North Georgia News

Legal Notices for September 5, 2018

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Genarold DeLoach,
All debtors and creditors of the estate of
Genarold DeLoach, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s). tate are required to make immedia to the Personal Representative(s). This 10th day of August, 2018. By: Sandra M. Entwistle 97 Colonsay Trace Blairsville, GA 30512

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Minnie C. Stoutamire,
All debtors and creditors of the estate of Min-All debtors and creditors of the estate of Minnie C. Stoutamire, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 10th day of August, 2018.

By: Clyde Gerald Stoutamire
41 Doe Ln.
Blairsville, GA 30512
N/August, 258, Septs. 1218

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Catherine M. Sawyer,
All debtors and creditors of the estate of Catherine M. Sawyer, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Decease Representative(s). tate are required to make immedia to the Personal Representative(s). This 10th day of August, 2018. By: Timothy J. Timan 121 Hibiscus Rd. Edgewater, FL 32141

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Ronald A. Ellingsworth, All debtors and creditors of the estate of Ron-All debtors and creditors of the estate of Kon-ald A. Ellingsworth, 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 Deceased Representative(s).

tate are required to flake immentation to the Personal Representative(s). This 10th day of August, 2018. By: Ronald A. Ellingsworth 2514 3rd St. Vero Beach, FL 32962 N(Aug22,29,Sept5,12)B

STATE OF GEORGIA

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Anna M. Martin,
All debtors and creditors of the estate of Anna
M. Martin, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s)

tate are required to make immedit to the Personal Representative(s). This 10th day of August, 2018. By: Michelle Ingram PO Box 1026 Blairsville, GA 30514 Valerie Dyer 36 Morning Dove Ln. Young Harris, GA 30582 NAVAU2228

STATE OF GEORGIA UNION COUNTY

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty Jeanne Barlow,
All debtors and creditors of the estate of
Betty Jeanne Barlow, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 10th day of August, 2018.
By: John Randall Curry
298 Black Jack Cove Rd.
Westminster, SC 29693
Lisa Dianne Heffner

Lisa Dianne Heffner 968 Mill Bend Dr. Lawrenceville, GA 30044 STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Herbert Leon Burns,
All debtors and creditors of the estate of
Herbert Leon Burns, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 10th day of August, 2018.

By: Sandra Burns Vanostrand 3422 Ace Ln. Dover, FL 33527 STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Raymond L. Doucette,
All debtors and creditors of the estate of Ray-

All debtors and creditors of the estate of Kay-mond L. Doucette, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment tate are required to flake minerals to the Personal Representative(s). This 10th day of August, 2018. By: Nancy Trepagnier PO Box 26423 Colorado Springs, CO 80936 N(Augu22,29,Sept5,12)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elaine Fountain Ellingsworth,
All debtors and creditors of the estate of Elaine
Fountain Ellingsworth, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). to the Personal Representative This 10th day of August, 2018. By: Ronald A. Ellingsworth 2514 3rd St. Vero Beach, FL 32962

N(Aug22,29,Sept5,12)B NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate Club 66 Veterans and Associates, Inc. have been delivered to the Secretary of State for filing in accordance with the Recary of State for himly in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 57 Sears Way, Blairsville, GA 30512 and its initial registered agent at such address is Richard Sarrell II.

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

ESTATE NO. 18-128

NOTICE
IN RE: The Petition to Probate Will in Solemn
Form and for Letters of Administration with
Will Annexed in the above-referenced estate having been duly filed, TO: Unknown Heirs

IU: Unknown Heirs
This is to notify you to file objection, if there
is any, to the Petition to Probate Will in Solemn Form, in this Court on or before October
1, 2018.
BE NOTIFIED FURTHER: All objections to the

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact Probate Court personnel for the required amount of filing fees if any objections are and the route to 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

Light of the Debete Court 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

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF (For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF CHARLES EDWARD HEERY JR.
FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF CHARLES EDWARD HEERY SR., DECEASED.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and fling fees must be tendered with your pleadings/ objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Probate Judge

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

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Florence Lee Winkler,
All debtors and creditors of the estate of Florence Lee Winkler, 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

nepresentative(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 August, 2018. By: Susie Winkler PO Box 347

James Haul Davis a/k/a James Hall Davis, DECEASED ESTATE NO. 18-125 PETITION FOR LETTERS OF ADMINISTRATION

Young Harris, GA 30582 N(Sept5,12,19,26)B

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

Dwain Brackett

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

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
MICHELLE DIANE MARION, DECEASED

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Catherine D. Marion has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Michelle Diane Marion, deceased, 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 must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before September 24, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be

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

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Richard F. Schuldes,
All debtors and creditors of the estate of
Richard F. Schuldes, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s)

to the Personal Representative(s).

This 21st day of August, 2018.
By: Derek Matthew Schuldes
170 Fountain Oaks Dr.

hearing.
Dwain Brackett
PROBATE JUDGE

By: Kristin Stanley PROBATE CLERK

N(Aug29,Sept5,12,19)B **STATE OF GEORGIA**

65 Courthouse St., Ste. 8 Blairsville, GA 30512

NOTICE TO DESTORS AND CREDITORS
RE: Estate of Willis A. Hughes,
All debtors and creditors of the estate of Willis A. Hughes, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 21st day of August, 2018.
By: Anthony Brian Hughes
2780 US Hwy 80 W.
Garden City, GA 31408
NAWAZ9.Septi5.12.1918

(706)439-6006

Thomas R. White, DECEASED **ESTATE NO. 18-121** OF CHARLES EUWARD HEERY SK., DECEASED. To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 17, 2018.

BE NOTIFIED FURTHER: All objections to the PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
John A. White has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Thomas R. White, deceased, 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 must be in writing. setting forth the grounds of any such ob-All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before September 10, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. tion may be granted without a hearing. Dwain Brackett

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

PUBLIC NOTICE SPECIAL USE PERMIT AND VARIANCE APPLICATION

AND VARIANCE APPLICATION
The Union County Commissioner will hold a Public Hearing on Thursday, September 20, 2018, at 5:00 p.m. at the Union County Courthouse, 65 Courthouse Street, Courtroom A, Blairsville, Georgia. The Commissioner will review an application by Jennifer B. Alewine, as attorney for Verizon Wireless, requesting a Special Use Permit and Variance to allow for the location of a telecommunications tower on property located at Pat Colwell Road, Parcel 037 004A of Union County, Georgia. A final decision on the Special Use Permit and Variance will be rendered at a Called Meeting on Tueswill be rendered at a Called Meeting on Tues-day, October 2, 2018 at 5:00 p.m. at the Union County Courthouse, 65 Courthouse Street, Blairsville, Georgia.

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

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Patricia Sue Hughes has petitioned (for Letters of Administration) to be appointed Administrator of the estate of James Haul Davis a/k/a James Hall Davis, 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 grounds of any such objections, and must be filed with the court on or before September 24, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

PROBATE JUDGE THIS IS AM ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Robert M. Thomas, Jr to Chase Manhattan Bank USA, N.A., dated February 25, 2004, recorded in Deed Book 514, Page 85, Union County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 1117, Page 54, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00), 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 October, 2018, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set ut above. IMMISTAC Chase coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. JPMorgan Chase Bank, National Association 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 modifie with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, 0H 43219, 800-446-8939. To the best knowledge and belief of the undersigned, the party in possession of the property is Cindy Renee Hunter Thomas or a tenant or tenants and said property is more commonly known as 1257 Murphy Hwy, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the se-curity deed. JPMorgan Chase Bank, National Association as Attorney in Fact for Robert M. Thomas, Jr 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 Land Lot 241 of the 9th District, 1st Section of Union County, Georgia. And being 0.43 acre, more or less, as per plat of survey for Robert M. Thomas, Jr. by M.E. Richards, Union County Surveyor, dated 1/22/87 and recorded in Plat Book S, Page 138, 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 bereby conveyed MR/mno 10/2/18 Dur file no.

hereby conveyed MR/mno 10/2/18 Our file no

COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from BERTHA E. CARRYER to UNITED COMMUNITY BANK, dated November 23, 2010, recorded December 22, 2010, in Deed Book 853, Page 540, Union County, Georgia records, said Security Deed being given to secure a Note from BERTHA E. CARRYER dated November 23, 2010, in the original principal amount of Twenty Seven Thousand Two Hundred Eight and 01/100 (\$27,208.01) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours

bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in October, 2018, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 244, of Union County, Georgia, containing 0.750 acre more or less, and being further identified as Lot 11, of Fernbrook Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated July 30, 1997, and recorded in Union County, Georgia records in Plat Book 40, at Page 184. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.

conveyed property.

Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads, for ingress and egress to the above described

easement for the use of the subdivision roads, for ingress and egress to the above described property. Included herewith is 2001 Fleetwood Meadowbrook Mobile Home, VIN #TNFL127A/B24157MB12.

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

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, 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 the undersigned, the party in possession of the property is BERTHA E. CARRYER or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for BERTHA E. CARRYER L. Lou Allen Stites & Harbison, PLLC 520 West Main Street

L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-181828
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
NISARET 3/2 0878

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Timothy Gavin and Lori Gavin aka Lori A. Gavin to Mortgage Electronic Registration Systems, Inc. as a nominee for Bank of England dated 11/15/2016 and recorded in Deed Book 1055 Page 663 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original orincipal amount of or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$142,373.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 02, 2018 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 124, 8th District, 1st Section, Union County, Georgia, being Lot 23, containing 1.11 acres, more or less, of the Notla Vista, Il Subdivision, as per plat of survey by Jack Stanley, Union County, Surveyor, dated April 1984 and recorded in Plat Book P, Page 14, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof. The property is subject to all matters as shown on the aforesaid plat. The property is subject to the Covenants and Restrictions as recorded in Deed Book 133, Pages 456-458, Union County, Georgia Records.

The property is subject to a Flowage Easement as recorded in Deed Book FF Pages 358-361.

The property is subject to a Flowage Easement as recorded in Deed Book EE, Pages 358-361,

as recorded in Deed Book EE, Pages 358-361, Union County, Georgia. Grantor hereby grants and conveys to grantee the right of access in and to the waters of Lake Nottley over and across that portion of the flowage easement in favor of the United Stated of America, from Mary Poteete Davenport to the United States of America dated December 22, 1941, recorded in Deed Book EE, Page 358, which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottely being non-exclusive and subject to the rights of others to use the same.

exclusive and subject to the rights of others to use the same. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 260 Notla Vista II, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin aka Lori A. Gavin or tenant or tenants.

tenants.
PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361
1-866-549-3583

1-866-549-3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. PennyMac Loan Services, LLC as agent and Attorney in Fact for Timothy Gavin and Lori Gavin torney in Fact for Timothy Gavin and Lori Gavin

torney in Fact for Timotiny Gavin and Lori Gavin aka Lori A. Gavin Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637. 1120-22005A

1120-22005A
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE. 1120-22005A