# **North Georgia News**

## Legal Notices for July 22, 2020

### STATE OF GEORGIA

NATIC OF GEORGIA NUTION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Joan Morris Bell, All debtors and creditors of the estate of All debtors and creditors of the estate of Joan Morris Bell, 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, not with-standing the order of statewide judicial emergency, and all per-sons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of June, 2020. By: Angela Nelson PO Box 562 Biairsville. GA 30514

Blairsville, GA 30514

N(Jul1,8,15,22

#### STATE OF GEORGIA

### UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Nicholas Pozerycki, All debtors and creditors of the estate of Nicholas Pozerycki, 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, not with-standing the order of statewide judicial emergency, and all per-sons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of June, 2020. By: Beverly Ford Pozerycki 700 Freedom Blvd., Apt 263 Canton, GA 30114 Mult 8,1520

N(Jul1,8,15,22)

#### STATE OF GEORGIA

UNION COUNTY

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Terry Ray Stroud, All debtors and creditors of the estate of Terry Ray Stroud, 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, not with-standing the order of statewide judicial emergency, and all per-sons indebted to said estate are required to make immediate payment to the Personal make immediate payment to the Personal

make immediate payment Representative(s). This 26th day of June, 2020. By: April JaNene Shinpaugh PO Box 412 Blairsville, GA 30514

N(Jul1,8,15,22)

#### NOTICE

Announcement for GMRC Workforce Develop-ment Board Meeting The Georgia Mountains Regional Commission, Workforce Development Board will meet on Workforce Development Board Will meet on July 30, 2020 at 3:00 p.m. The meeting will be a zoom virtual meeting at, https://us02web.zoom.us/j/89681233350?pw d=RXhVVXF/SIBuN02xVFVzUEZqVUZGZz09 Meeting ID: 896 8123 3350

Password: 127754 Dial by phone +1 929 436 2866 US (New York) Meeting ID: 896 8123 3350 Password: 127754

N(Jul22)

#### IN THE SUPERIOR COURT OF UNION COUNTY **STATE OF GEORGIA** HAYDEN SENTZ, Plaintiff,

- V. Kyle Austin Sentz, Defendant.
- CAFN: SUCV202000082

ORDER OF PUBLICATION It appearing by Affidavit given by the Plaintiff, that the above-named Defendant on whom service is to be made in this case resides out service is to be made in this case resides out of the State of Georgia, or has departed from the State or cannot after due diligence, be found within the State, or conceals himself to avoid Service of Summons, and it further appearing, by Affidavit given by the Plaintiff, that a claim against the Defendant in respect to whom service is to be made, and that he is necessary or proper party to the action. IT IS HEREBY CONSIDERED, ORDERED, AND DE-CREED that Service be made by publication as provided by law. S0 ORDERED, this 17 day of April, 2020. Honorable Judge Joy Parks

So OnDenED, UIIS 17 day of April Honorable Judge Joy Parks Superior Court of Union County State of Georgia Prepared By: Kenya L. Patton, P.C. GA Bar No. 567255 Alternavi for Dicintiff

Attorney for Plaintiff 44B Blue Ridge Street Blairsville, Georgia 30512 Telephone: (706)745-2142 kenyapattonlaw@gmail.com N(Jul22,29,Aug5,12)

#### STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RELEAST OF DEBLOKS AND CREDITORS RELEAST of Claudia Brown Todd, All debtors and creditors of the estate of Claudia Brown Todd, 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, not with-standing the order for judi-cial emergency and all persons indebted to cial emergency, and all persons indebted to said estate are required to make immediate

#### IN THE PROBATE COURT IN THE PROBABLE COUNT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF SANDRA JEAN CHITWOOD, DECEASED

**ESTATE NO. 20-67** PETITION FOR LETTERS OF ADMINISTRATION

Leland Martin Chitwood has petitioned to be appointed Administrator of the estate of San-dra Jean Chitwood, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the gravitation of any public biostice and must 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 August 17, 2020. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact pro-bate court personnel at the following address/ telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objec-tions are filed, the petition may be granted without a hearing. without a hearing. Dwain Brackett

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

NOTICE

(For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF CHERYL JASLOWSKI FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ANDREW S. JASLOWSKI, DECEASED. To whom if may concomp

To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before August 3, 2020, not with-standing the order for judicial state of emer-

gency. BE NOTIFIED FURTHER: All objections to the BE NOTIFIED FORTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent party. Contact probate court personnel at the following address (talenborn number for and party. Contact provide court personner at the following address/stelephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwahn Brackett

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

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF LALLAH W. BRANCA, DECEASED

**ESTATE NO. 20-35** 

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having

been duly filed, TO: Any unknown heirs of Lallah Branca This is to notify you to file objection, if there is any, to the Petition to Probate Will in Sol-emn Form, in this Court on or before August 17, 2020

17, 2020. BE NOTIFIED FURTHER: All objections to the

Be NOTIFIED FURTHER: An 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 amount of filing fees If any objections are and the 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. Dwain Brackett Judge of the Probate Court Buy Krietin Chapter

Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jul22,29,Aug5,12)

# STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Medley I. Garner, All debtors and creditors of the estate of Medley I. Garner, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 17th day of July, 2020. By: Patsy Garner Wood By: Patsy Garner Wood 807 Pine Valley Dr. Forest Park, GA 30297 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Charles Riley Haines, All debtors and creditors of the estate of Charles Riley Haines, 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 parcence indebtad to said esthe law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 17th day of July, 2020. By: Philip D. Haines 5220 N. Frederick Pike Winchester, VA 22603 H. Douglas Haines 313 Parkway St. Winchester, VA 22601 N(Jul22,29,Aug5,12)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner,

A TRACT OF LAND LYING AND BEING IN THE A THACT OF DAWD ETHICATION CAND DEVICE THE AND AND LOT 272, OF UNION COUNTY, GEORGIA, BEING 0.44 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DAVID K. BANKS, ESTATE OF DAVID K. BANKS, HEIRS KNOWN OR UNKNOWN, MELISSA BANKS N/K/A MELISSA CATTANACH, KEITH BANKS, INDIVIDUALLY AND IN THEIR CAPACI-TIES AS EXECUTOR, HEIRS, AND BENEFICIA-RIES OF THE ESTATE OF DAVID K. BANKS, IST FRANKLIN FINANCIAL A/K/A 1ST FRANKLIN FI-NANCIAL CODPORATION AND OTHER DADTIES NANCIAL CORPORATION, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents. Civil Action No. 18-CV-179-SG

NOTICE OF SUMMONS TO: DAVID K. BANKS WHEREABOUTS UNKNOWN TO: MELISSA BANKS n/k/a MELISSA CATTA-NACH LAST KNOWN ADDRESS: 753 Sleepy Mountain

Last Nuovin ADDR25: 753 Steepy would all Lane, Balirsville, GA 30512 A Petition to Establish Quiet Title pursuant to 0.C.G.A. § 23-3-60 has been filed in the Superi-or Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on June 29, 2018, root the full quarket average.

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 272, of Union County, Georgia, containing 0.44 acres, more or less and being known as Lot 11 and part of Lot 10, of Mountain View Subdivision, as chown on a plat of gurvay bu Lang S Bichom part of Lot 10, or Mountain view Subdivision, as shown on a plat of survey by Lane S. Bishop & Associates, Inc., G.R.L.S. #1575, dated Febru-ary 23, 1988 and recorded in Plat Book T, Page 173, of the Union County Records, said plat be-ing incorporated herein by reference. Subject to a 40 foot wide road right of way and utility easements as shown on the above ref-eranced plat of survay.

and the set of survey. As described in Deed Book 306, page 191, Union County, Georgia Records. Further de-scribed as Map & Parcel 802283. You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said

action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response with-in thirty (30) days of the Order for Publication entered by the Court on July 9, 2020. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose ad-dress is 80 Town Square, P.O. Box 923, Blairs-ville, Georgia, an answer to the Petition. Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 4th deurs I twic 2000ge, Union County,

this 14th day of July, 2020.

Honorable Judy Odom Clerk of Union County Superior Court N(Jul22,29,Aug5,12)

### IN THE SUPERIOR COURT OF UNION COUNTY

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

A TRACT OF LAND IN LAND LOT 41, 9th DIS-TRICT, 1st Section of Union County, geor-GIA. BEING 1.00 ACRE: AND AS THEIR RE-

GIA, BEING 1.00 ACKE; AND AS THEIR RE-SPECTIVE INTERESTS MAY APPEAR: BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS KNOWN OR UNKNOWN, WHO HAVE OR TIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT. TITLE OR INTEREST IN THE RESPONDENT PROPERTY

Respondents. Civil Action No. 18-CV-142-SG NOTICE OF SUMMONS TO: JAMES F. HAWCO, ESTATE OF JAMES F.

HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914 TO: BRIDGET HAWCO, ESTATE OF BRIDGET HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112 ED145: 3400 Canal Street, Naples,

FL 34112-5914 FL 34112-5914 A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superi-or Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on May 24, 2018, as

YOUNGSTOWN GROUP, LÍC. on May Ź4, 2018, as to the following property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Raper-Owenby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property. As described in Deed Book 114, Page 357. Fur-ther described as Map & Parcel 034100.

As described in Deed BOOK 114, Page 357, Pur-ther described as Map & Parcel 034100. You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response

said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on July 9, 2020. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Daven-port, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition

an answer to the Petition

STATE OF GEORGIA COUNTY OF UNION

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by VANCE ALLEN HARRIS II to MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC., AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC., it's successors and assigns, in the original princi-pal amount of \$121,428.00 dated November 17, 2014 and recorded in Deed Book 990, Page 740 Union County records, said Security Deed he-Junion County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER in Deed Book 1172, Page 607, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County or at such other place as lawfully. said County, or at such other place as lawfully

said County, or at such other place as lawfully designated, within the legal hours of sale, on September 01, 2020, the property in said Secu-rity Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 154 OF UNION COUNTY, GEORGIA, CONTAINING 1.312 ACRES, MORE OR LESS, AND BEING DESCRIBED AS LOT #11 OF FRANK GARRETT FARM S/D AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCI-ATES, INC., JAMES L. ALEXANDER, G.R.L.S. NO. 2653, DATED MARCH 26, 1998, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41, PAGE 46, SAID PLAT IS INCORPORATED HEREIN. PAGE 46. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COM-PLETE DESCRIPTION OF THE ABOVE DESCRIBED

PROPERTY. BEING AND INTENDED TO BE THE SAME PROP-DEING AND INTENDED TO BE THE SAME FNOR-ERTY CONVEYED BY WARRANTY DEED DATED MARCH 27, 1998, FROM TAMMY C. THOMAS AND JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND JERRY A. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 286, DAGE 200 PAGE 380.

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

SUBJECT TO ALL EASEMENTS. RESTRICTIONS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT RE-CORDED IN UNION COUNTY RECORDS IN PLAT BOOK B, PAGE 70 AND PLAT BOOK 41, PAGE 46. Said property being known as: 1309 GARRETT CIR, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are VANCE ALLEN HARRIS II or property tenant(s).

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

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

This set our above. Said sale will be conducted subject to the fol-lowing: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta-tus of the loan with the holder of the Security Deed.

Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8550 Cypress Waters Blvd., Coppell, TX, 75019 1-888-480-2432

Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms

of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-

INFORMATION OBTAINED MAY BE USED FOR INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NATIONSTAR MORTGAGE LLC D/B/A MR. COO-

PER, as Attorney-in-Fact for VANCE ALLEN HARRIS II Robertson, Anschutz, Schneid & Crane LLC 10700 Abbotts' Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-380927 - AmE

N(Jul22,sk,Aug5,12,19,26)

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 Virginia K Cahoon to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southpoint Financial Services, Inc., its suc-Southpoint Principal Services, inc., its Suc-cessors and assigns, dated February 13, 2016, recorded in Deed Book 1030, Page 198, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assign-ment recorded in Deed Book 1183, Page 541, Union County, Georgia Records, conveying the after described property to secure a Note in after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED TWEN-SIXTY-ÖNE THOUSAND THREE HUNDRED TWEN-TY-FOUR AND 0/100 DOLLARS (\$161,324.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tues-day in August, 2020, the following described prometry NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Robin-son V. Aguado ("Grantor") to Lakewood Capi-tal Group, LC ("Grantee"), dated August 26, 2019, recorded November 13, 2019, in Deed Book 1172, Page 508-512, Union County, Geor-gia Records, said Security Deed being given to secure a Note of even date in the original prin-cipal amount of Eighty Thousand Four Hundred Thirty and 00/100 (S80,430.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once,

has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and condi-tions of the aforesaid deed to secure debt and the laws in such cases made and provided for,

tions of the atoresaid deen to secure dent and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union Coun-ty, Georgia, within the legal hours of sale on the first Tuesday in August, 2020, the following described real property to wit: All that tract or parcel of land lying and being in Land Lot 280, 281, 296 & 297, 9th District, 1st Section, Union County, Georgia and being Lot One Hundred Thirty-Six (136) of Highland Park Subdivision, Phase III, containing 1.91 acres, more or less, as shown on the Final Plat for Highland Park, Phase III, by Blue Ridge Mountain Surveying, Inc. dated 5/31/19, last revised 07/18/19, and being recorded in Plat Book 71, Page 255-258, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. The property lies above the 2200' contour and is subject to the rules and regulations of the

is subject to the rules and regulations of the Mountain Protection Act.

The property is conveyed with and subject to the road easement as shown on aforesaid

The property is conveyed subject to the Dec-

Interproperty is conveyed subject to the Dec-laration of Covenants, Restrictions, Property Owners Association and Limitations for High-land Park Subdivision as recorded in Deed Book 1110, Pages 343-364, Union County, Georgia records, the First Amendment to the Declaration of Covenants, Restrictions, Prop-oth Owners Association and Limitations and Statement

Declaration of Covenants, Restrictions, Prop-erty Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1141, Pages 235-237, Union County, Georgia records and the Second Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1152, Pages 567-569, Union County, Georgia records.

Georgia records. The property is conveyed subject to the set-backs, easements and all matters shown on

aforesaid Plat.

aforesaid Plat. The property is being conveyed subject to all easements, covenants, restrictions, agree-ments, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property. This Deed is given subject to all easements and restrictions of record, if any. The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paving the

sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect at-torneys' 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, encumbrances, zoning ordinances, restrictions, covenants, and astrea discess discussion the Commit

and matters of record superior to the Security

To the best knowledge and belief of Grantee, the above described property is in the pos-session of Robinson V. Aguado, or a tenant or tenants, and will be sold subject to the

ments, if any. Lakewood Capital Group, LLC As Attorney in Fact for

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Robinson Aguado, Jr. ("Grantor") to Lakewood Capital Group, LLC ("Grantee"), dated August 26, 2019, recorded November 22, 2019, in Deed Book 1174, Page 135-141, Union County, Georgia Records, said Security Deed being given to se-cure a Note of even date in the original princi-pal amount of Ninety Thousand Nine Hundred

cure a Note of even date in the original princi-pal amount of Ninety Thousand Nine Hundred Thirty and 00/100 (\$90,930.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and condi-tions of the aforesaid deed to secure debt and the laws in such cases made and provided for.

Robinson V. Aguado 07/08/20; 07/15/20 07/22/20; 07/29/20

N(Jul8,15,22,29)

NOTICE OF SALE UNDER POWER

property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 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 faving 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, encumbrances, zoning ordinances, restrictions, covenants,

zoning ordinances, restrictions, covenants and matters of record superior to the Security and matters of record superior to the Security Deed first set out above. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accor-dance 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: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. To the hest knowledge and helief of the under-

To the best knowledge and belief of the under-

signed, the party in possession of the property is Virginia K Cahoon or a tenant or tenants and said property is more commonly known as 227 Seminole Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the US Bankrupter (Code and (2)) to final con-

the U.S. Bankruptcy Code and (2) to final con-

the U.S. Bankruptcy Lode and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Lakeview Loan Servicing, LLC as Attorney in Fact for Virginia & Cahoon McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Beauvall C 20075

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A" Permanent Parcel No.: 024 035 A06 All that tract or parcel of lying and being in Land Lot 18, 7th District, 1st Section, Union County, Georgia, containing 0.835 acre, and being shown as Lot Six (6) of Seminole Ridge Subdivision on a plat of survey by Rochester & Associates, Inc., RS#2298, dated April 7, 2004 and recorded in Plat Book 54, 122, Union County Records, which description on said plat

2004 and records, which description on said plat is hereby incorporated by reference and made a part hereof. Reference is also made to Affidavits recorded at Deed Book 742, page 531 and Deed Book 743, page 476 Union County Records.

NOTICE OF SALE UNDER 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 DENNIS MANUEL LOPEZ AND LINDA J LOPEZ to MORTGAGE ELECTRONIC REGISTRATION SYS-TEMS, INC. ("MERS") AS NOMINEE FOR HOME-STAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS dated 02/02/016 and Reacted of

STAN FINANCIAL CONF., ITS SOCCESSONS AND ASSIGNS, dated 07/06/2016, and Recorded on 07/07/2016 as Book No. 1042 and Page No. 487, UNION County, Georgia records, as last as-signed to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of acute of the in the original articipal encount of

of even date in the original principal amount of \$113,423.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in Au-

legal hours of sale on the first Tuesday in Au-gust, 2020, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, GEORGIA AND BEING LOT 10-A OF NOTTLEY BEND SUBDIVI-SION, CONTAINING 0.525 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES INC DATED FEBRU-ARY 4, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 105, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

MR/bdr 8/4/20 Our file no. 5846520 - FT5

N(Jul8,15,22,29)

payment to the Personal Re This 10th day of July, 2020. By: Maria Todd Price 4475 Wimberly Way Cumming, GA 30028 Phillip M. Todd 131 Liberty Church Ln. Blairsville, GA 30512 N(Jul15,22,29,Aug5)

#### STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Joseph James Marko Jr., All debtors and creditors of the estate of Jo-seph James Marko Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order for judi-cial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 10th day of July, 2020. By: Susan Marie Schuster 203 N. Esplanade Alpharetta, GA 30009 N(wH152,28,Augs)

### IN THE PROBATE COURT

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF KEITH HOWARD SCHOENFELDT, DECEASED ESTATE NO. 20-65

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Lee D. Schoenfeldt has petitioned to be ap-pointed Administrator of the estate of Keith Howard Schoenfeldt, deceased, of said County, political Administrator of the estate of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition, not with-standing the order for judicial state of emergency, must be in writing, setting forth the grounds of any such objec-tions, and must be filed with the court on or before August 3, 2020. All pleadings/objections must be signed before a notary public or be-fore a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the fol-lowing address/telephone number for the re-quired 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.

be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthoura St. Sta 8 65 Courthouse St., Ste. 8 Blairsville. GA 30512 (706) 439-6006 N(Jul8,15,22,29)

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

STATE OF GEORGIA COUNTY OF UNION The undersigned does hereby certify that Ans-ley Atlanta Real Estate, LLC is conducting a business as Ansley Atlanta Real Estate in the City of Blairsville and the County of Union in the State of Georgia under the name of Ansley Real Estate and that the nature of the business is Real Estate Brokerage Services and that the names and addresses of the persons, firms, or partnership owning and carrving on said trade partnership owning and carrying on said trade or business are Chris Burell, 3035 Peachtree Road, Suite 202, Atlanta, GA 30305. Chris Burell Principal Broker N(Jul15,22)

#### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

NATE to Vame Change of Randy Lee Maarref, Petitioner Civil Action Case Number: 20-CV-175-JP NOTICE OF PETITION TO CHANGE NAME OF ADULT

ADULT Randy Lee Maarref filed a petition in the Union County Superior Court on July 16, 2020, to change the name from: Randy Lee Maarref to Randy Lee Amerson Jr. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: 7/16/20 Randy Lee Maarref 1163 Old Gumlog Road

N(Jul22,29,Aug5,12)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitio

A TRACT OF LAND IN LAND LOT 101 10th DIS-A TRACT OF LAND IN LAND LOT 101 10th DIS-TRICT, 1st SECTION OF UNION COUNTY, GEOR-GIA, BEING 1.14 ACRES; AND AS THEIR RESPEC-TIVE INTERESTS MAY APPEAR: JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLA-LOCK, AND ALL OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.

Respondents. Civil Action No. 17-CV-266-SG Civil Action No. 17-CV-266-SG NOTICE OF SUMMONS TO: JO M. BAGWELL, ESTATE OF JO M. BAG-WELL, HEIRS KNOWN OR UNKNOWN PRESENT WHEREABOUTS UNKNOWN TO: WESLEY T. WINGO, ESTATE OF WESLEY T. WINGO, HEIRS KNOWN OR UNKNOWN PRESENT WHEREABOUTS UNKNOWN A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superi-or Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on August 10, 2017, as to the following property:

or Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on August 10, 2017, as to the following property: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of sur-vey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property Subject to the right of ingress and egress. As described in Deed Book 163, page 569, Union County, Georgia Records. Further de-scribed as Map & Parcel 057094. You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response with-in thirty (30) days of the Order for Publication entered by the Court on July 9, 2020. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose ad-dress is 80 Town Square, P.0. Box 923, Blairs-ville, Georgia, an answer to the Petition. wille, Georgia, an answer to the Petition. Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020. Honorable Judy Odom Clerk of Union County Superior Court N(Jul22,29,Aug5,12)

Honorable Judy Odom **Clerk of Union County Superior Court** N(Jul22,29,Aug5,12)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA James E. Taylor, Plaintiff

Civil Action No.: 20-CV-166-BL NOTICE OF SUMMONS - SERVICE BY PUBLICA-

#### TO: Elizabeth A. Taylor,

TO: Elizabeth A. Taylor, defendant named above: You are hereby notified that the above-styled action seeking complaint for divorce was filed against you in said court on July 8, 2020 and that by reason of an order for service of sum-mons by publication entered by the court on July 8, 2020 you are hereby commanded and required to file with the clerk of said court and serve upon James Taylor, plaintiff, whose address is 345 Young Harris Street, Unit 2776, Blairsville, GA 30512 an answer to the com-plaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint. Witness the Honorable T. Buckley Levins, Judge of said Court This the 8 day of July, 2020 Judy L Odom Judy L. Odom **Clerk of Superior Court** N(Jul15,22,29,Aug5

# IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA In: Re the Name Change of:

In: Re the Name Change of: Deanne Marie Branden, Petitioner Civil Action Case Number: 2020CV159BL NOTICE OF PETITION TO CHANGE NAME OF ADULT Deanne Marie Branden filed a petition in the Union County Superior Court on July 6, 2020, to change the name from Deanne Marie Branden to Deanne Marie Hanshew. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: 7/6/2020 Dated: 7/6/2020 Deanne Marie Branden 1978 Jones Creek Road Blairsville, GA 30512 N(Jul15,22,29,Aug5)

AS SHOWN ON THE APORESAID PLAT. THE PROPERTY IS CONVEVED WITH THE WA-TER RIGHTS TO THE WELL ON LOT 10B AS RE-CORDED IN DEED BOOK 171, PAGE 660, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE MATTERS

COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE WATER RIGHTS TO THE WELL SERVICING LOT 10A AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 122, PAGE 357, UNION COUNTY, GEORGIA RE-CORDS.

THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 125, PAGE 381 UNION COUNTY, GEORGIA RECORDS.

381 UNION COUNTY, GEURGIA RECORDS. THE GRANTER ARANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE SUBJECT PROP-ERTY OVER THE SUBDIVISION ROADS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the general of all payments of the to Secure Dent. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC, 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, PENNYMAC LOAN SER-VICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is, not required to amend or modify the terms 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 pos-session of the subject property known as 331 HORNADAY RD, BLAIRSVILLE, GEORGIA 30512 is/are: DENNIS MANUEL LOPEZ AND LINDA J LOPEZ or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters 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 or-dinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the scale is nut prohibited etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS MANUEL LOPEZ AND LINDA J LOPEZ. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT.

the laws in such cases made and provided for,

there will be sold by the undersigned at public

there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union Coun-ty, Georgia, within the legal hours of sale on the first fuesday in August, 2020, the following described real property to wit: All that tract or parcel of land lying and being in Land Lot 280, 281, 296 & 297, 9th District, 1st Section, Union County, Georgia and being Lot One Hundred Twenty-One (121) of Highland Park Subdivision, Phase III, containing 3.70 acres, more or less, as shown on the Final Plat for Highland Park, Phase III, by Blue Ridge Mountain Surveying, Inc. dated 5/31/19 last revised 07/18/19, and being recorded in Plat Book 71, Page 221-224, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. The property is conveyed with and subject to the road easement as shown on aforesaid Plat.

The property is conveyed subject to the Dec-laration of Covenants, Restrictions, Property Owners Association and Limitations for High-Uwners Association and Limitations for High-land Park Subdivision as recorded in Deed Book 1110, Pages 343-364, Union County, Georgia records, the First Amendment to the Declaration of Covenants, Restrictions, Prop-erty Owners Association and Limitations for erry uwners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1141, Pages 235-237, Union County, Georgia records and the Second Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1152, Pages 567-569, Union County, Georgia records. Georgia records

The property is conveyed subject to the set-backs, easements and all matters shown on

The property is conveyed subject to the set-backs, easements and all matters shown on aforesaid Plat. The property is being conveyed subject to all easements, covenants, restrictions, agree-ments, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property. This Deed is given subject to all easements and restrictions of record, if any. The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect at-torneys' 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-orty any accurate survey and inspection of the prop-

any initiaters writer inight be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of Grantee, the above described temperative in the peop.

the above described property is in the pos-session of Robinson Aguado, Jr., or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. Lakewood Capital Group, LLC As Attorney in

Fact for Robinson Aguado, Jr. 07/08/20; 07/15/20 07/22/20; 07/29/20 N(Jul8,15,22,29)

AS A DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000008741712 BAR-RETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Beit Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.