# **North Georgia News**

## Legal Notices for June 26, 2019

### STATE OF GEORGIA

NATIC OF GEORGIA NUTION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Dorothy Velma Dyer, All debtors and creditors of the estate of An obsolute and creditors of the estate of Dorothy Velma Dyer, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Demand Decrementation(c).

tate are required to make inimitation to the Personal Representative(s). This 31st day of May, 2019. By: Timothy Maurice Dyer 326 Jimmy Nicholson Rd. Blairsville, GA 30512

N(Jun5,12,19,26)B

### STATE OF GEORGIA UNION COUNTY Notice to debtors and creditors

RE: Estate of Beverly J. Denick, All debtors and creditors of the estate of All debtors and creditors of the estate of Beverly J. Denick, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 31st day of May, 2019. By: Parrish Marie Judd 143 Heck of A View Hill Rd. Blairsville, GA 30512 Num5;12;19:2018

N(Jun5,12,19,26)B

### STATE OF GEORGIA

NATIC OF GEORGIA NUTION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of William Ray Fisher, All debtors and creditors of the estate of All debuts and creditors of the estate of William Ray 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 es-tate are required to make immediate payment to the Demand Representative(s).

tate are required to make minimula to the Personal Representative(s). This 31st day of May, 2019, By: Michael Christian Fisher 3015 Rolling Brooks Dr. #007. Wake Forest, NC 27587 N(Jun5,12,19,26)B

## STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Delphna Gibson, All debtors and creditors of the estate of Del-An denotes and creations of the estate of Der-phna Gibson, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Demand Descreative(s). tate are required to make immedia to the Personal Representative(s). This 31st day of May, 2019. By: Tony Lamar Starling PO Box 951 Callahan, FL 32011

N(Jun5,12,19,26)B

#### STATE OF GEORGIA

NATIC OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Savannah Ann Hill a/k/a Ann Co-hen Hill,

nen Hill, All debtors and creditors of the estate of Savan-nah Ann Hill a/k/a Ann Cohen Hill, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to acid active are reviewed to make immediate according to the law, and an persons indepted to said estate are required to make immediate payment to the Personal Representative(s). This 31st day of May, 2019. By: Kenneth Rolland Oliver 535 Strickland Town Rd.

Luthersville, GA 30251 Brian Philip Oliver 424 Strickland Town Rd. Luthersville, GA 3025

N(Jun5,12,19,26)B

## IN THE PROBATE COURT OF UNION COUNTY IN THE PROBATE COURT OF ONION COUNTY STATE OF GEORGIA IN RE: ESTATE OF GEORGE EDWARD KIBLE, DECEASED ESTATE NO. 19-67 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE TO: Any Unknown Heirs of George Edward

NUTICE TO: Any Unknown Heirs of George Edward Kible and to whom it may concern: Catherine A. Patterson has petitioned for (County Administrator) to be appointed Administrator(s) of the estate of George Ed-ward Kible, deceased, of said County. All in-terested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the Court on or before July 1, 2019. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact Probate Court Dersonnel 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 be granted without a hearing

l(Jun26,Jul3,10,17)B **STATE OF GEORGIA** UNION COUNTY

65 Courthouse St., Suite 8 Blairsville, GA 30512 (706) 439-6006 TELEPHONE

a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK

CITATION

PROBATE COURT OF UNION COUNTY RE: ESTATE OF CHRISTOPHER WADE LITTLE, (FORMER) MINOR/WARD.

HE: ESTATE OF CHRISTUPHER WADE LITTLE, (FORMER) MINOR/WARD. Date of Publication, if any: 6/26/2019 TO WHOM IT MAY CONCERN AND: WESTERN SUBETY COMPANY The conservator(s) of the above estate, has/ have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse St., Suite 8, Blairsville, GA 30512 on or before July 22, 2019, said date being more than 30 days from

Blairsville, GA 30512 on or before July 22, 2019, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact telephone number for the required amount of filing fees.

filing fees. If any objections are filed, a hearing will be scheduled for a later date. If no objections

are filed, the petition may be granted without

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Warren Schwartz, All debtors and creditors of the estate of Warren Schwartz, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). to the Personal Representative(s). This 21st day of June, 2019. By: Theresa Schwartz 11294 Cloverleaf Cir. Boca Raton, FL 33428 N(Jun26,Jul3,10,17)B

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

HEIDI SOSEBEE, DECEASED

ESTATE NO. 19-77 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

PORT The Petition of Terry Sosebee for a year's support from the estate of Heidi Sosebee Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they

are nereby notified to show cause, if any mey have, on or before July 22, 2019, why said Peti-tion should not be granted. All objections to the Petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before objections, and must be med on of before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required around of filing face. If any objecrequired amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Dwain Brackett

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(Jun26 Jul3 10 17)P

#### NOTICE

Announcement for GMRC Workforce Devel-opment Board Called Executive Committee Veeting

The Georgia Mountains Regional Commis-sion, Workforce Development Board, Executive Committee will have a called meeting on June 27, 2019 at 5:00 p.m. The meeting will be held at the Cumming City Hall located at 100 Main Street, Cumming, GA.

NOTICE OF SALE Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in stor-age units belonging to Charity Rheil, Unit F6. Sold to the highest bidder on July 15, 2019 at 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids. to refuse any or all bids. V(Jun26.Jul3)F

NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate Mountain Drone Adventures. Inc. have been delivered to the Secretary gia Business Corporation Code. The initial reg-istered office of the corporation is located at 4461 State Highway 325, Blairsville, GA 30512 and its initial registered agent at such address is James M. Driskell.

CITATION IN THE SUPERIOR COURT OF UNION COUNTY GEORGIA DEPARTMENT OF TRANSPORTATION

0.382 acres of land: and

Poly A. Littles; MERS; Capital One NA; Ameri-can Express Centurion Bank; Citibank NA; Capital One Bank USA NA; Bank of America; Union General Hospital; Discover Bank; Cal-vary SPV I, LLC, as Assignee of Citibank, N.A./ AT&T; and Portfolio Recovery Associates, LLC, as Assignee of World Financial Network Bank, individually DOCKET NO. 19-CV-206-SG

IN REM

The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein-after described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of the outbuilding en en and ever of georgia or any

eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows: That the above stated case, being a condem-nation in rem against the property hereinafter described, was filed in said Court on the 31st day of May , 2019 ; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said de-scribed lands for State-aid Parcel No. 57 19.

scribed lands for State-aid Parcel No. 57 19. public road purposes, thereby vesting the title to same in the Department of Transporta-tion; and, in pursuance of such authority, the Department of Transportation has deposited bepartment of nansportation has bepared with the Clerk of the Superior Court of said County \$5,000.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court of the said section of the same section of the same term of the same section of the same to the Court;

to the Court; In accordance with the provisions of the Of-ficial Code of Georgia Annotated, the Plain-tiff-Condemnor has prayed the Court for Im-mediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to sur-render possession of the property to the De-partment of Transportation no later than 30 days from filing of the Declaration of Taking. That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Dec-laration and the deposit of the fund into Court but not later than 30 days following the date of Service as provided Sections 32-3-8 through 32-3-10 to file with the Court a notice of ap-neal, the same to be in writing and made a part peal, the same to be in writing and made a part of the record in the proceedings. The said property, as thus affected, is de-scribed

scribed as follows: SEE PAGE 20-A, 20-B; FOR DESCRIPTION This 4 day of June, 2019. Judy L, Odom Clerk Superior Court UNION COUNTY Parcel No. 5720. EXHIBIT "A" PROJECT NO:APD00-0056-02(029)L COUNTY NO.:APD00-0056-02(029)UNION COUNTY

PARCEL NO.:57 PARCEL NO.:57 REQUIRED R/W:0.382 acres of land PROPERTY OWNERS: Polly A. Littles; MERS, Capital One NA; American Express Centurion Bank of America; Union General Hospital; Dis-cover Bank; Calvary SPV I, LLC as Assignee of Citibank, N.A./AT&T; and Portfolio Recovery Associates, LLC, as Assignee of World Finan-cial Network Bank, individually ALL THAT TRACT or parcel of land lying and being in Land Lot 215 & 218, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly de-

Annex 1-A and being more particularly de-

Amines 1-A and being note particularly de-scribed as follows: Beginning at a point 101.33 feet right of and opposite station 229+01.28 on the construc-tion centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); Highway Project No. APJ00-0056-02(029); running thence southeasterly 359.26 feet along the arc of a curve (said curve having a radius of 6802.07 feet and a chord distance of 359.22 feet on a bearing of S 81°36'36.1" E) to the point 92.25 feet right of and opposite sta-tion 232+60.39 on said construction centerline laid out for SR 515/US 76; thence S 80°05'49.0" E a dividence of 577 affect the a cariot 0.22 feet Ea distance of 67.78 feet to a point 92.33 feet right of and opposite station 233+28.16 on said construction centerline laid out for SR 515/US 76; thence S 65°42'12.5" W a distance of 84.95 feet to a point 140.00 feet right of and oppo-site station 232+57.85 on said construction centerline loid aut for SD 515/UF 56 theore. centerline laid out for SR 515/US 76: thence N 78°20'12.2" W a distance of 133.40 feet to a point 135.75 feet right of and opposite station 231+24.52 on said construction centerline laid out for SR 515/US 76; thence N 5°16'04.0" E a distance of 37.18 feet to a point 98.69 feet right of and opposite station 231+21.56 on said construction centerline laid out for SR 515/US 76; thence N 84°43'56.0" W a distance of 39.81 feet to a point 101.86 feet right of and oppo-site station 230+81.87 on said construction centerline laid out for SR 515/US 76; thence S 5°16'04.0" W a distance of 37.18 feet to a S 5°16'04.0" W a distance of 37.18 feet to a Centerinine late out for SR 515/05 /o; thence S 5°16'04.0" W a distance of 37.18 feet to a point 138.92 feet right of and opposite station 230+84.84 on said construction centerline laid out for SR 515/US 76; thence N 80°53'24.2" W a distance of 84.84 feet to a point 140.00 feet right of and opposite station 230+00.00 on said construction centerline Parcel No 5720-A

#### NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF UNION Under and by virtue of the power of sale con-tained with that certain Security Deed dated November 20, 2008, from Rosemary L. Entz to Financial Freedom Senior Funding Corpora-tion, recorded on December 8, 2008 in Deed Book 782 at Page 177 Union County, Georgia records, having been last sold, assigned, transferred and conveyed to Bank of New York Mellon Trust Company, NA. as Trustee for Mortgage Assets Management Series I Trust by Assignment and said Security Deed having been given to secure a note dated November 20, 2008, in the amount of \$265,500.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on July 2, 2019 the following described real property (hereinafter referred to as the "Property"): Financial Freedom Senior Funding Corpora

described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 17TH DISTRICT AND 1ST SECTION OF UNION COUNTY, GEORGIA, AND BEING 200 ACRES, MORE OR LESS AND BEING FULLY DESCRIBED IN A PLAT OF SURVEY MADE BY CLEVELAND and COX LAND SURVEYING, LLC, AND RECORDED IN THE CLERK'S OFFICE IN PLAT BOOK 70, PAGE 442, AND REFERENCE IS HERE MADE TO THAT PLAT FOR A FULL AND COMPLETE DESCRIPTION HEREIN. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intertion to collect attorneys' fees has been given as provided by attorneys' fees has been given as provided by law. To the best of the undersigned's knowl-edge, the person(s) in possession of the prop-erty are Emily J. Newell as administrator of the estate of Rosemary L. Entz, The Unknown Heirs of Rosemary L. Entz Rosemary L. Entz, Deceased.

The property, being commonly known as 188 Rosemary Drive , Blairsville, GA, 30512 in Union County, will be sold as the property of are Em-ily J. Newell as administrator of the estate of Rosemary L. Entz, The Unknown Heirs of Rose-Rosemary L. Entz, The Unknown Heirs of Rose-mary L. Entz, Rosemary L. Entz, Deceased, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restric-tions, covenants, and matters of record to the Security Deed Security Deed.

Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full au-Individual of entity who shall have the full au-thority to negotiate, amend or modify all terms of the above described mortgage is as fol-lows: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699. The foregoing notwithstand-ing, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage

amend or modify the terms or the mortgage instrument. The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirma-tion and audit of the status of the loan with the holder of the Security Deed.

Albertelli Law Attorney for Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust as Attorney in Fact Management Series Firust as At for Rosemary L. Entz 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Cory Sims Esq. For the Firm Two Firm IC ACTING AS A DEB. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. CP - 18-027010 A-4693623 06/05/2019, 06/12/2019, 06/19/2019, 06/26/2019

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from GEORGE SEYMOUR AND NINA B. SEYMOUR to UNITY MORTGAGE CORP. dated July 16, 2008, recorded in Deed Book 768, Page 575-577, UNION County, Geor-gia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of THREE HUNDRED THOUSAND TWO HUNDRED FORTY AND 00/100 (U.S. \$300,240.00) with interest thereon as provided for therein, said Security Deed hav-ing been last sold, assigned, transferred and conveyed to James B. Nutter & Company, re-corded in Deed Book 1037, Page 297, Union Conveyed to James B. Nutter & Company, re-corded in Deed Book 1037, Page 297, Union County, Georgia Records, 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 the first fuesday in JULY, 2019 the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, IST SEC-TION, LAND LOT 153 OF UNION COUNTY, GEOR-GIA, AND BEING TRACT 2, CONTAINING 1.553 ACRES, MORE OR LESS, AND BEING TRACT 6, CONTAINING 0.057 ACRES, MORE OR LESS, AS ANDING ON A PLAY OF SOME BY NOGRESTER AND REVISED JUNE 5, 1999, AND RECORDED IN UNION COUNTY RECORDS IN PLAY BOOK 45, PAGE 152. SAID PLAY IS INCORPORATED 40, PAGE 152. SAID PLAT IS INCURPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DE-CONDICTOR DEPORTORY.

## NOTICE OF SALE UNDER POWER THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE. THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Eleanor J Dobson and James L Dobson to Genworth Financial Home Equity Access, Inc. formerly known as Liberty Reverse Mortgage, Inc., dat-ed December 26, 2008, recorded in Deed Book 785, Page 347, Union County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of THREE HUNDRED THOUSAND AND 0/100 DOL-LARS (\$300,000.00), with interest thereon as set forth therein, there will be sold at public LARS (\$300,000.00), 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 be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2019, the follow-ing described property: SEE EXHBIT "A" AT-TACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of pay-ing the same and all expenses of this sale, as provided in the Security Deed and by law, in-cluding attorney's fees having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances, zoning or dinances, restrictions. covenants. and matters assessments, liens, encumbrances, zoning or desessments, netts, encumpances, zohinig un-dinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Liberty Home Equity Solutions, Inc., formerly known as Genworth Financial Home Equity Access, Inc. formerly known as Liberty Reverse Mortgage, Inc. 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: CeLink, 3900 Capital City Blvd, Lansing, MI 48906, 800-761-0073. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Estate of Eleanor J. Dobson, Estate of James L. Dobson and James L Dobson or a tenant or tenants and said prop-erty is more commonly known as 764 Fairview Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the dinances, restrictions, covenants, and matters No, Biarsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Liberty Home Equity Solutions, Inc., formerly known as Genworth Financial Means Emitt Accesse. security deed. Liberty Home Equity Solutions, Inc., formerly known as Genworth Financial Home Equity Access, Inc. formerly known as Liberty Reverse Mortgage, Inc. as Attorney in Fact for Eleanor J Dobson and James L Dobson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, IST SECTION LAND LOT 51 OF UNION COUNTY, GEORGIA. CONTAINING 1.892 ACRES, MORE OR LESS, AND BEING LOT 15 OF TRACKROCK RIDGE SUBDIVISION. AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED NOVEMBER 11, 1997, AND RECORDED IN UNION COUNTY RE-CORDS IN PLAT BOOK 40, PAGE 160, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIP-TION OF THE ABOVE DESCRIBED PROPERTY. PARCEL NUMBER[5]: 099-064 MR/ca 7/2/19 Our file no. 5489719 - FT17 N(Jum5,12,19,20)8 N(Jun5,12,19,26)B **STATE OF GEORGIA** 

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from EDWIN M. J. PRICE and LAURA M. COPPOLA to UNITED COMMUNITY BANK, dated October 19, 2007, recorded October 22, 2007, in Deed Book 732, Page 84, Union County, Georgia records, as modified by Modification of Security Deed dated October 24, 2013, recorded in Deed Book 961, Page 389, Union County, Georgia records, said Security Deed being given to secure a Note from EDWIN M. J. PRICE and LAURA M. COPPOLA dated October 24, 2013, in the original principal amount of Fifty Nine Thousand Seven Hundred Sixty Six and 72/100 (\$59,766.72) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the on the unpaid balance untur paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in July, 2019, the following described property: All that tract or parcel of land lying and being in Land Lot 42 of the 10th District, 1st Section of Union County, Georgia, and heing Lot 10

In Land Lot 42 of the 10th District, 1st section of Union County, Georgia and being Lot 10 containing 0.688 acres, more or less, as per plat of survey for Harris Griffin by William F. Rolader, R.L.S., dated April 27, 1987 recorded in Plat Book P, Page 207, records of the Clerk of the Superior Court of Union County, Georgia, the description of said property contained in said plat being expressly incorporated herein by reference as the description of the property

hereby conveyed. Grantors also grant and convey to grantees a non-exclusive easement for ingress and egress, road purposes as well as utility ser-

### NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF UNION Pursuant to the Power of Sale contained in a Security Deed given by Michael L. Crowe to Claude T. Scissom and Martha A. Scissom dated 03/17/2014 and recorded in Deed Book 969 Pages 692-693 Union County, Georgia records; conveying the after-described property to se-cure a Note in the original principal amount of \$365,000.00, 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 within the legal hours of sale on July 2, 2019, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 242 of Union County, Georgia, containing 1.414 acres, ed 03/17/2014 and recorded in Deed Book 969

Union County, Georgia, containing 1.141 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated February 17, 1998, and recorded in Union County, Geor-gia records in Plat Book 41, Page 2, Said plat is incorporated herein bu reference herein for

gia records in Plat Book 41, Page 2. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure to pay the indebtedness as and when due ord in the memory revisided in the Nets and among other possible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of pay-ing the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 7 Nauti-cal Point, Bairsville, 6A 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 under-signed, the party (or parties) in possession of the subject property is (are): Michael L. Crowe. or tenant or tenants. Claude T. Scissom and Martha A. Scissom is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Note, however, that such entity or individual is not required by law to negotiate, amend and modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad tax-es (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien anainet the property wills the torstitute a lien anainet the property due and payable), (b) unpaid water or sewage

es (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 author-ity, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, en-cumbrances, 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) con-firmation that the sale is not prohibited under

The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Claude T. Scissom and Martha A. Scissom as agent and Attornev in Fact for Michael L

as agent and Attorney in Fact for Michael L.

Crowe Kenya L. Patton, P.C., 44B Blue Ridge St., Blairsville, GA 30512 (706) 745-2142 THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-2056A

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(Jun5,12,19,26)B

## IN THE PROBATE COURT OF UNION COUNTY IN THE PHOBALE GOOD OF CHICK COU STATE OF GEORGIA IN RE: ESTATE OF STEVEN GREGORY MARTIN, DECEASED

ESTATE NO. 19-45 Petition by Personal Representative For WAIVER OF BOND AND/OR GRANT OF CERTAIN

WAIVER OF BUND AND/OR GRANT OF CERTAIN POWERS NOTICE Sandra Jones Martin has/have petitioned for waiver of bond and/or for the grant of certain powers contained in 0.C.G.A. § 53-12-261 in powers contained in 0.C.G.A. § 53-12-261 powers contained in U.C.G.A. § 53-12-201 in regard to the above estate. All interested par-ties are hereby notified to show cause why said Petition should not be granted. All objec-tions to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before July 1,2019. BE NOTIFIED FURTHER: All objections to the

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

be granted without a hearing. Dwain Brackett Judge of the Probate Court By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jun5,12,19,26)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Barbara Mitts Chancey, All debtors and creditors of the estate of Barbara Mitts Chancey, deceased, late of Unior bara Mitts Chancey, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 14th day of June, 2019. By: Lawrence Alan Chancey 2213 Cavender Gap Rd. Suches, GA 30572 N(Jun19.28.Jul3.10)8

#### STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Lia Gago Pita, All debtors and creditors of the estate of Lia All denotes and creditors of the estate of Lia Gago Pita, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 14th day of June 2019 This 14th day of June, 2019. By: Bob & Cindy Spaulding 46 Keenview Dr. Blairsville, GA 30512 . N(Jun19.26.Jul3.10)B

## TRADE NAME REGISTRATION Georgia, Union County To whom it may concern:

To whom it may concern: Please be advised that, SDX Home Care Op-erations, L.L.C. whose address is 1 Park Plaza, Suite 300, Irvine, CA 92614, and, whose address is, is/are the owner(s) of the certain business now being carried on at 1489 Blue Ridge Hwy, Suite D, Blairsville, GA 30512 In the following trade name, to-wit Comfort Keepers and that the nature of said business is: In-Home Non-Medical Care. This statement is made in conformity with

This statement is made in conformity with 0.C.G.A § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county This the 31st day of May 2019 N(Jun26,Jul3,10,17)F

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

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Gail Sandra Parker, All debtors and creditors of the estate of Gail Sandra Parker, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 7th day of June. 2019. This 7th day of June, 2019. By: James Gregory Sylvester 2200 Columbia Pike #816 Arlington, VA 22204

#### STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Carol A. Selman, All debtors and creditors of the estate of Carol A. Selman, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 7th day of June, 2019. Buy Sally A. Doay By: Sally A. Oney 2 Wellborn Branch Dr. Blairsville, GA 30512 N(Jun12,19,26,Jul3)

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

RE: Estate of Hayden Tipton, All debtors and creditors of the estate of Hayden Tipton, deceased, late of Union County, Georgia, are hereby notified to render their 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 7th day of June, 2019. By: Brenda Payne 375 Wicke Can Bd 975 Hicks Gap Rd. Blairsville, GA 30512 Glenda Molloh 1075 Hicks Gap Rd. Blairsville, GA 30512 N(Jun12,19,26,Jul3)B

said consultation centermine Parcel No. 5720-A. laid out for SR 515/US 76; thence S  $9^{\circ}50'15.8''$ W a distance of 10.00 feet to a point 150.00 feet right of and opposite station 230+00.00 on said construction

salt construction centerline laid out for SR 515/US 76; thence N 80°09'44.2" W a distance of 96.43 feet to a point 150.00 feet right of and opposite station 229+03.57 on said construction centerline laid out for SR 515/US 76; thence N 7'08'54.9" E a distance of 48.72 feet back to the point of posimize Scid tred centerline 1200 ceres beginning. Said tract containing 0.382 acres, more or less.

The title, estate or interest in the above de-scribed land required by Condemnor and now taken by Condemnor for public use is as fol-lows: Fee simple to the above described land heing shown described within on the attached plats dated April 19, 2017; last revised: Sheet No. 30 on January 25, 2019 and Sheet No. 31 on July 20, 2018; and attached hereto as Annex 1-A

Parcel No. 5720-B.

SCRIBED PROPERTY.

SCRIBED PROPERTY. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Se-curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorney's fees and all other payments provided for under the terms of the Security Dead and Wand Deed and Note.

Deed and Note. Said property will be sold subject to the fol-lowing items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstand-ing taxes, including but not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters of record superior to said Security Deed. James B. Nutter & Company, 4153 Broadway, ters of record superior to said security beed. James B. Nutter & Company, 4153 Broadway, Kansas City, Missouri 64111, telephone num-ber (816)531-5642 as the secured creditor is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor.

Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said Deed.

The note secured by said beea. To the best knowledge and belief of the under-signed, the party in possession of the property is MR. GEORGE SEYMOUR and MS. NINA B. SEY-MOUR or a tenant or tenants, and said property is more commonly known as: 3181 Mauney Road 2, Blairsville, , Georgia

30512

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. JAMES B. NUTTER & COMPANY as Attorney in Fact for GEORGE SEYMOUR AND NINA B. SEYMOUR Contact: Bonny Powell Perrie & Associates, LLC 100 Galleria Pkwy., N.W. Suite 1170 Suite 1170 Atlanta, GA 30339 (678) 501-5777 File No.: 2017-0102 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CON-DITIONS OF THE SECURITY DEED. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PIRPOSE PURPOSE N(Jun5,12,19.26)B

Eastern corner of Tract 8 of the property shown on the aforesaid plat, the area of said non-ex-clusive easement for road and utility purposes being more particularly described as follows: Being infore particularly described as follows: Beginning at the Northwest corner of the afore-said Tract 9 at the Northwest corner of Tract 10, which point joins the East right of way line of the access road leading to Tracts 8, 9, and 10 as shown on the aforesaid plat; thence South 0 decrease 0 are universe focus to lead the focus heaving degrees 30 minutes East along the East bound-ary of Tract 9, 30.0 feet to a point; thence North 80 degrees 23 minutes West 60.0 feet to a point on the West boundary of the aforesaid Tract 8; said point being at that point where the West right of way line of said access drive intersects the North boundary of said Tract 8; thence North 88 degrees 09 minutes East 30.0 feet along the North boundary of the aforesaid Tract 8; to a point in the center of said access drive; thence South 0 degrees 30 minutes East along the centerline of said access road 11.42 feet to a point in Tract 9; thence South degrees 30 minutes East along the East bound 11.42 feet to a point in Tract 9; thence South 80 degrees 23 minutes East along the North boundary of the aforesaid Tract 9 to a point of

beginning. The above described property is subject to those restrictive covenants appearing of re-cord in Deed Book 115, Page 263, records of the Clerk of Superior Court of Union County, Georgia, and the parties to this deed expressly agree to comply with and be bound by said covenants.

The above described property is conveyed subject to the following easements in favor of Blue Ridge Mountain Electric Membership Corporation; Easement deeds recorded in Deed Book 139, Page 462; Deed Book 143 Page 717; and Deed Book 151, Page 515; all in the records of the Clerk of the Superior Court of

Union Country, Georgia. 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 memory among other because of the beaut Security to the secure among other because and when due and the secure among other because and when due and the secure among other because and when due and the secure among other because and when due and the secure among other because and when due and the secure among other because and when due and the secure among other because and when due and the secure among other because and when due and the secure among other because and when due and the secure among other because a secure among other because a the secure among other because a secure a secure a secure the secure among other because a secure a secure a secure the secure among other because a secure a secure a secure the secure among other because a secure a sec to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions.

covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is EDWIN M. J. PRICE and LAURA M. COPPOLA

or a tenant or tenants. UNITED COMMUNITY BANK.

as attorney in Fact for EDWIN M. J. PRICE and LAURA M. COPPOLA

.. Lou Al L. Lou Allen Stites & Harbison, PLLC

303 Peachtree Street, N.E.

Suite 2800

Atlanta, Georgia 30308 (404) 739-8893 File No. 7484A THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(Jun5,12,19,26)B