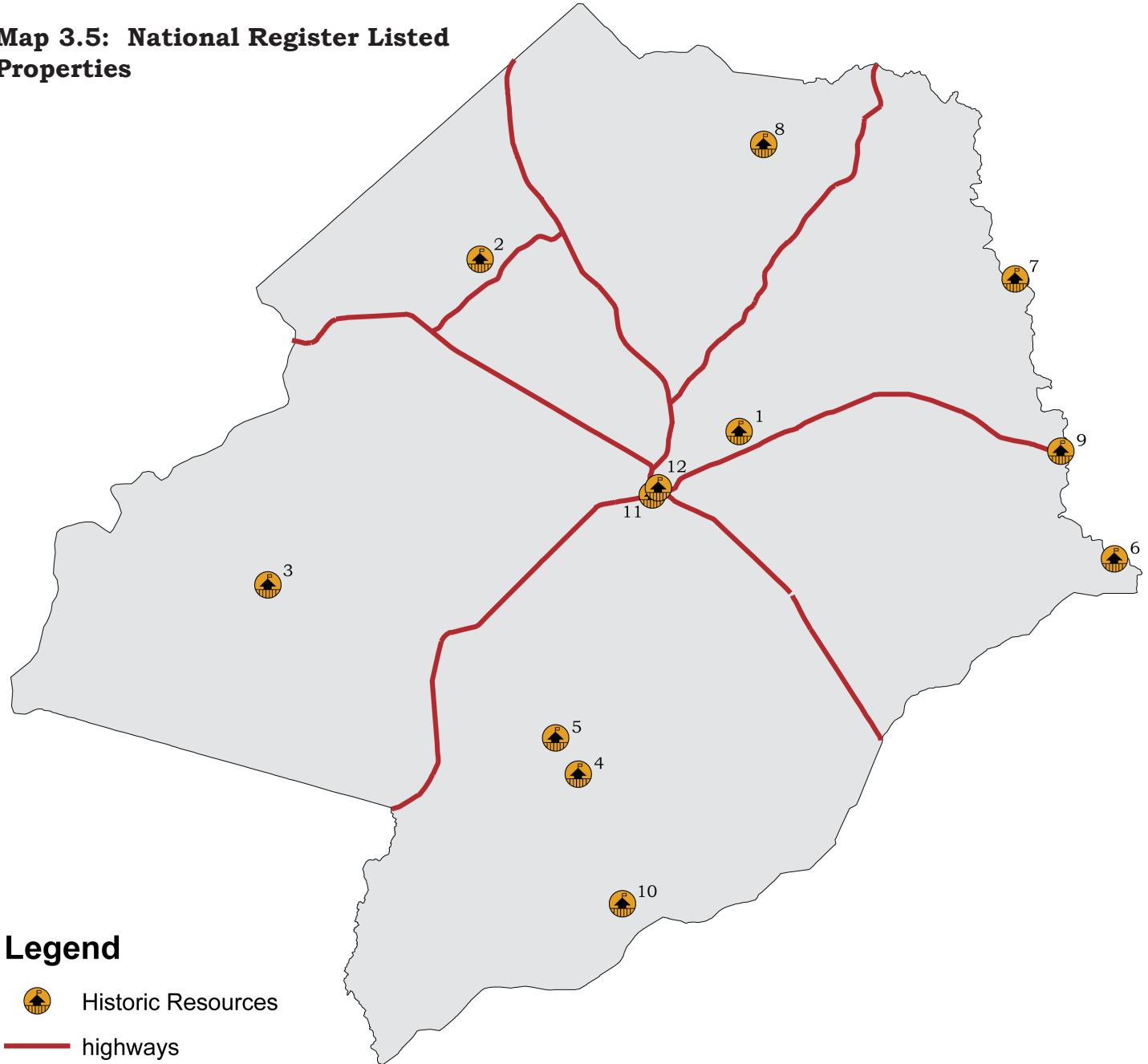
Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. The map to the left depicts the designated flood zones as determined by the U.S. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Areas located within the 100-year flood plain are in Zone A.

HISTORIC RESOURCES



As mentioned previously, Hancock County is home to many historic buildings and sites. One method of recognizing these sites is having them listed on the National Register of Historic Places. **Map 3.5** on the next page depicts the properties currently listed. The county is interested in both appointing members to its Historic Preservation Commission and nominating additional sites to the register like the Culverton community and Millmore mill and historic bridge. Another project the county is currently undertaking is the exterior renovation of the historic train depot. However, funds are still needed in order to restore the interior of the building.



Map 3.5: National Register Listed Properties



Legend

-  Historic Resources
-  highways

Site #	Name	Site #	Name
1	Rockby	7	Shivers-Simpson House
2	Shoulderbone Mounds and John S. Jackson House	8	Camilla-Zack Community Center Historic District
3	Hurt-Rives Plantation	9	Jewell Historic District
4	Glen Mary	10	Linton Historic District
5	Pearson-Boyer Plantation	11	Sparta Historic District
6	Cheely-Coleman House	12	Sparta Cemetery



REPORT OF ACCOMPLISHMENTS

Activity	Status	Comments
Develop Master Plan for Hancock County's portions of the Historic Piedmont Scenic Byway.	Not Accomplished	Due to lack of resources; This activity is not considered a necessary priority to include in the Community Work Program.
Join with Putnam County to develop a dual park at the SR 16 bridge at Lake Oconee and expand upon existing boat ramp site.	Underway	Conversation with Putnam County has begun and project feasibility must be determined.
Under take watershed assessment of Ogeechee River and Town Creek to address water quality issues and to determine extent of stream impairments.	Not Accomplished	Due to lack of funding. This activity is not considered a necessary priority to include in the Community Work Program.

COMMUNITY WORK PROGRAM

Activity	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021			
Reinstate the historic preservation commission.	X					County, CSRA RC	staff time	State and federal funds, local funds
Nominate additional properties to the National Register of Historic Places.	X	X	X	X	X	County, CSRA RC, Private Sector	staff time	State and federal funds, local funds
Create a county repository of historical artifacts and records.		X				County	staff time	Local funds
Create a recreational trails plan.				X	X	County, CSRA RC	staff time	State and federal funds, local funds
Apply for a recreational trails grant.					X	County, CSRA RC	staff time	State and federal funds, local funds
Assist Glen Mary Plantation with a tourism product development grant for restoration and repairs.	X	X				County, CSRA RC	staff time	State and federal funds, local funds
Join with Putnam County to develop a dual park at the SR 16 bridge at Lake Oconee and expand upon existing boat ramp site.	X	X	X	X		County	undefined	State and federal funds, local funds



Community Facilities

Creating and maintaining sufficient community facilities should be an important component to any community plan. An assessment of the availability and adequacy of community facilities is important to understanding a community's ability to sustain its local population, attract future residents and accommodate future demands. Topics discussed in this section of the plan include: [water supply, sewer, public safety, fire, emergency services, roads, railroads, and educational facilities.](#)



WATER SUPPLY AND SEWER

Hancock County currently purchases its water from the city of Sparta. The county has also begun negotiations with Baldwin County to purchase water in order to extend service to other unincorporated areas, some with water quality concerns. The county has one (1) above ground water storage tank located in Devereux, approximately 250,000 gallons. In 2010 the county expanded its water system in the Beulah area with CDBG funds. The only planned expansions of the county system right now are to the Lake Sinclair, Devereux, and Linton areas.

The majority of residences in Hancock County are on septic systems. The county currently has only 83 sewer customers and has no plans to extend sewer services.





PUBLIC SAFETY, FIRE, AND EMERGENCY SERVICES

Hancock County provides public safety and fire service to the entire county. The county has one main police station and 3 fire stations. The fire department is all volunteer. Recent changes in the way ISO (Insurance Service Office) ratings are calculated has negatively affected citizens and caused a rise in insurance premiums. Because of this, the county is looking into opening additional fire stations in under-served areas to help lower the ISO ratings. County-wide EMS services are contracted with Grady Health Systems.



ROAD SYSTEM AND RAILROAD

Hancock County contains 2,229 miles of roads according to the Georgia Department of Transportation (GDOT). This calculation includes city streets, county roads, and state routes and is based on total lane mileage. Total lane mileage is defined as roadway mileage multiplied by the number of lanes.

The county contains one railroad, operated by CSX Transportation. CSX is defined by the federal Surface Transportation Board as a Class 1 railroad, meaning that its average annual operating revenue meets or exceeds 255.9 million dollars. The rail line is used for freight transit. Although there is currently no passenger rail in the county, it is interested in this idea.



EDUCATIONAL FACILITIES AND EDUCATIONAL ATTAINMENT

The Hancock County school district consists of three (3) schools: Lewis Elementary, Hancock Central Middle, and Hancock Central High, providing classes for students in Pre-K through 12th grade. Total enrollment in the school system has decreased between 2000 and 2015, down to 970 students from 1,732. Examination of population data confirms that the largest population declines were in family households with children under 18 and married couples with children under 18.

Educational attainment is an important element to look at in a community, as it plays a major role in resident ability to receive certain types jobs. Forty-four (44) percent of Hancock County residents age 25+ have a high school diploma or equivalent. This is up from 34 percent in 2000. Organizations like Family Connection and Communities in Schools have made dropout prevention a priority. There has been little change in educational attainment with regard to higher education over the same time period; residents age 25+ with a bachelors or graduate degree remains approximately 10 percent.

**REPORT OF ACCOMPLISHMENTS**

Activity	Status	Comments
Continue expand County water system to serve areas south of Devereux towards Lake Sinclair, Linton and Warren Chapel communities, north from Sparta towards Culverton and Powelton.	Underway	This activity has been refined to better suit community needs.
Secure intergovernmental agreement with Baldwin County for an additional water supply for the County.	Underway	
Lobby Georgia Department of Transportation to extend SR 77 from present termination at SR 16 to SR 22 in Devereux. Western part of Hancock County has no paved north-south route.	Not Accomplished	GDOT determined that this activity is not feasible. It is not included in the Community Work Program.
Establish Fire Stations in the Hickory Grove, Powelton, Culverton and Linton Communities.	Not Accomplished	Due to lack of interest - This activity has been refined to address the Linton and Mayfield areas.
Design and construct a new administrative building to house County offices and court facilities behind the existing Courthouse.	Not Accomplished	A new building was designed, but new administration and commissioners decided to restore Courthouse, which burned in August 2014.
Continue to find buyer/operator for Hancock Memorial Hospital.	Underway	
Improve and Pave Existing County dirt roads.	Not Accomplished	Due to lack of funding - This activity has been refined to address the new county strategy of stabilizing the roads.
Expand Sewer District #1 to serve additional areas northwest of Sparta.	Not Accomplished	Not completed due to lack of interest. This activity is not considered a necessary priority to include in the Community Work Program.
Actively support local efforts to increase academic achievement.	Underway	This is an on-going activity, better suited as a policy, and is located in the "supporting policies" section.



COMMUNITY WORK PROGRAM								
Activity	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021			
Continue to find buyer/operator for Hancock Memorial Hospital.	X	X	X	X	X	County	staff time	Local funds
Stabilize existing county dirt roads.	X	X	X	X	X	County	\$2.5 million	State and federal funds, local funds
Construct a public splashpad.				X	X	County	\$500,000	Local funds
Create a nuisance ordinance.		X	X	X				
Work with existing vacant facilities to create an community center/arts complex to house community events, local activities, a Boys and Girls Club, and artist space.	X	X	X	X	X	County	\$750,000	Local funds
Rehabilitate the exterior of the historic train depot.	X	X				County	\$656,300	State and federal funds, local funds
Apply for funds to renovate the interior of the train depot.			X			County, CSRA RC	staff time	State and federal funds, local funds
Apply for CDBG funds for infrastructure improvements throughout the county.	X		X		X	County, CSRA RC	staff time	State and federal funds, local funds
Build a courthouse annex to house the Board of Elections.			X	X		County	undefined	Local funds
Secure an intergovernmental agreement with Baldwin County for an additional water supply.	X					County	staff time	Local funds
Expand county water system to Linton, Lake Sinclair, Holiday Shores and Devereux areas.		X	X	X	X	County	\$2.5 million	State and federal funds, local funds
Re-establish the Mayfield fire station.	X	X				County	undefined	State and federal funds, local funds
Update the county recreational park	X	X	X	X	X	County	\$10,000	Local funds
Utilize the "Live Healthy Hancock" report to create a community garden program and expand existing school gardens.		X	X	X		County	\$25,000	State and federal funds, local funds
Establish a fire station in Linton.	X	X				County	undefined	State and federal funds, local funds
Establish an Animal Control Ordinance	X					County	staff time	Local funds



Land Use

Demographic trends, current economic circumstances, and social attitudes often encourage communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of residents. The county contains the following land use categories: [agriculture/forestry](#), [residential](#), [commercial](#), [industrial](#), [public/institutional](#), and [park/recreation/conservation](#).



LAND USE DESIGNATIONS

The following is a list and description of Hancock County land uses:

- **Residential:** Land designated primarily for single-family and multi-family housing dwelling units organized into general categories of net densities.
- **Commercial:** Land designated primarily for non-industrial businesses including office, retail sales, service, and entertainment facilities organized into general categories of intensities.
- **Industrial:** Land designated for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities, or similar uses.
- **Public/Institutional:** Land designated for certain federal, state, or local land uses and institutional land uses.
- **Park/Recreation/Conservation:** Land designated for active or passive recreational uses. These uses include playgrounds, public parks, nature preserves, wildlife management areas, golf courses, recreation centers, or other similar uses.
- **Agriculture/Forestry:** Land designated for farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc), agriculture, or commercial timber or pulpwood harvesting.

EXISTING AND FUTURE LAND USE

Changing conditions sometimes lead to or require changes in land use. The understanding of established and potential future uses of land in Hancock County should be a priority to address changing conditions. Examination of zoning and land use reveals that little has changed since the last comprehensive plan. The vast majority of land in Hancock County has been and continues to be designated for agricultural and low density residential uses.



Residential land use consists of single and multi-family developments. Single family dwellings are the predominant form of housing type. There is little duplex and multifamily development in the County. Single family homes are located in five (5) major areas in the County as follows:

- 1) Around the City of Sparta.
- 2) Along County roads and State highways across the County.
- 3) County roads in selected woodland settings.
- 4) Along the shore and surrounding countryside of Lake Sinclair.
- 5) Clustered in former agricultural communities, such as Culverton and Devereux.

Very little land in Hancock County is designated for commercial uses. Small businesses operate in scattered locations throughout the county, with no centralized area. The majority of commercial buildings in the county are in incorporated Sparta.

Industrial land in Hancock County includes several quarry and mining sites and the industrial park. One industrial tenant includes a small solar farm, and the county is interested in expanding this industry.

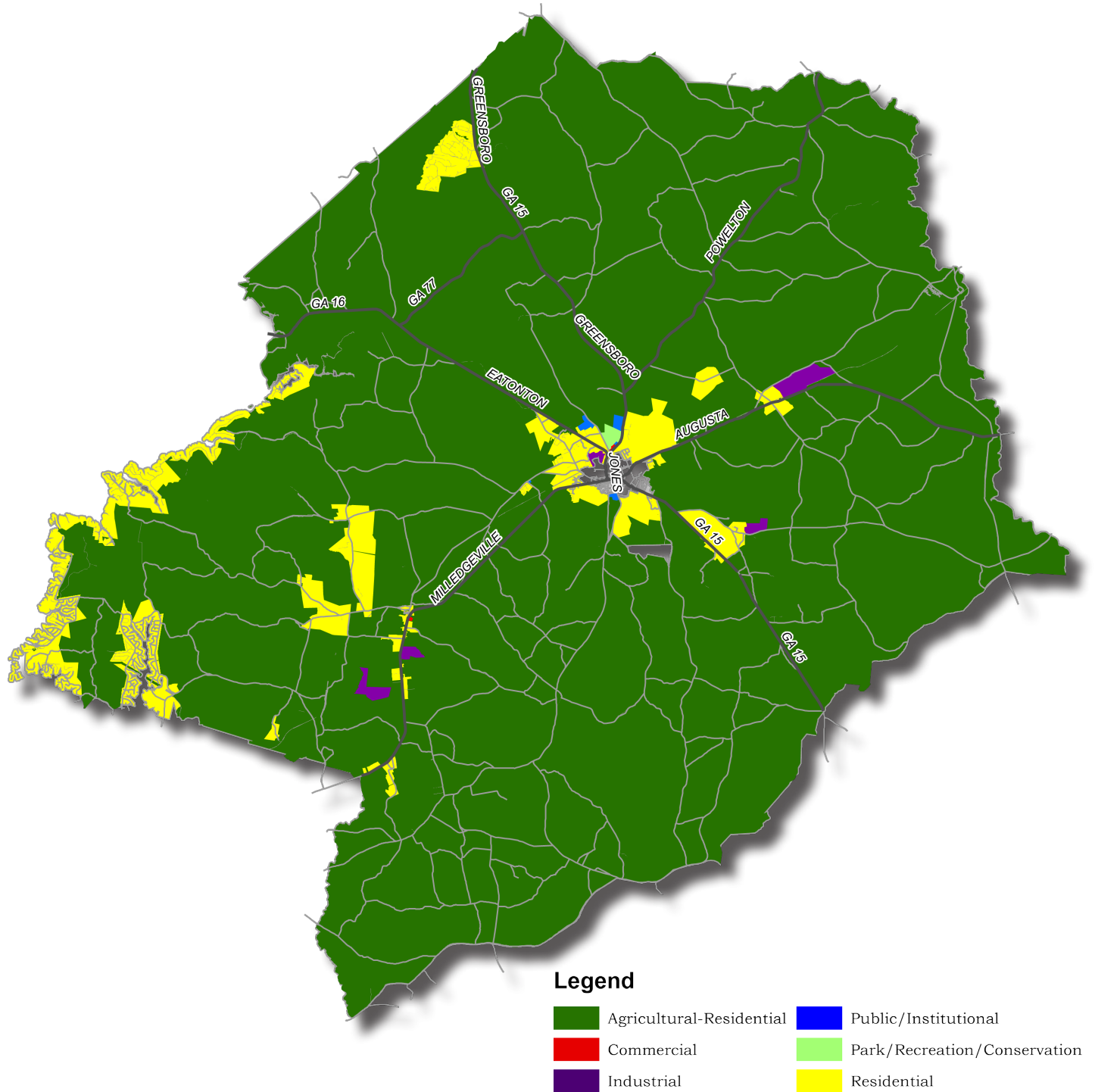
FUTURE LAND USE MAP

When determining how best to use the Comprehensive Plan future land use maps and supporting narratives, the reader should be mindful of the following parameters:

- **Boundaries:** The future land use map is parcel based and does not cross parcel lines. It also does not include the City of Sparta. Generally, a tract should develop according to the parameters established in the specific land use in which it is located. The county is strongly encouraged to initiate amendments to their Future Land Use Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.
- **Narrative:** The included narratives correspond to the Future Land Use Map for the county and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the “Community Goals” section. They should inform future development decisions.



Map 3.6: Hancock County Future Land Use





Agricultural-Residential

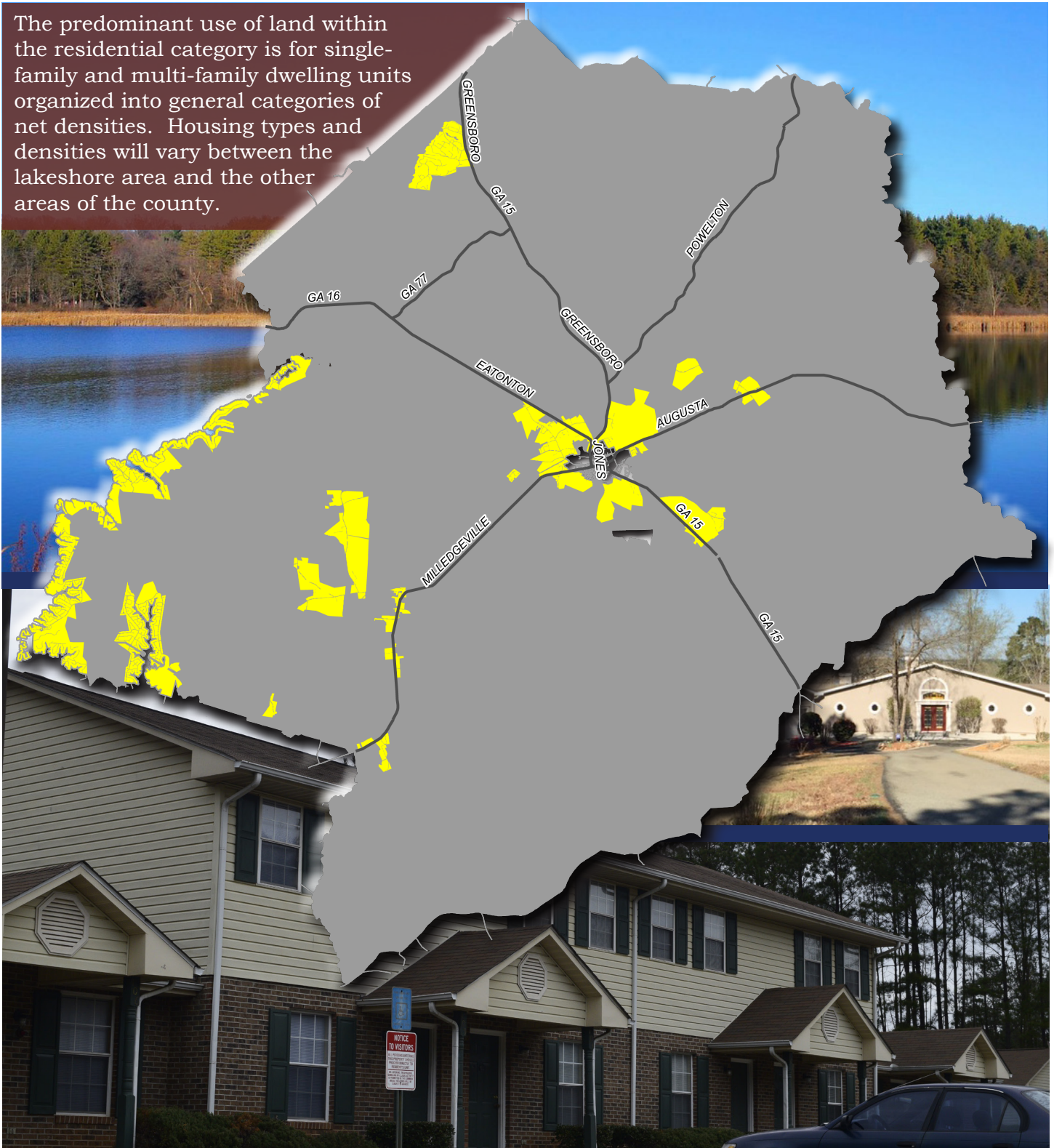
This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. Low-density single-family dwelling units are the only allowable housing type. Recreation, such as bicycle and pedestrian trails would be appropriate in this area.





Residential

The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. Housing types and densities will vary between the lakeshore area and the other areas of the county.

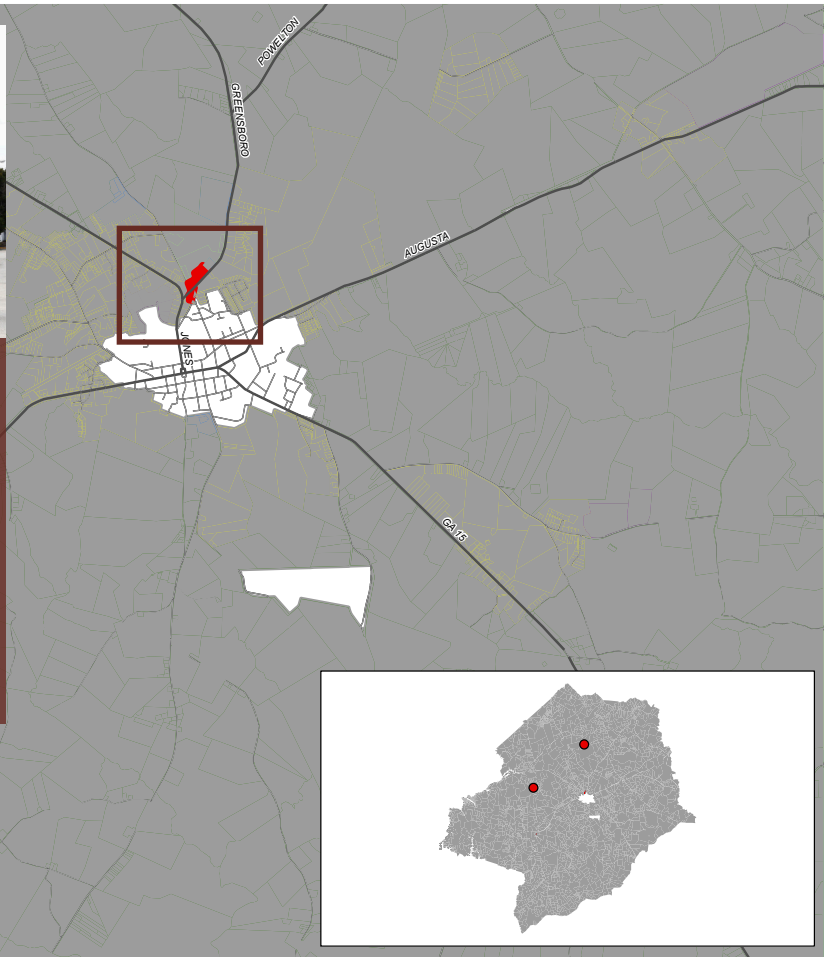




Commercial



This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Most commercial property in the county is currently located in Sparta.

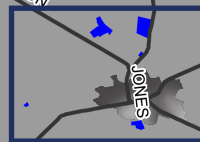
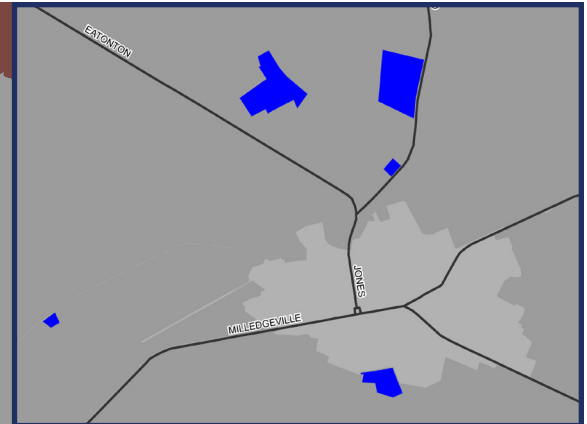




Public/Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. They do not include facilities that are publicly owned, but would be classified more accurately in another land use

category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category. This land use includes land used for public and semi-public uses. Public uses include government and educational activities and structures. Semi-public uses include churches, synagogues, as well as and clubs and fraternal organizations.





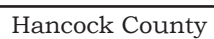
Park/Recreation/Conservation

This category is for land dedicated to active and passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.





This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.





REPORT OF ACCOMPLISHMENTS

Activity	Status	Comments
Rewrite and Update Zoning Ordinance and Development Regulations .Included in this update will be provisions for signage to match standards listed in the Historic Piedmont Scenic Byway program; Overlay Districts for natural resource protection and Modifications to lot size requirements for lots with public sewer.	Postponed	This activity has been refined and will be completed in 2017.

COMMUNITY WORK PROGRAM

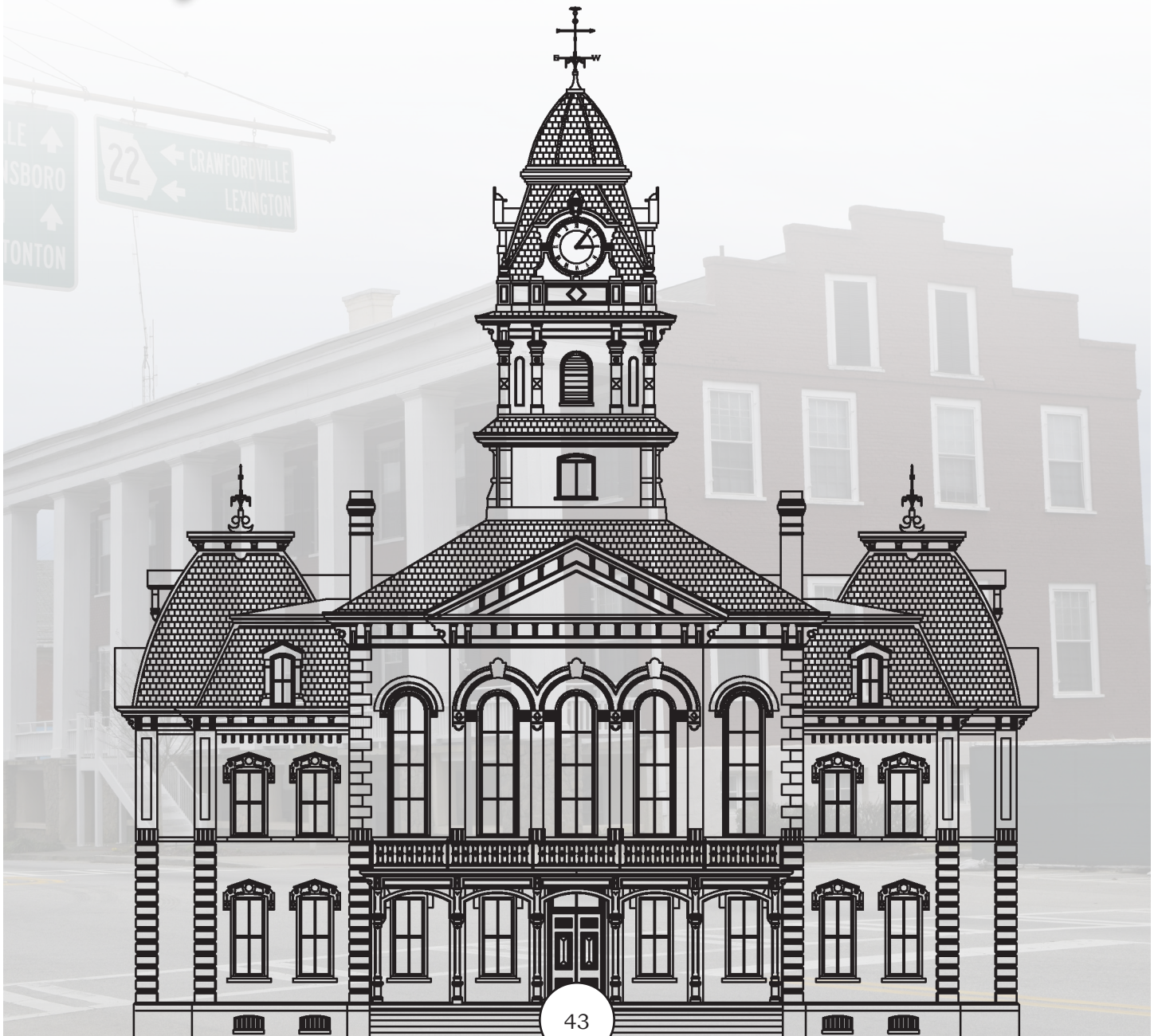
Activity	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021			
Create a new county zoning ordinance and accompanying map.	X	X				County, CSRA RC	staff time	State and federal funds, local funds
Adopt the CSRA RC model solar ordinance.	X					County, CSRA RC	staff time	State and federal funds, local funds
Upload current ordinances and record ordinance updates with Municode.	X	X	X	X	X	County	staff time	Local Funds



Appendix

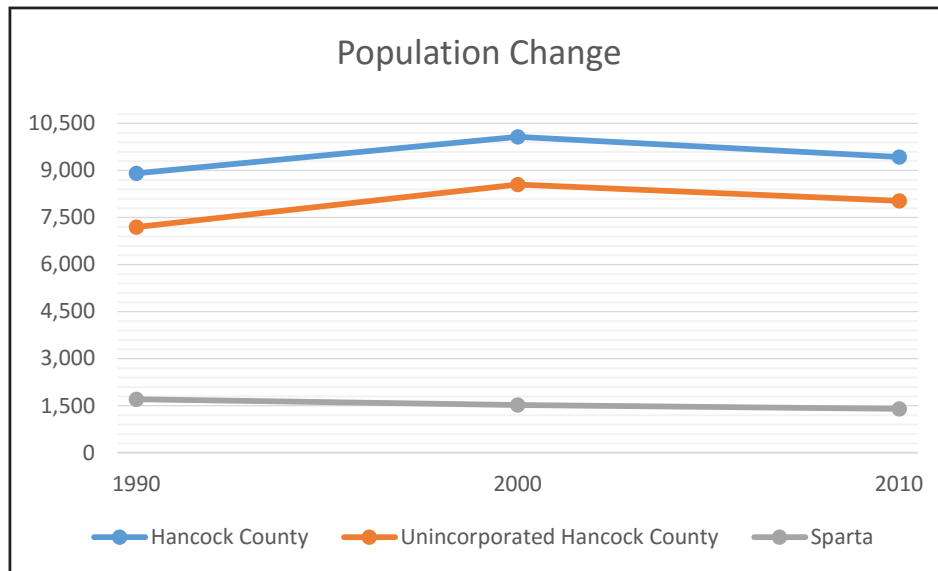
Information contained herein includes:

- Data discussed in the plan that wasn't visually represented
- Copies of public hearing notices
- Sign-in sheets for stakeholder meetings and public hearings
- A copy of the community input survey





Data



Number of Housing Units 2000-2013

Number of Units	2000	2013	Change	Percent Change
Hancock County	4,287	5,290	1,003	23.4%
Sparta	737	791	54	7.3%

2000 and 2013 Labor Force Participation and Unemployment Rates, Hancock County

Hancock County	2000	% of Labor Force	2009-2013 ACS	ACS Margin of Error	% of Labor Force	Change	% Change
Population 16 and Older	7,905	100.0%	7,852	+/-39	100.0%	-53	-0.7%
Total in Labor Force	3,405	43.1%	2,937	+/-300	37.4%	-468	-13.7%
Civilian Labor Force	3,396	43.0%	2,937	+/-300	37.4%	-459	-13.5%
Employed	2,931	37.1%	2,390	+/-297	30.4%	-541	-18.5%
Unemployed	465	5.9%	547	+/-168	7.0%	82	17.6%
Armed Forces	9	0.1%	0	+/-19	0.0%	-9	-100.0%
Not in labor force	4,500	56.9%	4,915	+/-300	62.6%	415	9.2%



Data

Median Rent Hancock County, Sparta, and Georgia

	2000	2013	Margin of Error	\$ Change in Rent	% Change in Rent
Hancock County	\$277	\$666	+/-94	\$389	140.4%
Sparta	\$222	\$397	+/-179	\$175	78.8%
Georgia	\$613	\$860	+/-3	\$247	40.3%

Housing Types

Hancock County

Housing Type	2000 Census		2013 ACS				
	Number	% of Total	Number	Margin Err.	% of Total	Change	% Change
Total	4,287	100%	5,290	+/-62	100.0%	1,003	23.4%
Single Units (Detached)	2,439	56.9%	3,129	+/-234	59.1%	690	28.3%
Single Units (Attached)	55	1.3%	16	+/-22	0.3%	-39	-70.9%
Double Units	78	1.8%	47	+/-48	0.9%	-31	-39.7%
3 to 9 Units	39	0.9%	71	*	1.3%	32	82.1%
10 to 19 Units	6	0.1%	47	+/-40	0.9%	41	683.3%
20 or More	71	1.7%	103	+/-49	1.9%	32	45.1%
Mobile Homes or Trailers	1,542	36.0%	1,877	+/-231	35.5%	335	21.7%

Location of Employment

	2000 Census	2013 ACS
Worked in Georgia	2,864	2,295
Worked Outside of Georgia	17	2
Worked in Hancock County	1,042	780
Worked Outside of Hancock County	1,822	1,515
Percent Worked in Georgia	99.4%	99.9%
Percent Worked Outside Georgia	0.6%	0.1%
Percent Worked in Hancock County	36.2%	34.0%
Percent Worked Outside Hancock County	63.2%	66.0%



Data

Georgia Department of Education - School Enrollment		
FTE Enrollment by Grade Level(PK-12) - Fiscal Year 2000-3 Data Report		
March 2, 2000 (FTE 2000-3)		
670-Hancock County		
System ID	School Name	Total
670	0288 -Hancock Central High School	878
670	0188 -Lewis Elementary School	662
670	4050 -Southwest Elementary School	192
670	System Total for Hancock County	1732
Georgia Department of Education		
FTE Enrollment by Grade Level(PK-12) - Fiscal Year 2010-3 Data Report		
March 4, 2010 (FTE 2010-3)		
670-Hancock County		
System ID	School Name	Total
670	0288 -Hancock Central High School	413
670	0106 -Hancock Central Middle School	262
670	0188 -Lewis Elementary School	544
670	System Total for Hancock County	1219
Georgia Department of Education		
FTE Enrollment by Grade Level(PK-12) - Fiscal Year 2015-3 Data Report		
March 5, 2015 (FTE 2015-3)		
670-Hancock County		
System ID	School Name	Total
670	0288 -Hancock Central High School	280
670	0106 -Hancock Central Middle School	225
670	0188 -Lewis Elementary School	465
670	System Total for Hancock County	970

Educational Attainment for Adults 25 Years and Older					
Hancock County	2000	Percent of Adult (25+) Population	2013 ACS	ACS Margin of Error	Percent of Adult (25+) Population
Total Population	10,076	100%	9,233	*	*
Population 25 and Older	6,618	100%	6,557	+/-132	100%
Less than 9th Grade	960	15%	478	+/-1.7	7%
9th to 12th Grade No Diploma	1,539	23%	1,115	+/-2.7	17%
High School Graduate (& Equivalency)	2,281	34%	2,859	+/-41.7	44%
Some College	1,037	16%	1,115	+/-3.7	17%
Associates Degree	155	2%	348	+/-2.2	5%
Bachelor's Degree	411	6%	466	+/-1.8	7%
Graduate Degree	235	4%	177	+/-1.1	3%





Public Hearing Notices

Thursday, February 11, 2016

The Sparta Ishmaelite

Page 5

PUBLIC NOTICES

DEBTORS AND CREDITORS NOTICE

GEORGIA, HANCOCK COUNTY.
All creditors of the Estate of Louis H. Rozier, deceased, late of Hancock County, Georgia, are hereby notified to render in 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 21st day of January, 2016.
/s/ Carol W. Hatfield,
Carol W. Hatfield, Executrix of the Estate of Louis H. Rozier
P.O. Box 190
Sparta, GA 31087

4: 1/28, 2/4, 2/11 & 2/18 (79)

NOTICE OF SALE UNDER POWER

GEORGIA, HANCOCK COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Amanda E. Chesworth and Kevin P. Lipovsky to Mortgage Electronic Registration Systems, Inc. as nominee for Taylor, Bean & Whitaker Mortgage Corp. its successors and assigns, dated October 20, 2004, recorded in Deed Book 258, Page 284, Hancock County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 454, Page 65, Hancock County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY THOUSAND AND 0/100 DOLLARS (\$120,000.00), 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 Hancock County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2016, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 having been given). 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.
Nationstar Mortgage LLC is the holder of the

Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019 888-850-8398/3705.

To the best knowledge and belief of the undersigned, the party in possession of the property is Amanda E. Chesworth and Kevin P. Lipovsky or a tenant or tenants and said property is more commonly known as 512 Boland Street, Sparta, Georgia 31087. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Nationstar Mortgage LLC
as Attorney in Fact for
Amanda E. Chesworth and Kevin P. Lipovsky

McCalla Raymer, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
www.fondosurelline.net
EXHIBIT "A"

All that certain tract or parcel of land with improvements thereon, situate, lying and being in the City of Sparta in the 113th District, G.M. of Hancock County, Georgia, fronting on Boland Street, containing one acre, more or less, and being described as follows: Beginning at the common corner of the lot of Mrs. Lud Gassert on Boland Street and running in an Easterly direction 442 feet along the Northern boundary line of the lot of Mrs. Lud Gassert to a point on Myrtle Street; Thence along said Myrtle Street running in a Northerly direction 100 feet to a point; Thence running in a Westerly direction 442 feet along the Southern boundary line of the Mrs. Lud H. Moore and Mrs. J. E. Shelut to a point on the East side of Boland Street. This is the same tract of land conveyed to Susan E. Smith by deed of Firstar Bank Milwaukee, N.A. as Trustee for the registered holder of Salomon Brothers Mortgage Securities VII, New Century Asset-Backed Floating Rate Certificates, Series 1998-NC6, dated April 16, 2001, of record in Deed Book 176, page 278, Hancock County records.

MR/MS 3/1/16
Our file no. 5500513 - F72

4: 2/4, 2/11, 2/18 & 2/25 (703)

NOTICE OF SALE UNDER POWER

GEORGIA, HANCOCK COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Patsy M. Sheppard and Arthur L. Sheppard to Mortgage Electronic Registration Systems, Inc. as nominee for IndyMac Bank, FSB, dated 10/25/2007, recorded in Deed Book 353, Page 276, Hancock County, Georgia records, as last transferred to Nationstar

Mortgage, LLC by assignment recorded or to be recorded in the Hancock County, Georgia records conveying the after-described property to secure a Note in the original principal amount of Two Hundred Eighty Thousand and 00/100 DOLLARS (\$280,000.00), 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 Hancock County, Georgia, within the legal hours of sale on the first Tuesday in March 2016, the following described property:

All that tract or parcel of land situate, lying and being in the 104th G.M. District, Hancock County, Georgia, and being more particularly shown and described as Lot One Hundred Four (104), containing 0.68 acres, on that certain property survey prepared for Owens-Illinois Development Corporation, dated July 1979, and recorded in Plat Book 6, Page 288, in the Office of the Clerk of Superior Court, Hancock County, Georgia; AND an undivided 1/6496th interest in Lot 64 Parcel A, 80, 441, 472, 579 and 626 as shown on said certain property survey prepared for Owens-Illinois Development Corporation, dated July 1979, and September 1979, and recorded in Plat Book 6, Pages 288, 291 and 293, and in Plat Book 7, Page 6, aforesaid records; said access Lots containing in the aggregate 3.6327 acres, more or less, in the 104th G.M. District, Hancock County, Georgia. The aforementioned plat is by this reference incorporated herein and made a part of this description for all purposes. The improvements thereon being known as 386 Sycamore Drive.

BEING the same lot of ground which by Deed dated October 15, 2004 and recorded among the Land Records of Hancock County in Liber 257, folio 330 was granted and conveyed from Keene Properties, Inc. unto Patsy M. Sheppard and Arthur L. Sheppard, the within Borrower(s), in Fee Simple. 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. 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 having been given). 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.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 350 Highland Drive, Lewisville, TX 75067, 469-549-2014. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the parties in possession of the property are: Estate of Patsy Sheppard, Arthur L. Sheppard, Patsy Sheppard or a tenant or tenants and said property is more commonly known as 386 Sycamore Drive, Sparta, GA 31087.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Nationstar Mortgage, LLC
as Attorney in Fact for: Arthur L. Sheppard, Patsy M. Sheppard

Weissman, Nowack, Curry, & Wilco P.C.
Attn: Lender Services
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, GA 30326
Our File# 016923-000288

4: 2/4, 2/11, 2/18 & 2/25 (710)

Fun Facts about February

FEBRUARY IS THE SHORTEST MONTH, BUT THERE'S NO DEFINITIVE ANSWER WHY
MetroCreativeConnections

February is the shortest month of the year, but many people have no idea why that is. February is the only month to have fewer than 30 days, but there is no scientific reason behind that distinction, though there have been various changes to the calendar throughout the centuries, and eventually February became what it is today.

The Romans developed a 10 month calendar that began with the Spring equinox in March and ended in December. There is belief that what is now February was overlooked when this calendar was created, as winter weather had little to do with the harvest in the northern hemisphere, where Rome is located. Romans essentially considered the winter a period of time with no distinctive months.

When the second king of

Rome, Numa Pompilius, took to the throne in 713 BC, he had plans to make the calendar more accurate by synchronizing it with the actual lunar year, which is roughly 354 days long. Thus, two new months, January and February, were added to the end of the calendar. Both January and February had 28 days.

At the time, even numbers were considered bad luck, and these months were not looked upon favorably by the king. So he decided to make changes once more and added a day to January to make it 29 days long. February was left untouched, remaining an "unlucky" month and one devoted to honoring the dead and performing rites of purification, as the word February comes from februa, which means "to purify." February remained the last month of the year for roughly 200 years until the calendar was

reevaluated and February was reassigned as the second month, with January being the start of the new year.

This new 355-day calendar simply could not stay in sync with the seasons because it did not account for the amount of time it takes the Earth to orbit the sun. Therefore, an extra "month" of 27 days was added after February 23 each year to play catch-up. Sometimes this extra month was overlooked or not scheduled in time, continuing the calendar conundrum.

Julius Caesar was responsible for tackling calendar problems further when he was in power. He wished to make the calendar solar-based, like the one Egyptians used, instead of the older lunar-based calendar. This led to the creation of the Julian calendar. Ten days were added to the calendar year in various months, and February was increased every four years (leap year) to 29 days to coordinate the calendar year to the solar cycle of roughly 365.2425 days.

February remains the shortest month of the year. Through the years there has been no widespread attempt to reorganize the calendar once more to even out the months and give extra time to February. As a result of the shorter number of days, February has some unique attributes.

In common years, February can pass without a single full moon. The next time this will happen is in 2018. Once every six years, February is the only month that has four, full seven-day weeks. February starts on the same day of the week as March and November in common years, and on the same day of the week as August on leap years. February ends on the same day of the week as October every year. In leap years, it is the only month that begins and ends on the same weekday.

People born on a leap year technically celebrate their birthday only once every four years, but most observe it on the 28th. Celebrities born on February 29 include Tony Robbins, Antonio Sabato, Jr., Mervyn Warren, and Dennis Farina.

Despite its status as the shortest month, February is packed with many events, including Valentine's Day and Groundhog's Day. Americans celebrate the birth of two presidents in February, as well as Black History Month. Mexicans celebrate Flag Day in February, while residents of St. Lucia celebrate their Independence Day. February is also a time for families, especially in Canada, where Family Day is celebrated on the third Monday of the month in many provinces.

February is also an important month for sports fans, as two teams will face each other in the Super Bowl on the first Sunday of February.

No one really knows for certain why February was relegated to the shortest month. However, with so much trivia and special

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HUGE AUCTION
Saturday February 13, 2016
7:00 p.m.

FURNITURE,
Household Items, CRYSTAL,

Public Hearing Notice

A public hearing for Hancock County will take place on Friday, February 19, at 2:00pm at the Hancock County Temporary Courthouse, 10571 Hwy. 15 North, Sparta, GA 31087. The purpose of this meeting will be to initiate the Hancock County Comprehensive Plan for Hancock County and inform the community of the meeting schedule associated with this plan. Residents wishing to comment or make suggestions should be in attendance.

Persons with special needs relating to handicapped accessibility or foreign language should contact Broderick Foster, County Clerk, at 706-444-5746, Ext. 2003 prior to February 10th. This person can be located at the temporary courthouse, during the following hours: 8am-5pm. Persons with hearing disabilities can contact the Georgia Relay Service, at 7-1-1, 1-800-255-0056, or 1-800-255-0135 (Voice).



Public Hearing Notices

Page 6

The Sparta Ishmaelite

Thursday, March 24, 2016

Superior Court Scheduled to Convene - Grand Jurors and Civil Traverse Names Below

Submitted by Leshanna Jackson

Hancock County's Superior court is scheduled to convene for Grand and Traverse Jury on Monday March 28, 2016 for the September Term Civil court session. The presiding Judge will be Honorable Brenda Trammell from the Ocmulgee Judicial Circuit during this session, 75 names have been drawn for Grand Jury and 150 names for Traverse Jury which to be summoned to report to the Clerk of Superior court's office on Monday March 28, 2016 at 8:30 a.m., however the schedule may change according to Leshanna R. Jackson, Hancock County Clerk of Court. Traverse Jurors are instructed to call to the Clerk's office at 706-444-6644 press #1 on Friday March 25, 2016 at 5 PM. for further instructions.

Jury summons have been

mailed out and if anyone that is listed have not received a summons please contact the Clerk's office immediately.

Grand Jury Names: Melvin Alexander, William Allgood, Harry Ashley, Terry Baker, Cynthia Barnes, Eugene Barnes, Doris Bell, Charles Brake, Robert Brooks, Jacqueline Brundage, Dan Bush, Katie Chapple, George Charleston, Leon Clarke, Rashon Clayton, James Cox, Rebecca Dargan, Adam Davis, Catherine Davis, Annvernesha Durham, Bordenick Foster, Evelyn Foster, Unies Foster, Lillie Freeman, James Gordon, Bobby Grant, Eric Hargrove, Jimmie Hargrove, Frederick Harris, Jeanette Harris, Sarah Hutchings, Tiffany Jones, Uvonne Jones, Mauriel Joslyn, Gregoria Barnes, Jan Bassett, John Batchelor, Gregory Battle, Jerome Baugh, Shawanda Bell,

Corey Lewis, LaCandis Lundy, Bonita Macklin, Vernice Macklin, Ann Mapp, Brown Marshall, Shantavia Merriwether, Charles Minton III, Gregory Monroe, Venus Moss, Hubert Radford, Alayla Reaves, George Reddick, Lillie Reese, Wylene Reese, Desmond Rhodes, Jaquavious Sherrod, Timothy Shorter, Richard Smith, Jonathan Steele, Beulah Tucker, Phillip Tucker, Sedrick Tucker, Willie Tucker, Sandy Venable, Sharisse Walker, Zachary Wallace, Linda Walls, Sally Wells, William Wheeler, Joyce Wilmoth, Leslie Wilson, E K Winkfield.

Civil Traverse Names: Latocha Anderson, George Ashley, Ronald Bailey, Mary Baker, Barbara Barksdale, Ella Mae Barnes, Gregoria Barnes, Jan Bassett, John Batchelor, Gregory Battle, Jerome Baugh, Shawanda Bell,

Emily Bohannon, John Bonner, Scott Boyer, Michael Brantley, Benjamin Brookins Jr., Aelisha Brown, Joseph Brown, Richard Burton, Laderick Butts, Johnny Caldwell, Connie Carnes, Vickie Canaugh, Vivian Charleston, Kenneth Clayton, Randolph Clayton Sr., Shankedra Clayton, Penny Cobbs, Caroline Cooper, Darice Davis, Gwendolyn Edwards, Ainsley Eubanks, Felecia Evans, Henry Fitzgerald, Susie Fluelen, Terry Fargas, Catherine Foster, Kweli Foster, Cynthia Franklin, Pysche Freeman, Toyah Fuller, Henrietta Glover, La Tunya Goodwin, Mary Grey, Agnes Griffith, Jewell Griswold, Ykesha Hall, James Harbin, Jesse Hatcher Sr., Aishia Heath, Wyman Heath, Barbara Hill, Greshina Hill, Ann Hitchcock, Shantae Holsey, Muriel Hunter, Anthony Ingram, Damien James,

Delzora Jones, Donald Jones, Kenneth Jones, Natasha Jones, Mark Justice, Taylor Justice, Alexis Kelley, Ora Mae Kitchens, Willie Bee Kitchens, Brandy Kitchens, Beatrice Lamar, Barbara Ann Lawrence, Pamela Lawrence, April Lawson, Tabatha Lawton, Wiley Lofton Jr., Annamar Low, Benita Lott, Glenda Lott, John Macdonald Jr., Linton McClain Jr., Kesha McCarly, Barbara McGhee, Paula McGhee Sims, Sedric McDow, Leona Meriwether, Kenneth Mills, Willie Mitchell, Mary Mitchum, Shirley Wynn Moore, Teresa Moore, Kevin Morris Jr., Melinda Moore, Brandon Moss, Danny Peterson, S'param Priest, Tarius Primas, Vera Reese, Aida Reynolds, Jermaine Reynolds, Latoria Robbins, Tonya Robbins, Joyce Robinson, Mark Schrader, Betty Scott, Brandon Scott,

Tatiana Shivers, Chelsey Smith, Janet Smith, Lena Smith, Donna Sneedee, William Spiriti, Jason Stanley Jr., Annie Stenhouse, Sara Stenhouse, Helen Stevens, Patricia Strawter, Mack Thomas, Melissa Thomas, Earl Thornton, Roy Trawick, Demetric Tucker, Peggy Tucker, Sarah Waddell, Glorinde Walker, Ola Wall, Shantia Wallen, Ella Watkins, Lucious Watkins, Sade Watkins, Sandy Webb, Fred Webster III, Crystal Wiley, Satina Wiley, Kanika Williams, Lawrence Williams, Lillie Williams, Darlene Willis, Rochelle Willis, Shonte Wilson, Lamikia Winkfield, Moses Winkfield, Shamika Winkfield, Tanganya Winkfield.

PUBLIC NOTICES - PUBLIC NOTICES - PUBLIC NOTICES

IN SUPERIOR COURT OF HANCOCK COUNTY
STATE OF GEORGIA

Danielle Monique Prosser
Plaintiff
vs.
Vaneluis Marquez Prosser
Defendant
Civil Action File No. 2016-SU-CV-14
NOTICE OF SUMMONS-SERVICE BY PUBLICATION
TO: Vaneluis Marquez Prosser, Defendant
Named above: You are hereby notified that the above styled action seeking A Divorce was filed against you in said court on February 22, 2016, and that the reason of an order for service of summons by publication entered by the court on February 22, 2016 you are hereby commanded and required to file with the clerk of said court and serve upon Danielle Monique Prosser, Plaintiff, whose address is 10556 Old Eatonton Road, Sparta, Georgia, 31087, an answer to the complaint within (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.

41.310, 3117, 317 & 324 (152)

NOTICE OF FORECLOSURE
GEORGIA, HANCOCK COUNTY.

Default having been made in the payment of a loan secured by deed to secure debt executed by James Larry Spillers and Angela Sims Spillers to Century Bank and Trust dated June 5, 2008, recorded in the Office

of the Clerk of Superior Court of Hancock County, Georgia, in Deed Book 366, page 86, and the undersigned having declared the full amount of the loan with interest and advances made by the undersigned due and payable on account of said default, the undersigned will, acting under the power of sale contained in said deed, on the first Tuesday in April, to-wit: April 5, 2016, between the legal hours of sale before the courthouse door of said county sell at public auction to the highest bidder for cash the following property to-wit:

All that lesshold interest, together with the permanent improvements located thereon and connected therewith, and that certain parcel being known and designated as Lot No. 25, Georgia Power Subdivision 7, Hancock County, Georgia, shown on Map File L-229-10, Land Department, Georgia Power Company, Atlanta, Georgia. Also conveyed is a 1979 ARTCRAFT 24 x 61, Manufactured Home ID No. 8086A88. The proceeds of said sale will be applied as provided in said security deed, and the undersigned will execute a deed to the purchaser at said sale as authorized by said security deed.

Notice has been given of intention to enforce provisions for collection of attorney's fees and foreclosure costs in accordance with legal requirements and the term of the above described note and deed to secure debt. To the undersigned's best knowledge and information, the property address is Lot 25, Georgia Power Area 7, Barbara's Point Road, Sparta, GA 31087 and the parties in possession are James Larry Spillers and Angela Sims Spillers.

The property will be sold subject to:

(a) any and all unpaid taxes;
(b) any and all other restrictions and easements of record;
(c) any and all unpaid taxes and lease payments due Georgia Power Company and any and all transfer requirements of Georgia Power Company
(d) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code.
This 3rd day of March, 2016.
James Larry Spillers and Angela Sims Spillers, by and through their Agent and Attorney-in-Fact, Century Bank and Trust
BY: /s/ James Larry Spillers and Angela Sims Spillers
John F. Hitchcock, Jr.
Attorney
This firm is attempting to collect the debt described above, and any information obtained will be used solely for that purpose.
HITCHCOCK & HITCHCOCK, P.C.
P. O. Box 1110
111 West Washington Street
Milledgeville, GA 31059
(478) 453-3458

41.310, 3117, 324 & 331 (442)

NOTICE OF FORECLOSURE
GEORGIA, HANCOCK COUNTY.

Default having been made in the payment of a loan secured by deed to secure debt executed by James Larry Spillers to Century Bank and Trust dated June 5, 2008, recorded in the Office of the Clerk of Superior Court of Hancock County, Georgia, in Deed Book 366, page 100, and the undersigned having declared the full amount of the loan with interest and advances made by the undersigned due and payable on account of said default, the undersigned will, acting under the power of sale contained in said deed, on the first Tuesday in April, to-wit: April 5, 2016, between the legal hours of sale before the courthouse door of said county sell at public auction to the highest bidder for cash the following property, to-wit:

All that lesshold interest, together with the permanent improvements located thereon and connected therewith, and that certain parcel being known and designated as Lot No. 26, Georgia Power Subdivision 7, Hancock County, Georgia, shown on Map File L-229-10, Land Department, Georgia Power Company, Atlanta, Georgia. Also conveyed is a 1972 Capella Manufactured Home bearing VIN 13302.

The proceeds of said sale will be applied as provided in said security deed, and the undersigned will execute a deed to the purchaser at said sale as authorized by said security deed.

Notice has been given of intention to enforce provisions for collection of attorney's fees and foreclosure costs in accordance with legal requirements and the term of the above described note and deed to secure debt. To the undersigned's best knowledge and information, the property address is Lot 26, Georgia Power Subdivision 7, Barbara's Point Road, Sparta, GA 31087 and the parties in possession are James Larry Spillers.

The property will be sold subject to:

(a) any and all unpaid taxes;
(b) any and all other restrictions and easements of record;
(c) any and all unpaid taxes and lease payments due Georgia Power Company and any and all transfer requirements of Georgia Power Company
(d) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code.
This 3rd day of March, 2016.
James Larry Spillers by and through his Agent and Attorney-in-Fact, Century Bank and Trust
BY: /s/ James Larry Spillers
John F. Hitchcock, Jr.
Attorney

This firm is attempting to collect the debt described above, and any information obtained will be used solely for that purpose.
HITCHCOCK & HITCHCOCK, P.C.
P. O. Box 1110
111 West Washington Street
Milledgeville, GA 31059
(478) 453-3458

STATE OF GEORGIA
COUNTY OF HANCOCK

NOTICE OF SALE UNDER POWER
By virtue of the power of sale contained in that certain Deed to Secure Debt from STANLEY EVANS and PATRICIA EVANS to THE CITIGROUP CONSUMER FINANCE, INC. dated December 3, 1999, filed for record December 9, 1999 and recorded in Deed Book 155, Page 311, HANCOCK County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 482, Page 256, HANCOCK County, Georgia Records, as last transferred to HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST, INC. ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2003-HE4 by assignment recorded in Deed Book 428, Page 128, HANCOCK County, Georgia Records, corrective assignment recorded in Deed Book 488, Page 108, HANCOCK County, Georgia Records. Said Deed to Secure Debt having been given to secure a Note dated December 3, 1999 in the original principal sum of FIFTY SIX THOUSAND AND 01/100 DOLLARS (\$56,000.00), with interest from date of the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public auction to the highest bidder for cash the real estate located at HANCOCK County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in April, 2016, the following described property:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL PERMANENT IMPROVEMENTS LOCATED THEREON AND CONNECTED THEREWITH, SITUATE, LYING AND BEING IN THE 118TH GMD, HANCOCK COUNTY, GEORGIA, LOCATED ON THE SOUTHERLY SIDE OF THE PUBLIC ROAD RUNNING FROM THE OLD LITTLE PLACE BY WAY OF SASSNETT'S BRIDGE TO ZEBULON CHURCH, CONTAINING ONE (1) ACRE, MORE OR LESS, SAID LOT IS BOUND BY GENERALLY ON THE EAST BY THE AFORESAID PAVED PUBLIC ROAD; AND ON THE SOUTH, WEST AND NORTH BY LANDS OF WILLIAM W. ARDER, SAID PROPERTY IS MORE PARTICULARLY DESCRIBED IN A DEED FROM ALICE B. BRUCE TO FRANK W. RICHARDS, DATED AUGUST 30, 1980, RECORDED IN DEED BOOK 4-R, PAGE 300, HANCOCK COUNTY RECORDS.

THIS IS THE SAME PROPERTY CONVEYED TO STANLEY EVANS AND PATRICIA EVANS BY WARRANTY DEED OF ELIZABETH LAWRENCE RECORDED IN DEED BOOK 73, PAGE 533, SAID RECORDS.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is PATRICIA EVANS or a tenant or tenants. Said property may more commonly be known as: 6881 BROWN CHAPEL RD, SPARTA, GA 31087-9708.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remains in

been given).

The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is AMERICA'S SERVING COMM-PANY, 3476 STATEVIEW BLVD, FORT MILL, SC 29715, (877) 222-7875.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to the final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-1-13, 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.

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST, INC. ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2003-HE4 Attorney-in-Fact for STANLEY EVANS
Phelan Hallinan Diamond & Jones, PLLC
100 N. Grand Oaks Way, Suite 375
Alpharetta, GA 30201
Telephone: 770-393-4300
Fax: 770-393-4310 - PH # 26998

The law firm is acting as a debt collector. Any information obtained will be used for that purpose.

41.310, 3117, 324 & 331 (763)

STATE OF GEORGIA
COUNTY OF HANCOCK

NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Laver Lewis and Knakia Huff to Mortgage Electronic Registration Systems, Inc. as nominee for Home America Mortgage, Inc. and its successors and assigns dated May 2, 2007, and recorded in Deed Book 336, Page 287, and Deed Book 463, Page 187, Hancock County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Selene Finance LP by Assignment, securing a Note in the original principal amount of \$66,782.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable, and the power of sale contained in said Deed, will on the first Tuesday, April 5, 2016, during the legal hours of sale, before the Courthouse door in said County, sell at public auction to the highest bidder for cash the property described in said Deed, to-wit: All that lot, tract or parcel of land situated, lying and being in the 102nd District, G.M., Hancock County, Georgia, being shown and designated as Lot 35 of School Acres Subdivision, containing 1.47 acres, more or less, on that certain plat of survey prepared by T. L. Rachels, Georgia R.L.S., under date of February 12, 1998, recorded in Plat Book 12, pages 60-61, Office of the Clerk of Superior Court, Hancock County, Georgia, being shown and designated as Lot 35 of School Acres Subdivision, containing 1.47 acres, more or less, on that certain plat of survey prepared by T. L. Rachels, Georgia R.L.S., under date of February 12, 1998, recorded in Plat Book 12, pages 60-61, Office of the Clerk of Superior Court, Hancock County, Georgia, being shown and designated as Lot 35 of School Acres Subdivision, containing 1.47 acres, more or less, on that certain plat of survey prepared by T. L. Rachels, Georgia R.L.S., under date of February 12, 1998, recorded in Plat Book 12, pages 60-61, Office of the Clerk of Superior Court, Hancock County, Georgia, being shown and designated as Lot 35 of School Acres Subdivision, containing 1.47 acres, more or less, on that certain plat of survey prepared by T. L. 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Sign-in Sheets

Hancock County Comprehensive Plan

Public Hearing
February 19, 2016

SIGN-IN

NAME

Gene Foss	
Clara McKin	
Velma A. Hunt	
Carly Versey	
Rob Jody	
Gloria M. Cooper	
Jesse Bolden	
Janette Waddell	
Will Minter	
Stacy Shu	
David Beil	
Wanda	

Hancock County Comprehensive Plan

Public Hearing
April 11, 2016

SIGN-IN


NAME

Griffith Polatty	
Reanna Butler	
Robert Chalken	
Joshua	
Paul D. H	
Lanning L. Lewis	
Heena S. Huellen	




Sign-in Sheets


Hancock County Comprehensive Plan Stakeholder Committee Meeting, February 1, 2016	
NAME	AFFILIATION/ORGANIZATION
Griffith Palatty	
SISTIE HUDSON	Hancock Co. Commissioners
Esther C. Dotson	Hancock County Planning & Zoning
Tendell Rein	Family Connection
Bedeell Finley	Hancock Resident
Pat Morgan	Hancock Democratic Comm. ^{ex-officio}
Regina Butts	Family Connection/Communities School




Hancock County Comprehensive Plan Stakeholder Committee Meeting, April 11, 2016	
NAME	AFFILIATION/ORGANIZATION
SISTIE HUDSON	Hancock Co. Commissioners
Griffith Palatty	
Dorrick D. Foster	
Regina Butts	Family Connection/CIS



Hancock County Comprehensive Plan Stakeholder Committee Meeting, February 17, 2016	
NAME	AFFILIATION/ORGANIZATION
Carolyn Minter	Citizen Lone Branch Farm
Patricia Lee	Hancock Co. Commissioner
Griffith Palatty	Sparks Resident
Esther C. Dotson	Hancock Co. Planning & Zoning
Regina Butts	Family Connection-Communities School



Hancock County Comprehensive Plan Stakeholder Committee Meeting, March 16, 2016	
NAME	AFFILIATION/ORGANIZATION
Bedeell Finley	Comprehensive Plan 2016
Carolyn B. Minter	Comprehensive
SISTIE HUDSON	Chairman
DiP Palatty	Preservation Planner (retired)
Esther C. Dotson	Hancock County Planning & Zoning
Regina Butts	Family Connection/Communities School
Pat Morgan	Interview Chair Democratic Res. Comm.





Community Input Survey

Hancock County Comprehensive Plan

~Community Input Survey~

Please check all that apply: I'm a county **A)** Resident__ **B)** Property Owner__ **C)** Business Owner__
D) Employee__.

The one (1) thing about Hancock County I like most is:

The one (1) thing about Hancock County I would most like to change/improve is:

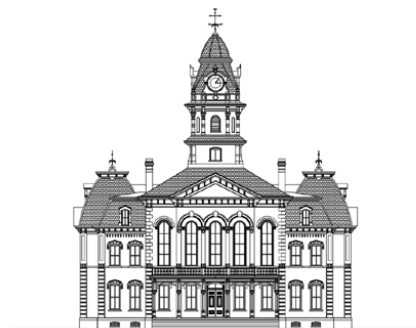
In the next ten (10) years, Hancock County should become a place that:

Please provide us with any additional concerns or comments:

Thank you for your input. Please return this completed sheet to **Borderick Foster**, County Clerk at the Temporary Courthouse, 10571 Hwy 15 North **by Tuesday, March 15, 2016.**

If you have any questions or comments during this process, please contact **Sistie Hudson**, Hancock County at **706-444-6221** or **Regina Pyles**, CSRA Regional Commission at **706-210-2000.**

A draft of the comprehensive plan will be made available to the public at the temporary courthouse prior to the next public hearing.



"Her Majesty"