# **North Georgia News**

### Legal Notices for February 5, 2020

## NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate The Massage Place, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Busi-

ness Corporation Code. The initial registered office of the corporation is located at 2864 Loving Rd, Morganton, GA 30560 and its ini-tial registered agent at such address is Dawn Gunter N(Jan29,Feb5)

### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA CIVIL ACTION FILE NO. SUCV2019000407 CAROL J. ROBERSON

Petitioner,

VS. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 81 & 100, OF THE 9TH DISTRICT, 1ST SECTION, OF UNION COUN-TY, GEORGIA, BEING FURTHER DESCRIBED AS TRACT 2, BEING 435 ACRES AS DEPICTED ON A PLAT OF SURVEY FOR LAURA DERRICO, DATED 03/26/18, AND RECORDED IN PLAT BOOK 71, PAGE 318, UNION COUNTY, GEORGIA RECORDS. SAID PROPERTY BEING FURTHER DESCRIBED ON THE ATTACHED EXHIBIT "A". VS.

vs. ANNE TOPPING BOURNE, Individually, and as Trustee for ELIZABETH B. MORGAN, under Trust Agreement dated February 13, 1996, and as Co-Executor of the Estate of Elizabeth Bourne Anderson Morgan, MATTHEW CLARKE BOURNE, Anderson Morgan, MAI THEW CLARKE BOURNE, Individually, and as Trustee for ELIZABETH B. MORGAN, under Trust Agreement dated Febru-ary 13, 1996, and as Co-Executor of the Estate of Elizabeth Bourne Anderson Morgan, HUBERT YOUNG WILLIAMS, III, his heirs and/or assigns, ROBERT DAVID ANDERSON, EMILY BATTLE BOURNE, and ELIZABETH BRIGHT BOURNE CARTER CARTER.

VS. All Persons Unknown who claim or Might claim adversely to petitioners Title in the above referenced property,

International and the process of the

TIONER'S TITLE You are hereby notified that the above styled action seeking to establish title to the below described property against ANNE TOPPING BOURNE and Ail Persons unknown who claim or might claim adversely to Petitioner's Title, was filed in the Superior Court of Union County, Georgia, and that by reason of order for service by publication you are bereby commanded to Georgia, and that by reason of order for service by publication you are hereby commanded to be and appear at said court within thirty (30) days of the date of the order for service by publication to answer said petition and file pleadings before the Court. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TH 9TH DISTRICT, 1ST SECTION, LAND LOT, 100, OF UNIVE COUNT, GEORGIA

AND BEING IN TH 91H DISTRICT, IST SECTION, LAND LOT 100 OF UNION COUNTY, GEORGIA, Containing 0.935 Acre, more or less, And Being Lots 2 & 6 of EL Mar Estates, As shown on a plat of survey by Jack Stanley, union county surveyor, Dated February 22, 1984 and Recorded in Union County Records in Plat Book J, Page 299. SOLD PLAT IS INCORPORATED HEREIN, BY REF-ERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED

PROPERTY. Judy L. Odom

Union County Clerk of Superior Court N(Jan15,22,29,Fe

#### IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA In the interest of: C.W.

G.W. DOB: 08-18-2015 SEX: MALE CHILD UNDER THE AGE OF EIGHTEEN Case no. 144-19J-110A NOTICE OF DEPENDENCY HEARING NOTICE OF DEPENDENCY HEARING

TO: MICHAEL JONES, father of the abovemed child

named child By Order for Service by Publication dated the 8th day of January, 2020, you are hereby noti-fied that on the 18th day of December, 2019, the Union County Department of Family and Children Services, Georgia Department of Hu-man Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is de-pendent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stenhany L. Zaica and

of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 11th day of March, 2020, at 1:30 p.m., at the Union County Court-house, Blairsville, Georgia. The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are no to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appoint-ed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 8th day of Janu-ary, 2020. Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit Enotah Judicial Circuit N(Jan15,22,29,Feb5)

#### STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Andrew S. Jaslowski, All debtors and creditors of the estate of An-An debut and cleants of the estate of An-drew S. Jaslowski, 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-tended to said estate according to tate are required to make immediate payment to the Personal Representative(s). This 10th day of January, 2020. By: Cheryl Jaslowski 82 Stacy Ln. Blairsville, GA 30512 N(Jan15,22,29,Feb5)

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

RE: Estate of Ed Jordan, All debtors and creditors of the estate of All debuts and creditors of the estate of Ed Jordan, 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-table or moving the moving impediate sources. tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 10th day of January, 2020. By: Sherry Smith 1697 E. Stonehurst Dr. Huntsville, AL 35801 N(Jan15,22,29,Feb5)

#### **STATE OF GEORGIA**

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of James Edward Kersulov, All debtors and creditors of the estate of James An debidos and clearbors of the estate of Jaines Edward Kersulov, 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 estate are required to make immediate payment

to the Personal Representative(s). This 10th day of January, 2020. By: Robert Dale Kersulov 3201 Valmont St. Evans, CO 80620 N(Jan15,22,29,Feb5) **STATE OF GEORGIA** 

### UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James W.G. LeHeup, All debtors and creditors of the estate of James W.G. LeHeup, 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 tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 10th day of January, 2020. By: Alice J. Hull 6521 Lynn Rd. Orlando, FL 32810 N(Jan15,22,29,Feb5)

#### NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate North Forke Homeown-ers' Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 278 Knights Way, Blairsville, GA 30512 and its registered agent at such address is Robert J. Hill. N(Feb5,12)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF DENISE ANN HOLTON, DECEASED ESTATE NO. 2020-4 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE Gayle Marshall Kusuk has petitioned to be appointed Administrator of the estate of De-nise Ann Holton, deceased, owning property in Union County. (The petitioner has also ap-plied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writ-ion setting forth the grounds of any such ob-An objections to the periods must be in writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before February 24, 2020. All pleading/ob-jections must be signed before a notary public or before a probate court clerk and filing fees must be ideaed with user allocations (before the second se or before a probate court clerk and hing tees must be tendered with your pleadings/objec-tions, 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 objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be created without a basing tion may be granted without a hearing. Dwain Brackett

PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

#### **STATE OF GEORGIA**

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of James F. Shuler, All debtors and creditors of the estate of An obtain the state of the state of union James F. Shuler, decased, 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 Demand Deparcementative(a) to the Personal Representative(s). This 24th day of January, 2020. By: Bonnie Jean Bartelme Shuler 6203 Lilyan Parkway Fort Pierce, FL 34591 N(Jan29, Feb5, 12, 19)

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

RE: Estate of Wanda June Brown, All debtors and creditors of the estate of An debut and creditors of the estate of Wanda June Brown, 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 Demand Decrementative(s) to the Personal Representative(s). This 24th day of January, 2020. By: Janice Norton 29 Dean Gap Rd. Blairsville, GA 30512 N(Jan29,Feb5,12,19)

#### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA In re the name change of: Wayne Daniel Terven,

Petitioner Civil Action Case Number: 20-CV-18-PJ1 NOTICE OF PETITION NOTICE OF PETITION TO CHANGE NAME OF ADULT Wayne Daniel Terven filed a petition in the Union County Superior Court on January 16, 2020, to change the name from Wayne Daniel Terven to Cian Dennis O'Dowd. rerven to Cran Definis O'DOWD. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: January 17, 2020 Judy L Odom Judy L. Odom Union County Superior Court Clerk Name: Wayne Daniel Terven Address: 7636 Hwy 60 Suches, GA 30572 N(Jan22-Feb12)

### STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Janis Anne Hawes Reynolds, All debtors and creditors of the estate of Janis Anne Hawes Reynolds, deceased, late of Union County, Georgia, are hereby notified to render County, debigs, 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 17th day of January, 2020. By: Jennifer Claire Reynolds Sanders 183 Cardinal Peak Dr. Blairsville, GA 30512 N(Jan22,29,Feb5,12)

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

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Elizabeth B. Belanger, All debtors and creditors of the estate of Elizabeth B. Belanger, 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 17th day of January, 2020. By: Roger P. Belanger By: Roger P. Belanger 319 Kennedy Creek Rd. Suches, GA 30572 N(Jan22,29,Feb5,12)

NOTICE

(For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF CLOYD JACOB SMITH FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF DOROTHY E. SMITH, DECEASED.

To whom it may concern: 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 17, 2020. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ bilations must be sured before a return grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk and fil-ing fees must be tendered with your pleadings/ objections, unless you quality to file as an in-digent party. Contact probate court personnel art the following address/stelephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett Probate Judge Probate Judge By: Kristin Stanley\_ Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

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 17, 2020 starting at 10:00am to the highest bidder. Auction will be held on www.storagetreasures.com. Auction will start January 31, 2020 & close February 17, 2020 starting at 10:00am. Said property 17, 2020 starting at 10:00am. Sale property will be sold to recover outstanding storage charges in accordance with the leasing agree-ments executed between Mountain Country Storage inc and the below named parties. The property and the location of the same are as follow: Unit #93– Jonas Henderson: Baseball, Table,

Fishing poles, Tire, Compound Hunting Bow, Guitar Case, Misc. Bags and tubs

NOTICE OF UNCLAIMED PROPERTY VALUE 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 30,2020 said property was located in the evidence room of the Union County Sheriff's Office in Union County Generaia County, Georgia. Item Owner

2004 Hyundai SantaFe vin#KM8SC13E64U70XXXX Ryan Wigley 1997 BMW 540 Vin#WBADE6326VBW5XXXX Nickolas Brown Kawasaki Prairie 300 fourwheeler unknown 2007 Ford f150

2007 Ford 1150 Vin#1FTRF12297NA8XXXX Michael Ledford 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 partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the com-plete serial number. Mack Mason, Sheriff

Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 b5,12,19,26)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from MICAH G GAR-RISON, MISTY M GARRISON to CENTEX HOME EQUITY COMPANY LLC, dated June 21, 2006, recorded July 10, 2006, in Deed Book 655, Page 684, Union County, Georgia Records, said Se-write Reed busines how some a Note curity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Three Thousand Five Hundred and 00/100 dollars (\$143,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Nationetta Morthage

with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in March, 2020, all property described in said Security Deed including but not limited to the following described property: THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, IST SECTION, LAND LOT 35 OF UNION COUNTY, GEORGIA, CONTAINING 2.973 ACRES, MORE OR LESS, AND BEING SING MARCEL OF LAND LYING AND BEING SING MAST ARCT 1 ON A PLAT OF SUR-VEY (BEING A RE-SUBDIVISION OF LOTS 7 AND 8 OF MOCCASIN CREEK ACRES, PART II), AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED APRIL 18, 1997, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGE 63. SAID PLAT IS IN-CORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO THE POWERLINE EASEMENT AND POWER POLE AS SHOWN ON PLAT. TAX ID# 018092

TAX ID# 018092 Said legal description being controlling, how-ever the property is more commonly known as 0955 JOHN SMITH ROAD, BLAIRSVILLE, GA 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remain-ing in default, this sale will be made for the ing in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following ittems which may affect the title active

dersigned. The same will also be subject to the following items which may affect the title: 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 payable; the right of redenputor of any taking authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record covering to call docurity band superior to said Security Deed.

To the best of the knowledge and belief of the

### NOTICE OF SALE UNDER POWER

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Ann D. Rich to BAHS, a Division of Bank America, FSB, dated March 26, 1996, recorded in Deed Book 245, Page 633, Union County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee by assign-ment recorded in Deed Book 1173, Page 290, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-FOUR THOUSAND SEVEN HUNDRED SEVENTY-NINE AND 0/100 DOLLARS (554,779.00). with inter-AND 0/100 DOLLARS (\$54,779.00), with inter-est thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union 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 March, 2020, the following described property: SEE EXHIBT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Se-curity 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 remain-ing 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 of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and purchable one matters which puict he adie any outstaining au valorem takes (including taxes which are a lien, but not yet due and payable), any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Towd Point Mortgage Trust 2018-2, U.S. Bank Na-tional Association, as Indenture Trustee is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The en-tity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. To the best knowledge and belief of the undersigned, the party in possession of the property is Ann D. Rich and Estate Of Ann D. Rich or a tenant or tenants and said property Rich or a tenant or tenants and said property Nich or a tenant or tenants and said property is more commonly known as 5199 Town Creek School, Blairsville, Georgia 30512. 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 confirma-tion and audit of the status of the loan with tion and audit of the status of the loan with the holder of the security deed. Towd Point Mortgage Trust 2018-2, U.S. Bank National As-sociation, as Indenture Trustee as Attorney in Fact for Ann D. Rich McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama, Road Roswell, 6A 30076 www.foreclosurehotline.net EXHIBIT "A" All of that tract or parcel of land lying or being in Land Lot 150, of the 16th District, 1st Section, Union County, Georgia and being more particularly described as follows: Commenc-ing at the Northwest corner of Land Lot 150, seid corner of being the common corner of Land said corner being the common corner of Land Lots 127, 128, 150 & 151; thence proceeding southerly along the west line of Land Lot 150, South 01 degrees 05 minutes 00 seconds West for a distance of 563.45 feet to THE POINT OF BEGINNING, thence departing said west line of Land Lot 150 and proceeding negatively. South Beclinkink, mence departing said West line of Land Lot 150 and proceeding easterly South 88 degrees 55 minutes 00 seconds East for a distance of 208.71 feet to a point; thence South 01 degrees 05 minutes 00 seconds West for a distance of 208.71 feet to a point; thence South 00 degrees 27 minutes 58 seconds West for a distance of 32.61 feet to a point; thence South 27 degraes 01 minutes 36 seconds East for a

00 degrees 27 minutes 58 seconds West for a distance of 32.61 feet to a point; thence South 27 degrees 01 minutes 36 seconds East for a distance of 18.35 feet to a point; thence South 26 degrees 29 minutes 54 seconds East for a distance of 55.79 feet to a point; thence South 21 degrees 06 minutes 29 seconds East for a distance of 133.15 feet to a point on the north-easterly r/w of Town Creek Road (r/w varies); thence proceeding northwesterly along the northeasterly r/w of Town Creek Road (r/w varies) the following calls: 1) North 43 degrees 11 minutes 12 seconds West for a distance of 43.29 feet to a point; 2) North 50 degrees 26 minutes 15 seconds West for a distance of 63.12 feet to a point; 3) North 50 degrees 33 minutes 16 seconds West for a distance of 73.10 feet to a point; 6) North 57 degrees 16 minutes 11 seconds West for a distance of 78.26 feet to a point; 6) North 57 degrees 32.61 feet to a point; 7) North 57 degrees 33 conds 48 seconds West for a distance of 73.26 feet to a point; 6) North 57 degrees 34.7 minutes 46 seconds West for a distance 32.61 feet to a point; 7) North 61 degrees 37 minutes 30 seconds West for a distance of 32.61 feet to a point; 7) North 61 degrees 37 minutes 30 seconds West for a distance of 53.01 feet to a point; 7) North 61 degrees 37 minutes 30 seconds West for a distance of 53.01 feet to a point; 7) North 61 degrees 37 minutes 30 seconds West for a distance of 54.50 feet to a point at the intersection of the north-easterly r/w of Town Creek Road r(r/w varies) feet to a point at the intersection of the north-easterly r/w of Town Creek Road (r/w varies) and the west line of Land Lot 150; thence de-parting said northeasterly r/w of Town Creek Road (r/w varies) and proceeding northerly along said west line of Land Lot 150, North 01 degrees 05 minutes 00 seconds East for a distance of 208.71 feet to THE POINT OF BEGIN-NING. Said property contains 1.43259 acres or 62,404 square feet more or less MR/bdr 3/3/20 Our file no.5428119 - FT1 NFP512120 feet to a point at the intersection of the north

N(Feb5.12.19.26)

#### STATE OF GEORGIA COUNTY OF UNION

NOTICE OF GEONALE COUNT OF ONION NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by VANCE ALLEN HARRIS II to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC., its successors and assigns, in the original prin-cipal amount of \$121,428.00 dated November 17, 2014 and recorded in Deed Book 990, Page

cipal amount of \$121,428.00 dated November 17, 2014 and recorded in Deed Book 990, Page 740, Union County records, said Security Deed being last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper in Deed Book 1172, Page 607, Union County records, the undersigned will sell at public outcry to the highest bid-der for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on March 03, 2020, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 154 OF UNION COUNTY, GEORGIA, CONTAINING 1.312 ACRES, MORE OR LESS, AND BEING DESCRIBED AS LOT #11 OF FRANK GARRETT FARM S/D AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., JAMES L. ALEXANDER, G.R.LS. NO. 2653, DAT-ED MARCH 26, 1998, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41, PAGE 46. SAID PLAT IS INCORPORATED HEREIN, BY REF-ERENCE HERTO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

PROPERTY. BEING AND INTENDED TO BE THE SAME PROP-DEING AND INTENDED TO BE THE SAME PROF-ERTY CONVEYED BY WARRANTY DEED DATED MARCH 27, 1998, FROM TAMMY C, THOMAS AND JERRY A. WEBB IN FAVOR OF TAMMY C, WEBB AND JERRY A. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 286, DACE 280 PAGE 380,

BEING AND INTENDED TO BE THE SAME PROP-ERTY CONVEYED BY QUIT CLAIM DEED DATED OCTOBER 30, 2001, FROM JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 398, PAGE 733.

SUBJECT TO ALL EASEMENTS. RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT RE-CORDED IN UNION COUNTY RECORDS IN PLAT BOOK B, PAGE 70 AND PLAT BOOK 41, PAGE

46. Said property being known as: 1313 GARRETT CIR, BLAIRSVILLE, GA 30512 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are VANCE ALLEN HARRIS II or tenant(s). The debt secured by said Security Deed has

been and is hereby declared due and payable been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as pro-vided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees hav-ing hore jump)

(notice of intent to collect attorney's fees hav-ing been given). Said property will be sold subject to the fol-lowing: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of re-demption of any taxing authority; (3) any mat-ters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security

ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the fol-lowing: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd Coppell, TX, 75019 1-888-480-2432 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT DUPORT

THAT PURPOSE. NATIONSTAR MORTGAGE LLC D/B/A MR. COO-

PER, as Attorney-in-Fact for VANCE ALLEN HARRIS II RAS Grane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-380927 - AmE

N(Feb5,12,19,26)

# STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the estate of Lawrence G. Henry, 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 low and Un escence indebtd the origine of nepresentative(s) or 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 10th day of January, 2020. By: Travis Eugene Henry P0 Box 715 Determite. CA 20011 Blairsville, GA 30514 N(Jan15,22,29,Feb5)

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Thomas Davidson Miller, All debtors and creditors of the estate of

An obsolution of the state of the state of the state of Thomas Davidson Miller, 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 exit check account of the state o to said estate are required to make immediate to said estate are required to make immedia payment to the Personal Representative(s). This 31st day of January, 2020. By: Brooke Campbell 512 Weaver Creek Rd. Blue Ridge, GA 30513 N(Feb5, 12, 19, 26)

### STATE OF GEORGIA

VINION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Ernest Victor Roberge, All debtors and creditors of the estate of Er-An debut and creations of the estate of Er-nest Victor Roberge, 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 Demand Dearceastrative(s) tate are required to make immedia to the Personal Representative(s). This 31st day of January, 2020. By: Stephen Roberge 3239 River Rd. Mineral Bluff, GA 30513 Both Am Boherero Beth Ann Roberge 1063 Murphy Hwy. Blairsville, GA 30512 N(Feb5, 12, 19, 26)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS RE: Estate of Robert Lee Shannon, All debtors and creditors of the estate of Robert Lee Shannon, 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 31st day of January, 2020. By: Doris E. Shannon 556 lvy Loo Creek Rd. 556 Ivy Log Creek Rd. Young Harris, GA 30582 N(Feb5,12,19,26)

sion of the property is MICAH G GARRISON, MISTY M GARRISON, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under

firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC d//bA Mr. Cooper, Loss Mitigation Dept., 8950 Cypress Waters Bivd, Coppell, TX 75019, Telephone Number: 888-480-2432. 888-480-2432.

NATIONSTAR MORTGAGE LLC D/B/A MR. COO-

PER as Attorney in Fact for MICAH G GARRISON, MISTY M GARRISON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUPROSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners GA 20071 ners, GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-19-07968-1 Ad Run Dates 02/05/2020, 02/12/2020, 02/19/2020, 02/26/2020 rlselaw.com/property-listing N(Feb5,12,19,26)