## North Georgia News

## Legal Notices for March 26, 2025

NOTICE TO DERTORS AND CREDITORS IN RE: ESTATE OF Manon S. Thompson
All creditors of the estate of Manon S. Thompson, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-

sentative. This 7th day of March, 2025. BY: Richard Elton Thompson 2393 Seabreeze Dr. Darien, GA 31305

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Wilma F. Roper All creditors of the estate of Wilma F. Roper, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 7th day of March, 2025.
BY: Timothy H. Roper PO Box 1084
Blairsville, GA 30514
ATTORNEY: Cary D. Cox PO Box 748

Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John C. Kiernan All creditors of the estate of John C. Kiernan, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted sons interest to raw, and an persons interest to said estate are required to make immediate payment to the Personal Representative.
This 7th day of March, 2025.
By: Michael F. Kiernan
181 Concord Way
Blairsville, GA 30512

ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CECIL MILTON PUGH DECEASED ESTATE NO. 2025-38 IN RE: The Petition to Probate Will in Solemn

N(Mar12,19,26,Apr2)

Form in the above referenced estate having been duly filed.

TO: Terry Sellers Jerry Pugh [List here all heirs having unknown addresses

to be served by publication]
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before April 7, 2025. BE NOTIFIED FURTHER: All objections to the

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. Kristin Stephens Stanley

Nisun Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 (706) 439-6006 Telephone Number N(Mar12,19,26,Apr2)

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

DECEASED ESTATE NO. 2025-41 PETITION FOR LETTERS OF ADMINISTRATION whom it may concern:

Harry H. Packer has petitioned to be appointed administrator(s) of the estate of Prudence Packer deceased, of said county. (The petition-er has also applied for waiver of bond, waiver er has also applied for waiver of bolind, 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 proceeds by the content of the product 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 April 7, 2025. 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 relition may date. If no objections are filed, the petition may

Judge of the Probate Court
By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512

N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
MARY JANE MCCOLLUM
DECEASED

ESTATE NO. 2025-39 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE
To whom it may concern:
Donald R. McCollum has petitioned to be appointed administrator(s) of the estate of Mary

pointed administrator(s) of the estate of wary Jane McCollum 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 53-12-261.) All interested persons are netery 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 April 7, 2025. BE NOTIFIED FURTHER: All objections to the

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Judge of the Probate Court

Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 (706) 439-6006 Telephone Number

NOTICE OF SALE

Notice is given that Gumlog Storage LLC will sell the contents of rental unit # 38 belonging of Tamera Stanley & Unit 26 belonging to W. Waits. Said sale will take place on 4/5/2025 at 9:00 am outside the Gumlog Storage units lo-cated at the intersection of 129N (Murphy Hwy) and Gumlog Rd, Blairsville Ga.

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF JAMES FOSTER CRAWFORD DECEASED
ESTATE NO. 2025-43
PETITION FOR LETTERS OF ADMINISTRATION

Norice
To whom it may concern:
Lindsay Nicole Crawford has petitioned to
be appointed administrator(s) of the estate
of James Foster Crawford deceased, of said of James Foster Crawford 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 activities forth the grounds of any cush of

An objections to the pertuin 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 April 7, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required tact probate court personner 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.

Kristin Stephens Stanley

Judge of the Probate Court

By: Charla Dyer

Deputy Clerk

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF THEODORE DAVID DIAZ DECEASED ESTATE NO. 2007-17 NOTICE

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF SHEILA WOFSY FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF CHARGE AS EXECUTRIX OF THE ESTATE OF THEODORE DAVID DIAZ, DECEASED. To: Ceil Diaz [List here all interested parties having un-

List here all interested parties having un-known addresses to be served by publication] This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before April 21, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. All objections should be sworm 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. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk

Deputy Clerk 65 Courthous irthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Mar26,Apr2,9,16)

IN THE PROBATE COURT OF UNION COUNTY **BETTY JONES** DECEASED

ESTATE NO. 2025-51 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Deana Holbrook has petitioned to be appointed administrator(s) of the estate of Betty Jones 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. 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 by 10:00 a.m. on or before April 21, 2025. 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 you qualify to file as an indigent party. Conyou qually to me as an integent 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.

Kristin Stephens Stanley

Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 (706) 439-6006 IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF

MARK STEVEN CAOUETTE ESTATE NO. 2025-50
PETITION FOR LETTERS OF ADMINISTRATION

To whom it may concern:
Gwen Lena Caouette has petitioned to be appointed administrator(s) of the estate of Mark
Steven Caouette deceased, of said county.
(The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, bond, waiver or reports, waiver or 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 by 10:00 a.m. on or before April 21, 2025. fore April 21, 2025.

fore April 21, 2025.
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 nettion may nieu, a nearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputs Circles

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 N(Mar26,Apr2,9,16)

IN THE PROBATE COURT OF UNION COUNTY

DECEASED ESTATE NO. 2025-48 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Meghan Saralise Glaze has petitioned for
Justin Matthew Glaze to be appointed
administrator(s) of the estate of Steven Lavern
Beal 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. § 53-12261.) 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 April 21, 2025. BE NOTIFIED FURTHER: All objections to the 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. Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Evelyn Delores Rogers
All creditors of the estate of Evelyn Delores Rogers, 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 21st day of March, 2025
BY: Glenda Gilreath Nichols

575 Forrester Lane Blairsville, GA 30512

Address

(706) 439-6006 Telephone Number

**NOTICE TO DEBTORS AND CREDITORS** 

IN RE: ESTATE OF Douglas Paul Sheetz
All creditors of the estate of Douglas Paul Sheetz, 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 Personal Personal Representative.

Representative. This 21st day of March, 2025. BY: Jason Allyn Sheetz 421 Dockside Cove Woodstock, GA 30189 N(Mar26,Apr2,9,16) IN THE PROBATE COURT OF UNION COUNTY

IN RE: ESTATE OF WALTER E. SPIVA

DECEASED ESTATE NO. 2025-46 PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
To whom it may concern:
Melissa Evans has petitioned to be appointed administrator(s) of the estate of Walter E. Spiva 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 0.C.6.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 by 10:00 a.m. on or before April 14, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworm 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. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006

Address (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY

ESTATE NO. 2025-42 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Austin Daniel Buchanan has petitioned to be appointed administrator(s) of the estate of Eric Clayton Buchanan 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 0.C.G.A. § 53-12-261.) All interested persons the backwards of the property which is the property which is the property of the property which is the property which is the property which is the property of the property which is the property of the property which is the property of the property which is the property of 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 April 14, 2025. BE NOTIFIED FURTHER: All objections to the

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

Address

(706) 439-6006 Telephone Number N(Mar19,26,Apr2,9)

**NOTICE TO DEBTORS AND CREDITORS** IN RE: ESTATE OF JOHN SAMUEL ENSLEY

IN HE: ESTATE OF JOHN SAMUEL ENSLEY
All creditors of the estate of JOHN SAMUEL ENSLEY, deceased, late of Union County, Georgia,
are hereby notified to render in their demands
to the undesigned 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 12th day of March 2025 BY: Kathleen Page Ensley 117 Ensley Road Blairsville, GA. 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA. 30512

NOTICE OF INTENT TO INCORPORATE

Notice is given that the articles of incorpora-tion which will incorporate Sugar Creek Farms of Illinois, Inc. have been delivered to the Sec-retary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 1706 John Smith Road East, Blairsville,

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Beni W. Sturcken All creditors of the estate of Beni W. Sturcken,

All creators of the estate of bent W. Surcken, 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 28th day of February, 2025. BY: Edward Curtis Entrekin 2713 Hilyer Drive Columbus, GA 31907 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

**NOTICE TO DEBTORS AND CREDITORS** 

IN RE: ESTATE OF Sandra Lou Yearty
All creditors of the estate of Sandra Lou Yearty, All creditors of the estate of sandra Lou Yearty, 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 to said estate are required to make immine payment to the Personal Representative. This 13th day of December, 2024. BY: Lacey Webb Rorex 7653 Passport Drive Ooltewah, TN 31363

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Herbert J. Schlecht
All creditors of the estate of Herbert J.
Schlecht, deceased, late of Union County,
Georgia, are hereby notified to render in their 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, 2025.
BY: Kathryn S. Larsen
3776 Trackrock Gap Road Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Mars 12.19.26)

N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Terry T. Thomas
All creditors of the estate of Terry T. Thomas,
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 law, and all persons indebted to said estate are required to make immediate
payment to the Personal Representative.
This 28th day of February, 2025.
By: Leioha Stuckev 1987: Leigha Stuckey 1903 Cumberland Ct. SE Smyrna, GA 20080 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514

N(Mar5,12,19,26 NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Sherry Ada Dockery
All creditors of the estate of Sherry Ada Dockery, deceased, late of Union County, Georgia,

ery, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-This 28th day of February, 2025.
BY: Gary Lee Dockery
101 Dockery Creek Road
Young Harris, GA 30582

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charlotte Collins
All creditors of the estate of Charlotte Collins,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to nereny nouned to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 21st day of February, 2025. BY: Joyce Elaine Kitchens 2874 Owltown Road

Blairsville, GA 30512 ATTORNEY: Janna D. Akins Blairsville, GA 30514 N(Mar5,12,19,26)

NOTICE OF SALE LINDER POWER

STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
KATIE GARNHAM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR WMC MORTGAGE CORP, dated 09/29/2006, and Recorded on 10/10/2006 as Book No. 671 and Page No. 695-712, UNION Book No. 671 and Page No. 695-712, UNION County, Georgia records, as last assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007- WMC1 (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$137,800.00, with interest at the rate specified there is the result have read by the maders in the original principal amount of \$137,800.00, with interest at the rate specified even date in the original principal amount of \$137,800.00, 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, 2025, the following described property: 5.56 ACRES, MORE OR LESS, AND BEING PART OF LAND LOT NO. 225 IN THE 11TH DISTRICT AND 1ST SECTION OF UNION COUNTY, GEORGIA, ACCORDING TO A PLAT OF SURVEY MADE BY BRUCE HUNT, DEPUTY COUNTY SURVEYOR, DATED MARCH 1978 AND RECORDED IN PLAT BOOK H AND PAGE 32, UNION COUNTY RECORDS, AND REFERENCE IS HERE MADE TO SAID PLAT OF SURVEY FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE INTERSECTION OF LAND LOT NOS. 224, 225, 280, AND 281; THENCE EAST 632.0 FEET TO AN IRON PIN SEU WHICH IS THE TRUE POINT OF THE BEGINNING; THENCE NORTH 530.0 FEET TO AN IRON PIN SET WHICH IS THE TRUE POINT OF THE BEGINNING; THENCE NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET WHICH STHE IRON IS AND IS THENCE NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET WHICH A ROAD I FANDING IT FANDING THENCE NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET WHICH IS AND IT FANDING IT FANDING THENCE NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET WHICH IS AND IT FANDING THENCE NORTH 77DEG OF WEST 560.0 FEET TO AN IRON PIN SET WHICH IS AND IT FANDING THENCE NORTH 77DEG OF WEST 560.0 FEET TO AN IRON PIN SET WHICH IS AND IT FANDING THENCE NORTH 77DEG OF WEST 560.0 FEET TO AN IRON PIN SET WHICH IS AND IT FANDING THENCE NORTH 77DEG OF WEST 560.0 FEET TO AN IRON PIN SET WHICH IS AND IT FANDING THENCE NORTH 77DEG OF WEST 560.0 FEET TO AN IRON PIN SET WHICH IS AND IT FANDING THENCE NORTH 77DEG OF WEST 560.0 FEET TO AN IRON PIN SET WHICH THE FANDING THENCE NORTH 77DEG OF WEST 560.0 FEET TO AN IRON PIN SET WHICH THE FANDING THENCE NORTH 77DEG OF WEST 560.0 FEET TO AN IRON PIN SET WHICH THE FANDING THE PROPERTY. NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF A ROAD LEADING BY THE PROPERTY; THENCE ALONG AND WITH SAID RIGHT OF WAY LINE FIVE (5) COURSES AND DISTANCES AS FOL-LOWS: NORTH 5DEG00' WEST 84.00 FEET, NORTH 40.0 FEET, NORTH 5DEG 00' EAST 84.00 FEET, NORTH 5DEG 30' WEST 80.0 FEET, NORTH 5DEG 30' WEST 43.0 FEET TO AN IRON PIN SET; THENCE NORTH 86DEG 30' EAST 430.0 FEET TO AN IRON PIN SET; INTHE WEST RIGHT OF WAY LINE OF GEORGIA HIGHWAY NO. 60; THENCE ALONG AND WITH SAID RIGHT OF WAY LINE SEVEN (7') COURSES AND DISTANCE AS THENCE ALONG AND WITH SAID RIGHT OF WAY LINE SEVEN (7) COURSES AND DISTANCE AS FOLLOWS: SOUTH 10DEG 30' WEST 52.0 FEET, SOUTH 40EG 00 WEST 44.0 FEET, SOUTH 40EG 15' WEST 44.0 FEET, SOUTH 12 DEG30' EAST 73.0 FEET. SOUTH 16DEG 00' EAST 99.0 FEET, SOUTH 20DEG 30' EAST 94.00 FEET, SOUTH 27DEG 15' EAST 66.0 FEET TO AN IRON PIN SET; THENCE SOUTH 133.0 FEET TO THE TRUE POINT OF BEGINNING.

CRANTODES HEREIN CRANT A 20 EOOT EASE.

GRANTORS HEREIN GRANT A 30 FOOT EASE-MENT LEADING FROM GEORGIA HIGHWAY 60 ACROSS THE PROPERTY OF DOYLE HELTON TO ACROSS THE PROPERTY OF DOYLE HELTON TO THE CRAWFORD PROPERTY. 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 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). DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007- WMC1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007- WMC1 (the current investor on the loan). is the en-THE CRAWFORD PROPERTY. The debt secured VIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007- WMC1 (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 O.C.G.A. § 44-14-162.2, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800-669-6650. Please note that, pursuant to LP, 7105 CORPORATE DRIVE, PLANO, 1X 75024, 800-669-6650. 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 5900 STATE HIGHWAY 60, SUCHES, GEORGIA 30572 [ACRE] KATIE GADNIAM or tearty/ferant/ STATE HIGHWAY 60, SUCHES, GEORGIA 30572 is/are: KATIE GERNHAM 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 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, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under 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

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. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007-WMC1 as Attorney in Fact for KATIE GARNHAM. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 00000010203495 BARRETT THAT PURPOSE. 00000010203495 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER.

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

with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 2.0 ac

County records.
The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records.
The debt secured by said Security Deed has been and is hereby declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and 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, includ-

the same and all expenses of this sale, as pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 84 Sad-dle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal property at-tached to and constituting a part of said prop-erty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject property is (are): Dowdy Family Home Trust or tenant or tenants. PHH Mortgage Corporation is the entity or indi-vidual designated, who shall have full author-ity to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

West Palm Beach, FL 33409 (800) 750-2518

West Palm Beach, FL 33409 (800) 750-2518
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 or not yet 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. Deed first set out above. The sale will be conducted subject to (1) con-Ine 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 O.C.G.A. Section 9-13-172.1, which allows for

octain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

the loan as provided immediately above.
U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A. Dowdy Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1017-7341A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-7341A