# **North Georgia News**

# Legal Notices for January 30, 2019

IN THE SUPERIOR COURT OF FANNIN COUNTY **STATE OF GEORGIA** Tarrisa Clark, Plaintifi

Cody Clark, Defendant TO: Cody Clark 126 Jones Street, Apt C6

126 Jones Street, Apt C6 Blue Ridge, GA 30513 Civil Action No: 2018V507 NOTICE OF PUBLICATION By Order for service by publication dated the 3 day of January, 2019, you are hereby notified that on the 19 day of November, 2018, Tarissa Clark filed suit against you for Complaint for Diverce

You are required to file with the Clerk of the Superior Court and to serve upon plaintiff, Ta-rissa Clark, an Answer in writing within sixty (60) days of the date of the order for publica tion

Witness, the Honorable John Worcester, Judge of this Superior Court. This the 3 day of January, 2019

Dana Chastain, Clerk, Superior Court N(Jan9,16,23,30)B

NOTICE OF INCORPORATION Notice is given that Articles of Incorporation that will incorporate Dakota Investment Propthat will incorporate Dakota investment Prop-etties, Inc., have been delivered to the Secre-tary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 48 T Hughes St., Blairsville, GA, and its initial registered agent at such is Renee Morse. N(Jan23,30)P

NOTICE Notice is hereby given that American Mini Storage will hold a Public Auction pursuant to the Georgia Self-Storage Act, Georgia Code Section 10-4-210 to 10-4-215 on Thursday, February 21, 2019 at 2pm at American Mini Storage, 323 State Hwy. 325, Bilairsville, GA 30512, County of Union, State of Georgia. William Smock Unit #176, Janice Graves unit #217. Tanva Jarrard #199.

#217, Tanya Jarrard #199. This auction will be cash sale to highest bid-der. Sale subject to cancellation in the event of settlement between owner and obligated **party.** N(Jan23,30)P

#### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Robin M. Cross, Plaintiff

v. Justin L. Cross, Defendant Civil Action No. 18-CV-358-SG NOTICE OF SUMMONS

GIVI ACTOR NO. 18-UV-358-56 NOTICE OF SUMMONS SERVICE BY PUBLICATION To: Justin L. Cross, Defendant named above: You are hereby notified that the above-styled action seeking Complain for Divorce [state the relief sought] was filed against you in said court on November 6, 2018, and that by reason of an order for service of summons by publi-cation entered by the court on December 26, 2018. You are hereby commanded and required to file with the clerk of said court and serve upon Robin M. Cross, plaintiff, whose address is 81 Stone Drive, Blairsville, 6A 30512 an an-swer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint. in the complaint.

in the complaint. Witness the Honorable N. Stanley Gunter, Judge of said Court This the 26 day of December Judy L. Odom Clerk of Superior Court

Union County

N(Jan23,30,Feb6,13)B

NOTICE OF SERVICE BY PUBLICATION Superior Court of Union County, State of Geor-gia, Civil Action File Number 18-CV-289-JP, Stanco Ventures, LLC v. HIGHLAND FALLS COT-TAGES, INC., PARK STERLING BANK, as suc-cessor in interest to CITIZENS SOUTH BANK, HIGHLAND FALLS COTTAGES HOMEOWNER'S ASSOCIATION, INC., GERALD HINNENKAMP ESTATE, c/o KAREN WHITTLE, EXECUTRIX and all parties unknown having any interest in, or ESTATE, c/o KAREN WHITTLE, EXECUTRIX and all parties unknown having any interest in, or right of redemption to, the subject property hereof, known as Union County Tax Map and Parcel Number 088 016 A, according to the present system of numbering properties in Union County, Georgia. Petition to Quiet Title Filed on 09/21/2018. Service by Publication Order entered on 01/04/2019. To:

1. Highland Falls, Inc. 2. Any and all parties unknown who may have had any interest in, or right of redemption to, the subject property hereof, identified as fol-

Nows: All and only that parcel of land designated as Tax Parcel 088 016 A, lying and being in Land Lot 93 of the 10th Land District, 1st Section, Union County, Georgia, being Lot A, Highland Falls Cottages, Inc., Subdivision, shown in Plat Book 64, Page 40, described in Deed Book 307, Page 442, said plat being incorporated herein by this reference. The above-styled action to quiet title to the above described pronetty has been filed in the

The above-styled action to due the to the source action of the source of the source of the source of the Superior Court of Union County, Georgia. By Order dated 01/04/2019, the Court has ordered that service of process upon you be had by publication, as provided by law. You are hereby prequired to file with the Clerk of Court and to serve upon petitioner's Attorney Samuel 311 serve upon Petitioner's Attorney, Samuel, 311 Green Street, Suite 409, Gainesville, GA 30501,

#### NOTICE OF SALE

Notice of Sale under the Georgia Self Stor-age Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in 10-4-215. Auction of miscellaneous goods in storage units belonging to Josh Garrett, Unit E25. Sold to the highest bidder on February 11, 2019, 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refixe any cell bidd the right to refuse any or all bids.

#### NOTICE OF SUPERIOR COURT

NOTICE OF SUPERIOR COURT OF UNION COUNTY In Re: James Levi McClure and Emily Katharine McClure for Adoption of: S.O.A.V. Superior Court of Union County; CAAFN: SG-

18-44-7

18-A4-7 TO: Unknown Father By Order of the Court for Service by Publication dated January 11, 2019, you are hereby notified that on the 18th day of April, 2018, JAMES LEVI MCCLURE and EMILY KATHARINE MCCLURE filed a Petition for Adoption and a Motion to Terminate Parental Rights to said child. Pursu-ant § 19-8-10 you are hereby notified to appear and show your parental rights to and show cause why your parental rights to said child should not be terminated on the 15th day of March, 2019, at 9:00 a.m. at the Union nty Courthouse in Blairsville, Georgia (Jan23,30,Feb6,13)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS

## STATE OF GEORGIA

COUNTY OF UNION The undersigned does hereby certify that Robert J. Nealy Jr. conducting a business as Nealy Farm, in the City of Blairsville, County of Union, in the State of Georgia, under the name of Nealy Farm, and that the nature of the busi-ness is Horse and Cow Hay Sales, and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Robert J. Nealy, Jr & Sally A. Nealy, 192 Flowers Drive, Blairsville, GA 30512

NOTICE (For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF JOEL DENNIS THOMPSON FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF LINDA SUE SIMMONS THOMPSON, DECEASED. To whom it may concern

LINDA SUE SIMMONS THOMPSON, DECEASED. To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before February 11, 2019. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ ubjections must be signed before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your pleadings/ built of before a probate court clerk, and in-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent party. Contact probate court personnel at the following address/letephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett Probate Judge By: Kristin Stanley\_ Probate Court Clerk 55 Courtheave Street

**65 Courthouse Street** Blairsville, GA 30512 (706)439-6006

#### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF

ROBERT THOMPSON ATKINSON JR., DECEASED ESTATE NO. 19-2 PETITION BY PERSONAL REPRESENTATIVE FOR

WAIVER OF BOND AND/OR GRANT OF CERTAIN POW-

ERS NOTICE

Lisa Barlow Atkinson has/have petitioned for waiver of bond and/or for the grant of certain powers contained in 0.C.G.A. § 53-12-261 in powers contained in OctorA, 9 55-12-201 in regard to the above estate. All interested par-ties are hereby notified to show cause why said Petition should not be granted. All objec-tions to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before Feb-mary 52 2010. ruary 25, 2019.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be constant without a begins. be granted without a hearing Dwain Brackett

Judge of the Probate Court By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address

(706) 439-6006 Telephone Number

N(Jan30 Feb6 13 20)B

IN THE PROBATE COURT OF UNION COUNTY

#### STATE OF GEORGIA

N(Jan30,Feb6,13,20)B

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of David Charles Martens, All debtors and creditors of the estate of David Charles Martens, deceased, late of Union Via charles Martens, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 25th day of January, 2019. By: Keith David Martens 2295 Bold Springs Rd. Dacula, GA 30019

## STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Raymond P. Sanford, All debtors and creditors of the estate of Raymond P. Sanford, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Deroral Representative(s) to the Personal Representative(s). This 4th day of January, 2019. By: Steven R. Sanford 2107 Thomson Hwy. Lincolnton, GA 30817

N(Jan16,23,30,Feb6)B IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF STACEY KEN GREEN, DECEASED **ESTATE NO. 18-172** 

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE Charles Kevin Green has petitioned (for Let-ters of Administration) to be appointed Ad-ministrator of the estate of Stacey Ken Green, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby noti-fied to show cause why said petition should not be granted. All objections to the petition must be in writion setting forth the grounds not be granted. An objections to the period must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 11, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your relacting the objections and the setting of the setting of the setting pleading of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the setting of the setting of the setting of the setting setting of the and ining lees must be tendered with you pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the arbitrage must be grapted without filed, the petition may be granted without a heari

hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Jan16,23,30,Feb6)B

#### **STATE OF GEORGIA** UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Lonnie Lee Crumpton III, All debtors and creditors of the estate of Lon-

nie Lee Crumpton III, deceased, late of Union County, Georgia, are hereby notified to render County, debugs, are nevery notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 4th day of January, 2019 By: Lisa Leonard 1100 Copperhead Rd. Blairsville, GA 30512 N(Jan16,23,30,Feb6)B

#### STATE OF GEORGIA UNION COUNTY

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Lorton Lee Lewis, All debtors and creditors of the estate of Lorton Lee Lewis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 11th day of January, 2019. By Elizabeth Lewis Schellingerhoudt 314 Smoke Rise Ridge Blairsville, GA 30512 N(Jan16.23.30, Feb6)B

#### STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Lum Junior Brown Sr., All debtors and creditors of the estate of Lum Junior Brown Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 4th day of January, 2019. UNION COUNTY This 4th day of January, 2019. By: Lum Junior Brown Jr

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF MICHELLE SEAY, DECEASED ESTATE NO. 19-01 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE Brittany Renee Combs has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Michelle Seay, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby noti-fied to show cause why said petition should not be granted. All objections to the petition much be in writing certifien forth the grounde not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 11, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a filed, the petition may be granted without a heari

hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Jan16,23,30,Feb6)E

# STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of N. Ray Landers, All debtors and creditors of the estate of N. Ray Landers, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 11th day of January, 2019. Bv: Nina S. Landers By: Nina S. Landers 206 Beacon Hill Blairsville, GA 30512 N(Jan16,23,30,Feb6)E

#### **NOTICE OF SALE UNDER POWER**, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Lori Gavin aka Lori A. Gavin and Timothy Gavin to Mortgage Elec-tronic Registration Systems, Inc. as a nominee for Bank of England dated 11/15/2016 and recorded in Deed Book 1055 Page 663 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to se-cure a Note in the original principal amount of \$142,373.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 5; Pursuant to the Power of Sale contained in within the legal hours of sale on February 5 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 124, 8th District, 1st Section, Union Ceurth: Correction being that 20 centroling at 14

In Land Lot 124, our District, 1st Section, onion County, Georgia, being Lot 23, containing 1.11 acres, more or less, of the Notla Vista, II Sub-division, as per plat of survey by Jack Stanley, Union County, Surveyor, dated April 1984 and recorded in Plat Book P, Page 14, Union County, Georgia Records, which plat is by reference in-commented barsin and made a part based

Georgia Records, which plat is by reference in-corporated herein and made a part hereof. The property is subject to all matters as shown on the aforesaid plat. The property is subject to the Covenants and Restrictions as recorded in Deed Book 133, Pages 456-458, Union County, Georgia Re-cords.

The property is subject to a Flowage Easement as recorded in Deed Book EE, Pages 358-361, Union County, Georgia. Grantor hereby grants and conveys to grantee

the right of access in and to the waters of Lake Nottley over and across that portion of the flowage easement in favor of the United Stated of America, from Mary Poteete Davenport to the United States of America dated December 22, 1941, recorded in Deed Book EE, Page 358, which have a state of the late of the optical date of the state of the states of the late of the state of the states of the states of the states of the state of the states of the state which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottely being non-exclusive and subject to the rights of others to

the U.S. Bankruptcy Code; and (2) that comm-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Se-ries 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A Dowdy Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637. 1017-2729A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. COLLECTOR ATTEMPTING TO COLLECT A DEBT. COLLECTOR ATTEMPTING TO COLLECT A DEBT. use the same. The debt secured by said Security Deed has 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 Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 260 Notia Vista II, Blairsville, GA 30512 together with all fixtures and personal property attached to and

fixtures and personal property attached to and constituting a part of said property, if any. To

## NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER POWER

THAT PURPOSE.

REFIGURE OF STATE OF THE OF TH

THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Jeffrey A. Buzzard to Mortgage Electronic Registration Systems, Inc. as nominee for Community & Southern Bank its successors and assigns, dated August 18, 2014, recorded in Deed Book

982, Page 711, Union County, Georgia Records, and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 1092, Page 414, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing,

LLC by assignment recorded in Deed Book 1067, Page 226, Union County, Georgia Re-cords, conveying the after-described prop-erty to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SEVEN THOU-SAND ONE HUNDRED TWO AND 0/100 DOLLARS (\$157,100, with interset thereon as cell

SAND ONE HUNDRED TWO AND 0/100 DOLLARS (\$157,102.00), with interest thereon as set forth therein, there will be sold at public out-cry to the highest bidder for cash before the courthouse door of Union 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 February, 2019, the fol-lowing 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, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and

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 pay-ing the same and all expenses of this sale, as provided in the Security Deed and by law, in-

cluding attorney's fees (notice of intent to col-

provided in the security beed and by law, in-cluding attorney's fees having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances, zoning or-dinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the prop-erty in accordance with 0CGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, P.O. Box 1288, Buffalo, NY 14240, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffrey A. Buzzard or a tenant or tenants and said prop-

Buzzard or a tenant or tenants and said prop-erty is more commonly known as 31 Chosen Ridge, Morganton, Georgia 30560. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bank-water Code and (2) the final cardinations in a code

the sale is not prohibited under the U.S. Bank-ruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Lakeview Loan Servicing, LLC as Attorney in Fact for Jeffrey A. Buzzard McCalla Raymer Leibert Pierce, LLC 1544 01d Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 52, of Union County, Georgia, and containing 1.500 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated October 27, 2013, and recorded in Union Coun-ty. Georgia records in Plat Book 67. Page 20.

October 27, 2013, and recorded in Union Coun-ty, Georgia records in Plat Book 67, Page 20, Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of Chosen Ridge for ingress and egress to the above described property. MR/ttg 2/5/19 Our file no. 594917 - FT5

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from STEVE D. ELLER to UNITED COMMUNITY BANK, dated January 5, 2005, recorded January 7, 2005, in Deed Book 560, Page 54, Union County, Georgia records, as last modified by Modification of Security Deed dated August 15, 2014 recorded Septem-ber 12, 2014 in Deed Book 985, Page 476, Union County, Georgia records; also that certain As-signment of Rents dated August 15, 2014 in Deed Book 986, Page 76, Union Deed Book 986, Page 76, Union Secure a Note from STEVE D. ELLER dated August 15, 2014, in the original principal amount of Seven Hundred Eighty Three Thousand Three Hundred Eighty Five and 42/100 (S783,385.42) Dollars, with interest due thereon per annum on the mended belores unit acid there with the original

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N(Jan9,16,23,30)B

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Douglas Alan Dowdy and Sara A Dowdy to Mortgage Electronic Registration Systems, Inc., as nominee WMC Mortgage Corp. dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1, conveying the after-described property to secure a Note in the original principal amount of \$327,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or

outery to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 5, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the follow-ing described property: All that tract or parcel of land lying and be-ing in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fif-teen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which descrip-tion on said plat is hereby incorporated by ref-erence and made a part hereof. erence and made a part hereof.

erence and made a part nereot. The property is subject to the road easement as shown on said plat. The property is subject to the restrictions re-corded in Deed Book 142 pages 28-31, amend-ed in Deed Book 365 page 477 Union County records.

ed in Deed Book 365 page 477 Union County records. The property is subject to an easement to Blue Ridge Mountain EWC recorded in Deed Book 168 page 499 Union County records. 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 Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect atto-rney's fees (notice of intent to collect atto-rney's fees having been given). Said property, is commonly known as 1212 Saddle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal prop-erty attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or par-ties) in possession of the subject property is (are): Dowdy Family Home Trust or tenant or tenants.

Ocwen Loan Servicing, LLC is the entity or indi-Ucwen Loan Servicing, LLC is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Ocwen Loan Servicing, LLC Foreclosure Loss Mitigation 1661 Worthington Road

Suite 100 West Palm Beach, FL 33409

West Paim Beach, FL 33409 1-877-596-8580 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and

ing ordinances, restrictions, covenants, and

matters of record superior to the Security Deed matters of record superior to the security used first set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with

FOR THAT PURPOSE. 1017-2729A

from the date of the Order for Service by Pubcation. Witness, the Honorable Joy R. Parks, Judge of

- this Superior Court. /s/ Judy L. Odom Clerk of Superior Court Union County, Georgia
- N(Jan23,30,Feb6,13)B

# NOTICE OF UNCLAIMED PROPERTY

**WALUE AT MORE THAN \$75.00** Pursuant to 0.C.G.A 17-5-54, any party claim-ing an interest in the following property is hereby notified that on January 18, 2019, said property was located in the evidence room of the Union County Sheriff's Office in Union of the Union County Sheriff's Office in County, Georgia. Item Mossberg 22cal.rifle model 702 serial# efk25xxx High Standards 12gauge shotgun serial#

High standards 12gauge snotgun serial# 221xxxx Rossi 38cal revolver serial# 152xxxx Glock 22 40cal. Pistol serial#abnxxxx Iver Johnson32cal pistol serial #xxxx Smith&Wesson 40cal pistol serial#J000XXXX Smith&Wesson 9 mm pistol serial#Al8xxxx Smith&Wesson 38cal revolver serial# AlaXXXX Sig Sauer P229 40CAL PISTOL SERIAL#am1xxxx Smith&Wesson 9mm pistol serial#dsrxxxx Browning 9mm luger pistol serial#945nvoxxxx Taurus 9mm pistol serial#TJS0xxxx

Taurus 9mm pistol serial#TJS0xxxx Colt 22cal pistol serial#TJS0xxxx Bryco Arms 380cal pistol serial#05xxxx Mossberg 500 12gauge shotgun serial#R0xxxx Smith&Wesson 357 revolver serial#ADAxxxx Ruger 10/22 rifle serial#1151xxxx Mossberg 500 12gauge shotgun serial#J19xxxx Savage model 64 22cal rifle serial#113xxxx Ruger 10/22 nifle serial#1151xxxx Mossberg 500 12gauge shotgun serial#J19xxxx Savage model 64 22cal rifle serial#113xxxx Ruger 10/22 nifle serial#37196xxxx Ruger 1cp 380cal pistol serial#37196xxxx Mossberg 22lr rifle serial#20xxxx Marlin 22cal rifle serial#9147xxxx Marlin 22cal rifle serial#9147xxxx

Marinin 222ar Interset 14/5374 Jennings 221r pistol serial#20xxxx Taurus 38cal pistol serial#151xxxx CBC410 shotgun serial#142xxxx Taurus 45cal pistol serial#7xxxx Armi Sun Marco 12 gauge shotgun exteriel#00xmvr

Taditis 43Car pistor Serial#7XXX Armi Sun Marco 12 gauge shotgun serial#02xxxx Sks type rifle serial#8xxxx Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with 0.C.G.A. 17- within 30 days of the fourth publication of the No-tice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certi-fied mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case the items were seized from or have valid proof of purchase indicating the com-plete serial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Biairsville, Ga. 3051 (706)439-6066

(706)439-6066

NOTICE OF SALE Be advised that the personal property listed below, presently at Mountain Country Stor-age Inc., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 632-7422, will be sold at public auction on February 18, 2019 10:00am to the highest bidder. Auction will be held on www. storagetreasures.com. Auction will start Feb-ruary 1, 2019, & close February 18, 2019 at storagetreasures.com. Auction will start Feb-ruary 1, 2019 & close February 18, 2019 at 10:00am. Said property will be sold to recover outstanding storage charges in accordance with the leasing agreements executed be-tween Mountain Country Storage Inc and the below named parties. The property and the location of the same are as follows: Unit #73/83-Gordon (GL) Franklin: Stove, Grill, Recliner, Windows, Mattresses, Misc. furniture, Vacuum cleaner, Misc. boxes Nuan02.Feb/B

N(Jan30,Feb6)B

IN RE: ESTATE OF PEYTON MARIE COLLINS, MINOR ESTATE NO. 19-4

NOTICE Date of mailing, if any \_\_\_\_\_ Date of second publication, if any 2/6/2019 TO: John William Snow III You are hereby notified that Rodney Wayne Collins and Sheila Marie Collins has field a Detition concliner to the convoluted termscore.

Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All obguardian(s) of the above-named Minor. All ob-jections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact Probate Court personnel for the required amount of filing fees. NOTE: If a natural guardian files a timely objec-

NOTE: If a natural guardian files a timely objec-tion to the creation of the temporary guardian-ship, the Petition will be dismissed. If a natural guardian files an objection to the appoint-ment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address

Address (706) 439-6006 Telephone Number

## **STATE OF GEORGIA** UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Thomas Andrew Floyd Jr., All debtors and creditors of the estate of Thomas Andrew Floyd Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, ac-cording to the law, and all persons indebted to cald actuate are regulared to make immediate to said estate are required to make immediate payment to the Personal Representative(s). This 25th day of January, 2019. By: Jacqueline Jean Sexton 5850 Riley Rd. Cumming, GA 30028 N(Jan30,Feb6,13,20)

#### **STATE OF GEORGIA** UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Raymond Lee Gerhart, All debtors and creditors of the estate of Ray-mond Lee Gerhart, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 25th day of January, 2019. By: Jennife Rose MCCreary 8099 N Galena Avenue Citrus Springs, FL 34434 N(Jan30/Feb31320/B

Blairsville, GA 30512 N(Jan16,23,30,Feb6)E

#### **STATE OF GEORGIA** UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mozella Crouch, All debtors and creditors of the estate of Mo-zella Crouch, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 4th day of January. 2019. By: Denise Beyner-Stanley 739 Voyager Dr. Houston, TX 77062 N(Jan16,23,30,Feb6)B

constituting a part or said property, if any to the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin aka Lori A. Gavin or tenant or tenants

renants. PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC

Loss Mitigation 3043 Townsgate Road #200, Westlake Village,

2043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zonany assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Backrupter (Code: and (2) linal confir-

Infinition that the safe is not promoted under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure decuments may not be arvided until closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. PennyMac Loan Services, LLC as agent and At-torney in Fact for Lori Gavin aka Lori A. Gavin confirmetive Course

torney in Fact for Lori Gavin aka Lori A. Gavin and Timothy Gavin Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637. 1120-22173A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-22173A Numen 10:330P N(Jan9,16,23,30)F

hours of sale on the first Tuesday in February, 2019, the following described property: All that tract or parcel of land lying and being in Land Lot 273, 9th District, 1st Section, Union County, Georgia, being shown as Tract Two (2), containing 1.417 acres, on a plat of survey by Rochester & Associates, Inc., dated 12/22/98, recorded in Plat Book 44, Page 176, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to a gravel drive as shown on said plat. 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 Secuto pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity 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 pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable).

standing 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 prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is STEVE D. ELLER or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for STEVE D. ELLER L Lou Allen Stites & Harbison. PLLC

Stites & Harbison, PLLC 303 Peachtree Street, N.E., Suite 2800 Atlanta, Georgia 30308 (404) 739-8893 File No. 7484A-03861

N(Jan9,16,23,30)B