

North Georgia News

Legal Notices for March 15, 2023

NOTICE TO DEBTORS AND CREDITORS

IN RE: Karen Collins Beaver a/k/a Kay Beaver
All creditors of the estate of Karen Collins Beaver a/k/a Kay Beaver, deceased, late of Union County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.

This 14th day of February, 2023
BY: Robbie Colwell Weaver, Executor
PO Box 1120
Blairsville, GA 30514
Attorney: Richard Sarrell II
144 Cleveland St
Blairsville, GA 30512

(N(Feb22,Mar1,8,15))

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CHARLES RILEY HAINES DECEASED
ESTATE NO. 20-63

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF PHILIP D. HAINES FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF CHARLES RILEY HAINES, DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before 10:00 a.m. on March 27, 2023.

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. Contact 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 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(Mar15))

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF THOMAS LEE TAYLOR DECEASED
ESTATE NO. 2021-67

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF CARY D. COX FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF THOMAS LEE TAYLOR, DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before 10:00 a.m. on March 27, 2023.

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. Contact 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 granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
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(706) 439-6006
Telephone Number
(N(Mar15))

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA
COUNTY OF UNION
The undersigned hereby certifies that (they are) (it is) (he is) conducting a business at 976 Mull Valley Road, Morganton, GA 30560, in the city of Morganton, County of Union, State of Georgia under the name: Rustic Mountain Mortgage, and that the type of business to be conducted is Mortgage Services and that said business is composed of the following corporation: Costal Lending Services Inc, 3624 S Atlantic Ave Ste 102, Daytona Beach Shores, FL 32118.

(N(Mar8,15))

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve PBK, Inc., a Georgia corporation with its registered office at 5079 Ivy Log Road, Blairsville, Georgia 30512, will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation code. PBK, Inc. requests that persons with claims against it present the claims to PBK, Inc., ATTN: Christopher B. Kelley, P.O. Box 2526, Blairsville, Georgia 30514-2526, with a description of the particulars of the claim in writing. Notice is given that, except for claims that are contingent at the time of the filing of, or that arise after, the filing of the notice of intent to dissolve, a claim against the corporation not otherwise barred will be barred unless a proceeding to enforce the claim is commenced with two years after publication of this notice.

(N(Mar8,15))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Shirley Peterson Maurer
All creditors of the estate of Shirley Peterson Maurer, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 10th day of March, 2023.
BY: Diana Belton
66 Cozy Cove Hollow
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

(N(Mar15,22,29,Apr5))

NOTICE TO DEBTORS AND CREDITORS

IN RE: Jean Cobb Mixon
All creditors of the estate of Jean Cobb Mixon, deceased, late of Union County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This day of March, 2023
BY: Cynthia Leann Zeitouni
45 Ivan Allen Jr Blvd. NW
Atlanta, GA 30308

(N(Mar15,22,29,Apr5))

NOTICE TO DEBTORS AND CREDITORS

IN RE: Betty Jean Easter
All creditors of the estate of Betty Jean Easter, deceased, late of Union County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 10th day of March, 2023
BY: Sheila E. Morris
3891 Apalachee Ridge
Monroe, GA 30656
Carl Easter
485 Deaver Cove Road
Blairsville, GA 30512

(N(Mar15,22,29,Apr5))

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on March 9, 2023, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.
Item
Glock 380 pistol serial #ACMxxxx
Springfield XDM 9mm serial #MG46xxxx
Glock 43 9mm serial #BHPxxxx
Taurus 9mm pistol serial #TDM3xxxx
Ruger LCR 9mm pistol serial #455-9xxxx
Ruger Mark 1 .22LR pistol serial #166-xxxx
Lorcin .380 cal. pistol serial #21xxxx
Taurus .38 special revolver pistol serial #CW3xxxx
Rossi .38 special revolver pistol serial #AA40xxxx
Taurus 9mm pistol serial #TKY1xxxx
Gamo P785 pellet pistol no serial #
Taurus 9mm pistol serial #TJS0xxxx
Glock 40cal. pistol serial #BST6xxxx
Smith&Wesson 9mm pistol serial #JV4xxxx
Winchester model 190 22cal. rifle serial #B143xxxx
Champion 410 shotgun no serial #
Marlin glenfield 22cal. rifle Serial # 69xxxx
SS Kresge model 151 12 gauge shotgun serial # 69xxxx
Smith & Weson model 196T 20 gauge shotgun serial #41xxxx
Ruger 10/22 rifle serial #2597xxxx
Ruger SR22 pistol serial #362-1xxxx
RG 38 Special pistol serial #02xxxx
Kel-Tec 380 cal. pistol serial #Jxxxx
Kel-Tec 22 mag. pistol serial #Wxxxx
Ruger 22 cal. revolver serial #64-9xxxx
Taurus 22 cal. revolver serial #HE9xxxx
Heritage 22 cal. revolver serial #J3xxxx
RG 22 cal. revolver serial #Z14xxxx
Taurus 38 special revolver serial #211xxxx
unknown make 22lr revolver serial #1xxxx
12 gauge shotgun unknown make or serial #
Mouser Nagnant 7.62 rifle serial #321xxxx
Mossberg model 500 12gauge shotgun serial #J19xxxx
Mossberg 12gauge shotgun serial #K27xxxx
Bay State 12gauge shotgun serial #32xxxx
New England 410 shotgun serial #27xxxx
Bryco 9mm pistol serial #136xxxx
Armstar 38 cal. revolver unknown serial #
Hipoint 9mm pistol serial #P126xxxx
Taurus 357 revolver serial #ZJ8xxxx
Gibraltar 12 gauge shotgun serial #3xxxx
Norinco 7.62 rifle unknown serial #
Henry 221r rifle serial #512xxxx
Davis Industries 380 pistol serial #AP00xxxx
Marlin 12 gauge shotgun serial #A08xxxx
Mossberg maverick12 gauge shotgun serial #MV5xxxx

Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publica on of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified 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 was seized from or have valid proof of purchase indicating the complete serial number.
Mack Mason, Sheriff
Union County, Ga.
378 Beasley Street
Blairsville, Ga. 3051
(706)439-6066-
(N(Mar15,22,29,Apr5))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Anna B. Lovell
All creditors of the estate of Anna B. Lovell, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 24th day of February, 2023.

BY: Tamar A. Thompson
PO Box 221
Young Harris, GA 30582
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
(N(Mar1,8,15,22))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gregory Donald Lilienthal
All creditors of the estate of Gregory Donald Lilienthal, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 24th day of February, 2023.

BY: Kimberly S. Rupar
1098 Dean Gap Rd.
Blairsville, GA 30512
ATTORNEY: Cary Cox
PO Box 748
Blairsville, GA 30512
(N(Mar1,8,15,22))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Howard Lamar Martin
All creditors of the estate of Howard Lamar Martin, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 24th day of February, 2023.

BY: Betty Louise Martin
220 Whistle Pig Terrace
Blairsville, GA 30512
(N(Mar1,8,15,22))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF MATHA SUE HORNE DECEASED
ESTATE NO. 2023-30
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE
Tracy Glenn has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 27, 2023.

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. Contact 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 granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
(N(Mar1,8,15,22))

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF MARIE BROWN DECEASED
ESTATE NO. 2023-32
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Michael Lynn Duvall has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Marie Brown, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. on March 27, 2023.

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. Contact 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 granted without a hearing.

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N(Mar1,8,15,22))

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF CARLEY LEANNE DYER DECEASED
ESTATE NO. 2023-27
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Kendra Dyer has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Carley Leanne Dyer, deceased, owning property in said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. on March 27, 2023.

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. Contact 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 granted without a hearing.

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N(Mar1,8,15,22))

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF ORLANDO U. LARA NOYOLA DECEASED
ESTATE NO. 2023-25
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Luis Lara has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Orlando U. Lara Noyola, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. on March 27, 2023.

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. Contact 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 granted without a hearing.

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N(Mar1,8,15,22))

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MARTHA SUE HORNE DECEASED
ESTATE NO. 2023-30
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE
Tracy Glenn has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 27, 2023.

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. Contact 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 granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
(N(Mar1,8,15,22))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF DAVID FRANK ALBRIGHT
All creditors of the estate of DAVID FRANK ALBRIGHT, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 3rd day of March, 2023.
BY: Wesley Inglett Albright
200 Glenhaven Way
Woodstock, GA 30188
ATTORNEY: Cary Cox
PO Box 748
Blairsville, GA 30512
(N(Mar8,15,22,29))

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation dated November 23, 2009, and recorded in Deed Book 820, Page 94-103, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT #216 OF LAKE NOTTELY SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J. PAGE 110, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 150, 151, 174 & 175; THENCE S 3 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OFF-WAY LINE OF WAYNE COLWELL ROAD; THENCE S 3 DEGREES 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 08 MINUTES W 220.0 FEET TO AN IRON PIN; THENCE N 18 DEGREES 50 MINUTES E. 245.6 FEET TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 119.7 FEET TO THE TRUE POINT OF BEGINNING. Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, a/k/a 3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property is known as 186 Lakeside Dr a/k/a 3097 Robin Rd, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Dawn E. Doucette-Schultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Shultz a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Doucette-Schultz, successor in interest or tenant(s).

Nationstar Mortgage LLC as Attorney-in-Fact for Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband
File no. 16-062108
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535/jw
https://www.logs.com/

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

(N(Feb22,Mar1,8,15,22,29))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lewis Stephen Lawson Jr.
All creditors of the estate of Lewis Stephen Lawson, Jr. deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 3rd day of March, 2023.

BY: Georgeita J. Schommer
199 Main St.
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
(N(Mar8,15,22,29))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF JEANETTE W. KUKLA
All creditors of the estate of JEANETTE W. KUKLA, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 28th day of February, 2023.
BY: Rebecca T. Dyer
975 Skeenah Gap Rd.
Blairsville, GA 30512
ATTORNEY: Cary Cox
PO Box 748
Blairsville, GA 30512
(N(Mar8,15,22,29))

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Judy Marilyn Johnson a/k/a Judy Lance Johnson
All creditors of the estate of Judy Marilyn Johnson a/k/a Judy Lance Johnson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 3rd day of March, 2023.

BY: Angela Rehnee Stringer
450 Whirlaway Street
Jefferson, GA 30549
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514
(N(Mar8,15,22,29))

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Joseph Raymond Dyer to Citifinancial Services, Inc., dated September 30, 2002, recorded in Deed Book 434, Page 433, Union County, Georgia Records and as re-recorded in Deed Book 880, Page 434, Union County, Georgia Records, as last transferred to Laelia, LLC by assignment recorded in Deed Book 1338, Page 166-166, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIX THOUSAND TWO HUNDRED NINE AND 96/100 DOLLARS (\$106,209.96), 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 be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Laelia, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Land Home Financial Services, Inc., 3611 South Harbor Blvd. Suite 100, Santa Ana, CA 92704, 877-557-9042.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Joseph Raymond Dyer and Kristopher Cody Chase Dyer or a tenant or tenants and said property is more commonly known as 563 Craig Gap Rd, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control.

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.
Laelia, LLC
as Attorney in Fact for
Joseph Raymond Dyer
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, DISTRICT 16, SECTION 1, UNION COUNTY, GEORGIA, CONTAINING 10.1 ACRES, MORE OR LESS, SHOWN AS PARCEL B ON A PLAT OF SURVEY FOR GRANTOR BY PAUL B. SHULTZ, DEPUTY COUNTY SURVEYOR, AND RECORDED IN PLAT BOOK M, PAGE 193, CLERK'S OFFICE, UNION COUNTY, GEORGIA, SAID PLAT INCORPORATED HEREIN BY REFERENCE.
MR/jew 4/4/23
Our file no. 22-06424GA - FT17
(N(Mar8,15,22,29))

TS # 2022-02970

NOTICE OF SALE UNDER POWER

Georgia, Union County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Matthew J. Murdock to Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Stearns Lending, Inc., its successors and assigns, dated 3/4/2013, and recorded on 3/8/2013, in Deed Book 933, Page 1, Union County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 11/4/2022 in Instrument No.: 006680 Deed Book 1332, Page 16, conveying the after-described property to secure a Note in the original principal amount of \$220,500.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on 4/4/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lots 205 & 206, 9th District, 1st Section, Union County, Georgia, Containing 1.270 Acres And Being Shown As Lot Five (5) Of Pinehurst Subdivision, On A Plat Of Survey By Rochester & Associates, INC. RS #2349, Dated 12/3/03, Last Revised 5/10/05 And Recorded In Plat Book 55, Page 297, 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 Easements As Shown On Said Plat. The Property Is Subject To The Easements To Blue Ridge Mountain EMC Recorded In Deed Book 564, Page 436 And In Deed Book 564, Page 437, Union County Records. The Property Is Subject To Existing Easements And Rights Of Way For Public Roads And Highways, Public Utilities, Railroads, Pipelines And Riparian Rights, If Any, Extending Into, Through, Over Or Across The Above Property. Subject Also To Any Reservations Of Oil, Gas, Stone, Minerals Or Mining Rights Reserved In Prior Deeds. Subject Further To Any Covenants, Restrictions Or Zoning Which May Be Applicable To The Property. Grantor Grants To Grantee A Non-Exclusive Easement For The Use Of The Subdivision Roads For Ingress And Egress To The Above Property. The Property Is Subject To The Restrictions Recorded In Deed Book 580, Page 346, Union County Records. Said property is commonly known as 83 Autumn Rdg Blairsville, GA 30512-2278. The indebtedness 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Matthew J Murdock or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Matthew J Murdock. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-02970 For sale information, visit: https://www.nestortrustee.com/sales-information or call (888) 902-3989.