North Georgia News

Legal Notices for March 11, 2020

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Nancy Clements Mays
All debtors and creditors of the estate of

Nancy Clements Mays, 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 Decease Representative(s). tate are required to make immedia to the Personal Representative(s). This 21st day of February, 2020. By: William Ernest Mays 139 Harmony Bay Dr. Eatonton, GA 31024

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carey E. Waldrip Sr.,
All debtors and creditors of the estate of
Carey E. Waldrip 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 estate are required to make immediate payment
to the Personal Representative(s).
This 21st day of February, 2020.
By: Kay V. Waldrip
4140 Trackrock Gap Rd.
Blairsville, GA 30512
N(Feb26,Mar4,11.18)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
ROBIN ELIZABETH DELL, DECEASED

ESTATE NO. 18-67 AMENDED NOTICE

[For Discharge from Office and all Liability] IN RE: 1Petition for Discharge of Personal Representative TO: Any Unknown Heirs of Felix Shotwell

Woody

Woody
and (all and singular the heirs of said Decedent,) (the beneficiaries under the will,) and 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 March 23, 2020.

BE NOTIFIED FURTHER: All objections to the Potition with he in writing courting forth the

per notified Politics. All objections to the prounds 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 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

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 Numl

be granted without a hearing.

N(Feb26,Mar4,11,18) IN THE SUPERIOR COURT FOR THE COUNTY OF UNION STATE OF GEORGIA KATHERINE J. BOORUJY, Plaintiff,

V JORDYN L. HOWARD, Defendant.

CAFN: SUCV2020000026 ORDER OF PUBLICATION

ORDER OF PUBLICATION
It appearing by Affidavit given by plaintiff, that
the above-named Defendant on whom service
is to be made in this case resides out of the
State of Georgia, or has departed from the
State, or cannot after due diligence, be found
within the State, or conceals himself to avoid
Service of Summons, and it further appearing,
by Affidavit given by the Plaintiff, that a claim
against the Defendant in respect to whom service is to be made, and that he is necessary or
proper party to the action.
IT LERREBY CONSIDERED, ORDERED, AND DECREED that Service be made by publication as

THE REPORT CONSIDERED, UNDERED, AND DE-CREED that Service be made by publication as provided by law. SO ORDERED, this 27 day of January, 2020.

SO UNDERIED, mis 27 day of January, Judge George HONORARY JUDGE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Prepared By: KENYA L. PATTON, P.C. 44B Blue Ridge Street Blairsville, GA 30512 Telephone; (706) 745-7142

Facsimile: (706) 745-2142 Facsimile: (706) 745-3951 Kenyapattonlaw@gmail.co N(Feb19.26.Mar4.11)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

KATHERINE J. BOORUJY, Plaintiff, V. CAFN: SUCV2020000026 JORDYN L. HOWARD,

Defendant. NOTICE OF SUMMONS

NOTICE OF SUMMUNS
TO: JORDYN L. HOWARD
You are hereby notified that the above-styled action seeking a divorce, was file against you in said court on the 13th of January 2010., and that by reason of an order for service of summons by publication entered by the court on the 24th of January 2020, you are hereby commanded and required to file with the clerk of said court and serve upon Kenya L. Patton, plaintiff's attorney, whose address is 44B Blue Ridge Street, Blairsville Ga, 30512 an answer

to the complaint for divorce within sixty (60) days of the date of the order for service of summons by publication.

Witness the Honorable Judge George, Superior Judge of Facilia Court. Judge of said court. January 27th, 2020.

Judy Odom Clerk of the Court, Superior Com1 of I State of Georgia n1 of Union County,

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner,

v. A tract of land in land lot 155, 9th dis-A THACT OF LAND IN LAND LOT 155, 91H DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.261 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF ROBERT LYDIGSEN, HEIRS OF ROBERT LYDIGSEN (KNOWN OR UNKNOWN), PHYL-ERI LTDISSEN (KNOWN OR UNKNOWN), PHYL-LIS SWAHN LYDIGSEN, BARON'S RIDGE HO-MEOWNER'S ASSOCIATION, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT

TITLE OR INTEREST IN THE RESPONDENT PROPERTY,
Respondents.
Civil Action No. 17-CV-267-SG
NOTICE OF SUMMONS
TO: WILLIAM SABIN
LAST KNOWN ADDRESS: 170 Knights Square,
Blairsville, GA 30512
TO. MADY CARIN.

Blairsville, GA 30512
TO: MARY SABIN
LAST KNOWN ADDRESS: 170 Knights Square,
Blairsville, GA 30512
A Petition to Establish Quiet Title pursuant to
O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner
YOUNGSTOWN GROUP, LLC. on August 10, 2017,

YOUNGSTOWN GROUP, LLC. on August 10, 2017, as to the following property:
All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, containing 1.261 acres, more or less and being shown as Lot Twenty Two (22), of Baron's Ridge Subdivision, on a plat of survey recorded in Plat Book 58, Page 45, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to the road easement

The property is subject to the road easement

The property is subject to the road easement as shown on said plat. The property is subject to the power line easement to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341, Deed Book 526, Page 703 and in Deed Book 526, Page 704, Union County Deeded.

County Records.

County Records.

The property is subject to the reservation of
\$\$% mineral rights as recorded in Deed Book JJ,
Page 473, Union County Records.
Grantor grants to grantee a non-exclusive
easement for ingress and egress to the above
property along the existing easement as
shown on said plat.
As described in Deed Book 636, page 88, Union
County, Georgia. Further described as Map &
Parcel 068065A22.
You are hereby notified that the above-styled
action is seeking a Petition to Establish Quiet

action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication en-tered by the Court on February 3, 2020. You are been by commanded and required to file with hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition.

Witness the hand of the Honorable Raymond

George, Superior Court Judge, Union County, this 11th day of February, 2020. Honorable Judy Odom Clerk of Union County Superior Court N(Feb19,26,Mar4,11)

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

COUNTY OF UNION

The undersigned does hereby certify that Ap-palachian Area Crisis Pregnancy Center, Inc. conducting a business as WEC Family Resourcconducting a unities as were raininy resources in the City of Blairsville, County of Union in the State of Georgia, under the name of WEC Family Resources and that the nature of the business is a pregnancy and family resource center (non-profit / non-medical) and that the names and addresses of the persons, firms or names and addresses of the persons, minis or partnership owning and carrying on said trade or business are James Bradley (Chairman of Board), 57 Dewberry Lane, Blairsville, GA 30512. Becky L. Dyer (Executive Director), 209 Tom Place, Blairsville, GA 30512.

NOTICE

NOTICE
Notice is given that articles of incorporation that will incorporate North Georgia Tri-State Amateur Radio Club, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Nonprofit Corporation Code. The initial registered office of the corporation is located at 139 Hidden View, Blairsville GA 30512 and its initial registered agent at such address is Paul Colombo.

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elmer Costley Hogue Jr.
All debtors and creditors of the estate of Elmer Costley Hogue Jr., 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). tate are required to finds infinitely to the Personal Representative(s). This 28th day of February, 2020. By: Perry Ellis Hogue 272 Mt. Zion Rd. Hapeville, GA 30354 Thomas Euguene Hogue 257 Madeline Way Blairsville, GA 30512 Tammy King 407 Pleasant Grove Rd. Blairsville, GA 30512

STATE OF GEORGIA

N(Mar4,11,18,25)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Terrie R. Fisher
All debtors and creditors of the estate of Terrie R. Fisher, 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). tate are required to make immedia to the Personal Representative(s). This 28th day of February, 2020. By: Travis Henry PO Box 715 Blairsville, GA 30514

N(Mar4.11.18.25) STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Neva Alliene Henry
All debtors and creditors of the estate of
Neva Alliene 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 law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s) tate are required to finds infinited to the Personal Representative(s). This 28th day of February, 2020. By: Travis Henry PO Box 715 Blairsville, GA 30514

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
FEDERAL NATIONAL MORTGAGE
ASSOCIATION aka FANNIE MAE,

V. WILLIAM J. GOULD, ELIZABETH S. GOULD ED-WARD A. MARTIN, JUDY L. MARTIN, and ANY OTHER PARTIES THAT CLAIMS AN INTEREST IN REAL PROPERTY LOCATED AT 111 SKEENAH HIGHLAND ROAD, BLAIRSVILLE, GA 30512, Defendant

DETERMINENT

CIVIL ACTION NO: 18-CV-149-JP

NOTICE OF SERVICE BY PUBLICATION

TO: DEFENDANT UNKNOWN HEIRS OF WILLIAM You are hereby notified pursuant to an Order

You are hereby notified pursuant to an Order for Service by Publication of Superior Court of Union County Judge Parks filed on 1-7, 2020, that a Complaint with the above referenced style was filed on May 30, 2018 by Federal National Mortgage Association a/k/a Fannie Mae ("Plaintiff"). Should the relief prayed for therein be granted, the Court would issue an Order determining that Plaintiff has a first place security interest in the Property described therein. You are hereby commanded and required to file an Answer to the Complaint with the Clerk of Court within 60 days of the date of the Order for Service by Publication serve a copy of said Answer upon Plaintiff's attorney, Cory P. Sims, Albertelli Law, 100 Galleria Parkway, Suite 960, Atlanta, Georgia 30339. Atlanta, Georgia 30339.
This the 21st day of Janury 2020.

Clerk of Superior Court

of Union County, Georgia

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Denise Ann Holton,
All debtors and creditors of the estate of Denise Ann Holton, 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 6th day of March, 2020.
By: Gayle Marshall Kusuk
83 Dean Gan Acress

83 Dean Gap Acres Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of David James Lovell,
All debtors and creditors of the estate of
David James Lovell, 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 6th day of March, 2020.
By: Lynda Lovell Turner By: Lynda Lovell Turner

234 Marrell Rd #121 Knoxville, TN 37919

UNION COUNTY **AMENDED** **NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Earl Francis Wiggers Jr.
All debtors and creditors of the estate of Earl
Francis Wiggers Jr., deceased, late of Union County, Georgia, are hereby notified to render County, Georgia, are nereby 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 6th day of March, 2020.

By: Victoria Wiggers 115 Walnut Springs Rd. Blairsville, GA 30512

N(Mar11,18,25,Apr1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ernest Worley,
All debtors and creditors of the estate of Er-

nest Worley, 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 immedia to the Personal Representative(s). This 6th day of March, 2020. By: June C. Worley 124 Creeping Cedar Ln. Blairsville, GA 30512

N(Mar11,18,25,Apr1)

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF ALLISON JONES CIPPOLA FOR
DISCHARGE AS EXECUTRIX OF THE ESTATE OF DIANE P. JONES, DECEASED.

DIANE P. JONES, 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 March 23, 2020.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 personindigent party. Contact probate court person-nel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be sched-uled at a later date. If no objections are filed, the petition may be granted without a hearing **Dwain Brackett**

Probate Judge
By: Kristin Stanley_
Probate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF STEVEN R. SANFORD FOR
DISCHARGE AS EXECUTOR OF THE ESTATE OF
RAYMOND P. SANFORD, 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 March 23, 2020.
BE NOTIFIED FURTHER: All objections to the
petition must be in writing, setting forth the
grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk and
filing fees must be tendered with your plead-

tary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Probate Judge By: Kristin Stanley_ Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512

(706)439-6006

NOTICE OF SALE UNDER POWER,

UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by John C. Cultarieu in a Security Deed given by John C. Culter to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Southern Highlands Mortgage, LLC, its successors and assigns Mortgage, LLC, its successors and assigns dated 5/29/2007 and recorded in Deed Book 710 Page 718 and modified at Deed Book 909 Page 550 Union County, Georgia records; as last transferred to or acquired by Truist Bank s/b/m to Branch Banking and Trust Company, conveying the after-described property to secure a Note in the original principal amount of \$150,000.00, 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 Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 7, 2020 (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: the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOTS 53 AND 56 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT 4A OF SEVEN SPRINGS ACRES SUBDIVISION AS SHOWN ON THE PLAT OF SURVEY BY JACK STANLEY, DATED DECEMBER 28, 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK Q, PAGE 238. SAID PLAT OF SURVEY BEING INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
SUBJECT TO ALL RIGHTS-OF-WAY AND EASE-MENTS NOT SHOWN ON THE PLAT OF SURVEY.
SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 142, PAGES 180-181. The debt secured by said Security Deed has

been and is nerely declared due because or, 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

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

Said property is commonly known as 2868 Chapman Lane, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): John C. Culver or tenant or tenants.

Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Truist Bank

Mortgage Loan Servicing P.O. Box 2467 enville. SC 29602-2467

P.O. Box 2467
Greenville, SC 29602-2467
1-800-827-3722
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 constitute a lien against the property whether due and payable on on tyet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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 to (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. Pursuant to C.G. & Section 9-13-1721, which allows for

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 foreceorgia, the been oncer 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. Truist Bank s/b/m to Branch Banking and Trust Company as agent and Attorney in Fact for John C. Culver Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road N F. Suite 500 Atlanta Goog-

Piedmont Road, N.E., Suite 500, Atlanta, Geor-

Predmont Road, N.E., Suite Sou, Auanta, Georgia 30305, (404) 994-7637.
1207-1372A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1372A

NOTICE OF SALE UNDER POWER

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

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Virginia K Cahoon to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southpoint Financial Services, Inc., its successors and assigns, dated February 13, 2016, recorded in Deed Book 1030, Page 198, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1183, Page 541, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$161,324.00), 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 Union County, Georgia, or at such place as may 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 May, 2020, the following described property: SEE EXHBIT "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 and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). 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. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OcGA \$4-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Virginia K Cahoon or a tenant or tenants and said property is more commonly known as 227 Seminole Rd, 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 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 Virginia K Cahoon McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A" Permanent Parcel No.: 024 035 A06 All that tract or parcel of lying and being in Land Lot 18, 17th District, 1st Section, Union County, Georgia casticing 0.025 and 50 and 1 that tract or parcel of lying and being in Land Lot 18, 17th District, 1st Section, Union County, Georgia casticing 0.025 and 50 and 1 that parcel cases and the security deed. or parcel of lying and being in Land Lot 18, 17th District, 1st Section, Union County, Geor-17th District, 1st Section, Union County, Georgia, containing 0.835 acre, and being shown as Lot Six (6) of Seminole Ridge Subdivision on a plat of survey by Rochester & Associates, Inc., RS#2298, dated April 7, 2004 and recorded in Plat Book 54, 122, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof. MR/Kco 5/5/20 Our file no. 5846520 - FT5

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that
certain Security Deed from CLAYTON B EMERSON, STAYCE A. EMERSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR NATIONS DIRECT MORTGAGE
LLC DBA MOTVE LENDING, dated November
18, 2016, recorded November 21, 2016, in Deed
Book 1056, Page 494, Union County, Georgia
Records, said Security Deed having been given nectors, said security beet naving been given to secure a Note of even date in the original principal amount of One Hundred Twenty Thousand Two Hundred Two and 00/100 dollars (\$120,202.00), with interest thereon as provided for therein, said Security Deed have ing been last sold, assigned and transferred to PennyMac Loan Services, LLC, 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 April, 2020, all property described in said Security Deed including but not limited to the fol-

CUITIO Deed including but not limited to the fol-lowing described property:
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 175, 9TH DISTRICT, 1ST
SECTION, UNION COUNTY, GEORGIA AND BEING
SHOWN AS LOT 205, CONTAINING 0.54 ACRES,
OF LAKE NOTTELY SUBDIVISION, UNIT III, AS
PER PLAT OF SURVEY BY GEORGE NEILL DATED
MAY 24, 1974 AS RECORDED IN PLAT BOOK J,
PAGE 117, UNION COUNTY, GEORGIA RECORDS,
WHICH PLAT IS BY REFERENCE INCORPORATED
HEREIN AND MADE A PART HEREOF.
THIS PROPERTY IS SUBJECT TO ALL MATTERS
SHOWN ON THE AFORESAID PLAT.

SHOWN ON THE AFORESAID PLAT.

SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS SUBJECT TO THE RIGHT OF
WAY IN FAVOR OF UNION COUNTY GEORGIA
AS RECORDED IN DEED BOOK 195, PAGE 652,
UNION COUNTY, GEORGIA RECORDS.
Said legal description being controlling, however the property is more commonly known as
121 REDBIRD DR, 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 remainbecause of dealth fluide in the terms of sau-security Deed. The indebtedness remain-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 items which may affect the title: any designed. The sale 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 authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CLAYTON B EMERSON, STAYCE A. EMERSON, or tenants(s).

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.

Please note that, pursuant to O.C.GA. § 44-14-162.2, you are not entitled by law to an accordence or modification of the status of

Please note that, pursuant to O.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: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Rd., Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583.

549-3583.
PENNYMAC LOAN SERVICES, LLC
as Attorney in Fact for
CLAYTON B EMERSON, STAYCE A. EMERSON
THE BELOW LAW FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No.
PNY-20-00330-1

PNY-20-00330-1 Ad Run Dates 03/11/2020, 03/18/2020, 03/25/2020, 04/01/2020 rlselaw.com/property-listing

NOTICE OF SALE ONDER YOVER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
DENNIS MANUEL LOPEZ AND LINDA J LOPEZ to DENNIS MANUEL LOPEZ AND LINDA J LOPEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR HOMESTAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS, dated 07/06/2016, and Recorded on 07/07/2016 as Book No. 1042 and Page No. 487, UNION County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$113,423.00, with interest at the rate specified therein, there will be sold by the undersigned of even date in the original principal amount of \$113,423.00, with interest at the rate specified therein, there will be sold by the undersigned 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 April, 2020, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, ECORGIA AND BEING LOT 10-A OF NOTTLEY BEND SUBDIVISION, CONTAINING 0.525 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES INC DATED FEBRUARY 4, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 105, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS SUBJECT TO THE MATTER RIGHTS TO THE WELL ON LOT 10B AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE WATER RIGHTS TO THE WELL ON LOT 10B AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 122, PAGE 357, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RESTRICCORDS.

NOTICE OF SALE UNDER POWER

CORDS.
THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 125, PAGE 381 UNION COUNTY, GEORGIA RECORDS.
THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY OVER THE PUBLICAN PROPERTY OF THE SUBJECT PROPERTY OVER THE SUBJECT PROP ERTY OVER THE SUBDIVISION ROADS. The debt secured by said Deed to Secure Debt 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 Deed Secure Debt Research the debt services. in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given), PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property, PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity WITH PENNYMAC LOAN SERVICES, LLC (THE current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44-14-162.2, PENNYMAC LOAN SER-VICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 331 HORNADAY RD, BLAIRSVILLE, GEORGIA 30512 is/are: DENNIS MANUEL LOPEZ AND LINDA J LOPEZ or tenant/tenants. 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) any matters which yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zon-Inst set out above, including, but not imited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (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. Pursuant to 0.C.G.A. Section 9-13-172.1, 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DEN-ISS MANUEL LOPEZ AND LINDA J LOPEZ. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR MATTON OBTAINED WILL BE USED FOR THAT MEDICATE ASSETS AND INFORMATION OBTAINED WILL BE USED FOR THAT MEDICATE ASSETS.

STATE OF GEORGIA

N(Mar11,18,25,Apr1)

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from JAMES R.
KOLUDER and GOLDA L. KOLUDER to UNITED Commonth Bank, dated march 22, 2019, recorded April 12, 2019, in Deed Book 1145, Page 533, Union County, Georgia records, said Security Deed being given to secure a Note from JAMES RICHARD KOLUDER dated March 22, 2019, in the original principal amount of Fifty Thousand and 00/100 (\$50,000.00) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union Court Court Court of the Courthouse door at the court Court Court of the Courthouse door at the court Courthouse door at the courthouse d

MATION OBTAINED WILL BE USED FOR THAT

PURPOSE. 0000008741712 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2020, the following described property:
The following described property in Land Lot 115, 16th District, 1st Section of Union County,

Georgia: Containing 3.806 acres and being shown as Lot Twenty-C (20-C) of Big Sky Country on a plat of survey by B. Keith Rochester & Associates, Inc., RS #1534, dated 10/12/93 and recorded in Plat Book 30, Page 20, Union County Records which description on said plat is hereby incorporated by reference and made

The property is subject to the Restrictions recorded in Deed Book 122, Page 678, Union

Teconity Records.

The property is subject to the road easement as shown on said plat.

Grantor grants to Grantee a perpetual easement for ingress and egress to the above property, said easement to run 1,584 feet along the centerline of Robert Hull Road to the intersection with the centerline of Rip Sty Road as tion with the centerline of Big Sky Road 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 Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). shown on said plat.

ing attorney's fees (notice of intent to conect 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, easements, encumbrances, zoning ordinances, restrictions. 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 JAMES R. KOLUDER and GOLDA L. KOLUDER or a tenant or tenants.
UNITED COMMUNITY BANK UNITED CUMMUNITY BANK, as attorney in Fact for JAMES R. KOLUDER and GOLDA L. KOLUDER L. Lou Allen Stites & Harbison, PLLC

303 Peachtree Street, N.E. 303 Peachtree Street, N.E. Suite 2800 Atlanta, Georgia 30308 (404) 739-8893 File No. 7484A-200733 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEET ANN INCOMMATION OPTAINED WILL BE

DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.