North Georgia News

NOTICE

All creditors of the estate of JoeAnne Hutchin-son, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Reqpres-tative. This 8th day of July, 2024. BY: Patrick Milton Hutchinson 2309 Balboa Rd. Austin, TX 78733 N(Jul17.24,31,Aug7)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lucien Gerard Rousseau All creditors of the estate of Lucien Gerard Rousseau, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required the marks immediate summark to the Demanda to make immediate payment to the Personal Rer esentative

- This 11th day of July, 2024. BY: Elizabeth R. Wagner, Personal Representative 1690 Stone Village Lane, NW, Suite 322 Kennesaw GA 30152 ATTORNEY: Erika K. Orcutt 1690 Stone Village Lane, NW, Suite 322 Kennesaw, GA 30152
- N(Jul17,24,31,Aug7)

NOTICE

NUTCE The undesigned hereby certifies that it is con-ducting a business in the Blairsville, County of Union, State of Georgia, under the name: RVB Storage GA and that the nature of the business is Real estate/business investment and that said business is composed of the following U.C. LLC:

Brearey Highway Operations LLC 351 E Conestoga Road, Suite 207 Wayne, PA 19087 N(Jul31,Aug7)

NOTICE

Notice is given that articles of incorporation that will incorporate Honey Do Home Services, Inc have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 138 McCombs Dr, Blairsville, GA 30512 and its initial registered agent at such address is Joseph Goble N(Jul31,Aug7)

NOTICE OF 2nd DUI CONVICTION UNION COUNTY PROBATE COURT CONVICTED PERSON

Colton Luke Hampton

OFFENSE DATE

OFFENSE DATE 1/12/2024 OFFENSE LOCATION Murphy Hwy/lvy Log Rd (Blairsville, GA)

CASE DISPOSITION

CASE DISPOSITION \$1690.00 fine, 12 Months Probation, 30 Days of Community Service, 10 days in county jail to be completed within 6 months, Submit to Clinical Evaluation & any treatment deemed necessary, Risk Reduction School (OUI) program), Surren-der Driver's License, Surrender license plates, Interlock ignition device, Submit \$ 25.00 photo publication fee, 4th amendment waiver, NO alcohol or drugs, Pre-clear RX's, Specimen admissibility/Records release, TVIP, SCRAM Alcohol Monitoring device for 90 days after completion of jail time NGMIST)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF JACOB ISAIAH LYNCH,

DACOB ISAIAN LINCH, DECEASED ESTATE NO. 2024-99 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-DODD

PORT

PORT The petition of Christina Lynch, for a year's support from the estate of Jacob Isaiah Lynch, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they howe by Jordone as or before during the have, by 10:00 a.m. on or before August 5 2024, why scale petition 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 the time stated in the proceeding sentence. All objections should be sworn to before a notary multie or before a previous courted, and fil bulccounts should be swonn to before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later det large being more filed the not

a later date. If no objections are filed, the peti-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 N(Jul10.17.24.31)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

NOTICE OF INTENTION

For WRITE-IN CANDIDACY I, Laurie Yvonne Benson, hereby give notice that I intend to be a Write-in candidate for the office of: Country Coroner in the General or Special Election to be held on the 5th day of November, 2024; and I would like wy name to appear on the Certified List of Write-In Candi-dates as: Laurie Yvonne Benson that I am can-didate is eligible to hold such office and that my address is: 75 Bonnie Ln Vision County, District 51, 7 Years in District and that I am qualified to vote in the said elec-

Signed Laurie Yvonne Benson Dated 7/12/24 N(Jul17,24,31)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Mona Lee Hackney All creditors of the estate of Mona Lee Hack-An creation of the estate of whole deep hack-ney, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative This 5th day of July, 2024. BY: Robert William Hisey 131 Fifth Street Clyo, GA 31303

N(Jul10,17,24,31)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John Joseph Mahon All creditors of the estate of John Joseph Ma-hon, deceased, late of Union County, Georgia, are hereby notified to render in their demand to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative. This 5th day of July, 2024.

BY: Patricia Ann Gordon 82 Rushing Water Drive Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Jul10,17,24,31)

NOTICE

NOTICE The undersigned hereby certify that they are conducting a business in the City of Blairsville, County of Union, State of Georgia under the name of Peachtree Pest Control Co., Inc., and that the nature of the business is pest control services, and that said business is composed of the following partnership: Pestban LLC, 248-A Arnold Mill Rd., Woodstock, GA 30188. N(Jul24,31)

PUBLIC NOTICE FOR ROAD ABANDONMENT OF OLD IVYLOG ROAD Whereas, the Commissioner of Union County, Georgia has determined that Old Ivylog Road has ceased to be used by the public to the extent that no substantial public purpose is served by said road; and Whereas, Georgia Code requires that notice of such determination be published in the local legal organ once a week for a period of two (2) weeks; (2) weeks;

NOW, THEREFORE, this is NOTICE of the forego Now, Interprot, this is NUILE of the torego-ing determination that all that portion of the old county road referred to as Old Ivylog Road shown as the tract totaling 0.55 acres, more or less, shown and described on the Plat of Survey completed by Cleveland and Cox Land Surveying, LLC and recorded in Plat Book 74 Page 164 on October 5, 2023 in the office of the Clerk of Superior Court of Union County, Georgia. The only portion of roadway subject to this abandonment is the portion of road that is located to the west and southeastern direc-tion of the Darge Man Bandway Subject to not fax Map Parcel Number 052 027 and to the east of Tax Map Parcel Number 052 027 and to the east of Tax Map Parcel Number 052 026. Maps and survey are also on file in the office of the Union County Commissioner located at 65 Courthouse Street, Suite 1, Blairsville, GA 30512 and may be reviewed along with any information by contacting Jennifer Mahan or Renee Deibert at 706-439-6000 or via email at ucexec@uniongov.com or renee@uniongov. com. N(Jul24.31)

PUBLIC NOTICE FOR ROAD ABANDONMENT

POBLIC NOTICE FOR ROAD ABANDONMENT OF OLD LOWS MILL ROAD Whereas, the Commissioner of Union County, Georgia has determined that Old Lows Mill Road has ceased to be used by the public to the extent that no substantial public purpose

is served by said road; and Whereas, Georgia Code requires that notice of such determination be published in the local legal organ once a week for a period of two

(2) weeks; NOW, THEREFORE, this is NOTICE of the forego-NOW, THEREFORE, this is NOTICE of the forego-ing determination that all that portion of the old country road referred to as 01d Lows Mill Road labeled as Tract 1 totaling 0.27 acres, more or less, shown and described on the Plat of Survey completed by Cleveland and Cox Land Surveying, LLC and recorded in Plat Book 74 Page 383 on June 18, 2024 in the office of the Clerk of Superior Court of Union County, Georgia. The only portion of roadway subject to this abandonment is the portion of road that is located between Tax Map Parcel Number 055 013. Maps and survey are also on file in the office Maps and survey are also on file in the office

Legal Notices for July 31, 2024

NOTICE TO DEBTORS AND CREDITORS NR RE: ESTATE OF Carol Ann Watson All creditors of the estate of Carol Ann Watson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 26th day of July, 2024. BY: Deborah Leigh Greenfield 2005 hut an Bood 2985 Ivy Log Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

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

N(Jul31,Aug7,14,21)

V. A TRACT OF LAND IN LAND LOT 217, 9th DIS-TRICT, 1st SECTION OF UNION COUNTY, GEOR-GIA, BEING 1.00 ACRE; AND AS THEIR RESPEC-TIVE INTERESTS MAY APPEAR: JOHN YEEND, AS TRUSTEE OF THE NANCY N. WHATHERS RE-VOCABLE TRUST A/K/A NANCY N. WEATHERS-VOCABLE TRUST A/K/A NANCY N. WEATHERS-MATHERS TRUST DATED OCTOBER 29, 1989, HEIRS OF NANCY N. WEATHERS-MATHERS, KNOWN OR UNKNOWN, ESTATE OF JOHN YEEND BY AND THROUGH ITS DULY QUALIFIED EX-ECUTOR, SEBASTIAN YEEND, HEIRS OF JOHN YEEND, KNOWN OR UNKNOWN ALLYSSA BENE-FIELD, BRYCE CARTER, TRACY CARTER, MAL-LORY VANGYZEN, BEVERLY JONES, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY. PROPERTY.

PROPERTY, Respondents. Civil Action No. 22-CV-115-JP NOTICE OF SUMMONS TO: JOHN YEEND, AS SUCCESSOR TRUSTEE OF THE NANCY N. MATHERS-WEATHERS REVOCA-BLE TRUST, SEBASTIAN YEEND, AS EXECUTOR OF THE ESTATE OF JOHN YEEND Last Known Address: 2365 South Congress Av-enue, Palm Springs, FL 33406 ALYSSA BENEFIELD Last Known Address: 41 Country Hill Road,

Last Known Address: 41 Country Hill Road, Loudon, NH 03307

Last Known Address: 41 Country Hin Road, Loudon, NH 03307 TRACY CARTER Last Known Address: 18 2nd Street, Mont Ver-non, NH 03057-1713 BRYCE CARTER Last Known Address: c/o Tracy Carter, 18 2nd Street, Mont Vernon, NH 03057-1713 MALLORY VANGYZEN Last Known Address: 155 Stoney Brook Rd., Newbury, NH 03255 BEVERLY JONES ALL PERSONS OR PARTIES, KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 217 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as Georgia, being more particularly described as follows:

All and only that parcel of land designated as Tax Parcel 022 065 A16, lying and being in Land Lot 217 of the 9th Land District, 1st Sec-

Land Lot 217 of the 9th Land District, 1st Sec-tion, Union County, Georgia, containing 1.00 acre, more or less, being Lot 16, shown in Plat Book U, Page 277, and being a portion of the property described in Deed Book 173, Page 380, the description contained therein being incorporated herein by this reference. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on April 26, 2022, and that by reason of an Order for Service by Publication entered by the Court on July 2, 2024, you are hereby commanded and required to file with the clerk of said Court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose iel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).

Witness the Honorable Joy R. Parks, Judge of

said Court. This

Judy L. Odom Clerk of Superior Court, Union County N(Jul31,Aug7,14,21)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF HARRIETT E. CIANCI

DECEASED

ESTATE NO. 2024-107 PETITION BY PERSONAL REPRESENTATIVE FOR **OF BOND AND/OR GRANT OF CERTAIN POWERS**

NOTICE Brittni Fichetola has/have petitioned for Brittini Fichetola has/have petitioned for waiver of reports and waiver of statements in regard to the above estate. All interested per-sons 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 Au-report 28 e024

Busic Delined with the Court on or before Au-gust 26, 2024. 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 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 hearin Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jul31,Aug7,14,21)

IN THE PROBATE COURT STATE OF GEORGIA IN RE: ESTATE OF STEVEN CLARKE GOINES, DECEASED ESTATE NU. 2024-102 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

PORT The petition of Stana T. Goines, for a year's support from the estate of Steven Clarke Goines, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before Au-gust 19, 2024, why said petition should not be orranted

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 the time stated in the proceeding 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 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 pet-tion may be granted without a hearing. granted. tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE

y: Kristin Stanley
ROBATE CLERK
5 Courthouse St., Ste. 8
airsville, GA 30512
06) 439-6006
Jul24,31,Aug7,14)

IN THE SUPERIOR COURT FOR THE COUNTY OF UNION STATE OF GEORGIA KAMILA PANFILAU, PLAINTIFF, VS. ANDREI PANFILAU,

DEFENDANT. CIVIL ACTION

CIVIL ACTION FILE NO. 2024-SU-CV-141 NOTICE OF PUBLICATION TO: ANDREI PANFILAU By Order for Service of Publication dated 11th day of July, 2024, you are hereby notified that on the 6th day of May, 2024, the Plaintiff filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court of Union County, Georgia, and to serve upon the Plaintiff's counsel at this ad-dress, Law Office of Sarah K. Owensby, 3830 East First Street, Suite B, Blue Ridge, Georgia 30513, an answer to the Complaint for Divorce within sixty (60) days of the date of the first publication of notice.

Judge of this Court. This 16th day of July, 2024.

Judy Odom Clerk, Superior Court of Union County

N(Jul24,31,Aug7,14) NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jeffrey Allen Kovach All creditors of the estate of Jeffrey Allen Ko-vach, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Repre-sentative.

sentative. This 19th day of July, 2024. BY: David George Kovach 9233 E Neville Ave., Apt. 1096 Mesa, AZ 85209 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514 N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS

NRE: ESTATE OF Lucille M. Daniel All creditors of the estate of Lucille M. Daniel, deceased, late of Union County, Georgia, are hereby notified to render in their demands to nereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 19th day of July, 2024. BY: Renee Annette Branyon, Co-Administrator 700 Honeon Bd 790 Henson Rd. Blairsville, GA 30512 Blarsville, GA 30512 Mary Faye Fortenberry, Co-Administrator PO Box 135 Blairsville, GA 30514 ATTORNEY: Lawrence S. Sorgen PO Box 67 PO Box 67 Hiawassee, GA 30546 N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Larry Lamar Daniel a/k/a Robert Larry Daniel All creditors of the estate of Larry Lamar Dan-iel a/k/a Robert Larry Daniel, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned concertions to low and call percence indebtad te according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representatives. This 19th day of July 2024.

BY: Renee Annette Branyon, Co-Administrator

NOTICE TO DEBTORS AND CREDITORS NUTICE TO DEFINITION AND CREDITIONS IN RE: ESTATE OF Renee Arlene Satterfield All creditors of the estate of Renee Arlene Satterfield, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal

Representative. This 12th day of July, 2024. BY: Patricia Gaile Buice a/k/a Gaile Buice 207 Runaway Road Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

N(Jul17,24,31,Aug7) NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Terry Alan Crutcher All creditors of the estate of Terry Alan Crutcher. deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 12th day of July, 2024. BY: Kristin Henry 6588 Bluebird Drive Maple Grove, MN 55369 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Jul17,24,31,Aug7)

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn E. Doucette-Shultz and Troy R. Shultz to Mort-gage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation (the Secured Creditor), dated November 23, 2009, and Recorded on December 4, 2009 as Book No. 820 and Page No. 94. Union County. Book No. 820 and Page No. 94, Union County Book No. 520 and rage No. 34, binor doubly, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,974.00, with interest at the rate specified therein, as last assigned to Nationstar Mortgage, LLC by as-signment that is or to be recorded in the Union Signifient that is to be recorded in the online County, Georgia Records, there will be sold by the undersigned at public outcry to the high-est bidder for cash at the Union County Court-house within the legal hours of sale on the first Tuesday in September, 2024, the following decordined unpractice

Incluse Winim the legal nucles of sate of the first Tuesday in September, 2024, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, containing 1.0 acre, more or less, and being Lot #216 of Lake Not-tely Subdivision, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated April 15, 1980 and recorded in the Of-fice of the Clerk of the Superior Court of Union County, Georgia in Plat Book J, Page 110, said plat reading as follows: To reach the True Point of Beginning, start at the original land lot corner common to Land Lots 150, 151, 174 & 175; thence S 3 degrees 36 minutes W 537.7 feet to an iron pin to the True Point of Beginning; said iron pin being located in the West right-of-way line of Wayne Colvell Road; thence S 3 degrees 58 minutes E 284,9 feet; thence N 81 degrees 08 minutes M 190 Acres conven notad; mence S 3 degrees 38 minutes E 284.9 feet; thence N 81 degrees 08 minutes W 220.0 feet to an iron pin; thence N 18 degrees 50 minutes E 245.6 feet to an iron pin; thence N 81 degrees 24 minutes E 119.7 feet to the True Point of Beginning. Tax ID: 037B 097 The debt secured the solid Security Deed Leve

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. Because the debt remains in default this each will be mede for the surveyor 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). Nationstar Mortgage, LLC holds the duly en-dorsed Note and is the current assignee of the Council. Security Deed to the property. Nationstar Mort-gage, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loca

Pursuant to O.C.G.A. §44-14-162.2, Nationstar Mortgage, LLC may be contacted at: (833) 685-

Mortgage, LLC may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lew-isville, TX 75067. Please note that, pursuant to 0.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the un-dersigned, the party/parties in possession of the subject property known as 186 LAKESIDE DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. Doucette-Shultz or tenant/tenants. Said prop-erty 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 matad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions covenants, etc.

The sale will be conducted subject to (1) 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 0.C.G.A. \$9-13-17

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by RANDALL TWIGGS AND KATE C. TWIGGS to MORTGAGE

TWIGGS AND KATE C. TWIGGS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, LLC in the original principal amount of \$225,000.00 dated May 19, 2008 and record-ed in Deed Book 761, Page 706, Union County records, said Security Deed being last trans-ferred to COMPU-LINK CORPORATION D/B/A CELINK in Deed Book 1382, Page 450, 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 designated.

at such other place as lawfully designated, within the legal hours of sale, on August 06, 2024, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND DELIVE IN THE OTH DUSTRICT LAY CET CETTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION , LAND LOT 3 OF UNION COUNTY, GEORIGA, CONTAINING 0.911 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX SURVEYING, LLC, DATED MAY 7, 2008, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 57, PAGE 211. SAID PLAT IS INCOR-PORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCULSIVE PER-PETUAL EASEMENT FOR THE USE OF THE SUB-DIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.

INE ABUVE DESCRIBED PROPERTY. Said property being known as: 10337 MURPHY HWY BLAIRSVILLE, GA 30512 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are RANDALL TWIGGS AND KATE C. TWIGGS are transmich.

property is/are nanuALL initiate and nate of TWIGS or tenant(s). The debt secured by said Security Deed 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 hav-

ing been given). Said property will be sold subject to the fol-

Said property will be sold subject to the for-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 accessments lines anorumbrances run.

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. 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.

The name, address, and telephone number of

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: Compu-Link Corporation 3900 Capital City Blvd Lansing, MI 48906 1-866-654-0020 Note that nursuant to 0.C 6.A. 5.44-14-162.2

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-TOP ATTEMPTING TO COLLECT A DEPT. ANY

TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR

Robertson, Anschutz, Schneid, Crane & Part-

COMPU-LINK CORPORATION D/B/A CELINK,

as Attorney-in-Fact for RANDALL TWIGGS AND KATE C. TWIGGS

Deed.

THAT PURPOSE

ners. PLLC

N(Jul10.17.24.31)

13010 Morris Rd.

Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 24-210126 - LiV

NOTICE OF SALE UNDER POWER

THE ABOVE DESCRIBED PROPERTY.



NOTICE NUTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF ANDREA M. MARCUM FOR DIS-CHARGE AS ADMINISTRATOR OF THE ESTATE OF DARRIN DOUGLAS MADDOX, DECEASED.

To Whom it may concern: This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before August 12, 2024. BE NOTIFIED FURTHER: All objections to the patition putte be in writing cathing forth the

be NOTIFIED FORTHER: 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 the any objections are fact probate court personnel for the réquired amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court By:Kristin Stanley Cierk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

Telephone Number

IN THE PROBATE COURT OF UNION COUNTY State of Georgia In Re: Estate of Maynard R. Correll

N(Jul31)

MAYNARD R. CORRELL DECEASED ESTATE NO. 2023-155 NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF BARBARA JANE CORRELL FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF MAYNARD R. CORRELL, DECEASED. To Whom it may concern: This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before August 12, 2024.

this Court by 10:00 a.m. on or before August 12,2024. 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 granted without a hearing. Dwain Brackett Judge of the Probate Court By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8

65 Courthouse St., Suite 8 Blairsville, GA 30512

Address (706) 439-6006 Telephone Number

N(Jul31)

of the Union County Commissioner located at 65 Courthouse Street, Suite 1, Blairsville, 6A 30512 and may be reviewed along with any information by contacting Jennifer Mahan or Renee Delibert at 706-439-6000 or via email at ucexec@uniongov.com or renee@uniongov. N(Jul24,31)

NOTICE OF ENFORCEMENT OF LIEN WITHOUT JUDICIAL INTERVENTION

WITHOUT JUDICIAL INTERVENTION The contents of the listed leased space(s) located at Mission Self Storage, 323 GA-325, Blairsville, GA 30512 will be placed for Public Auction and Sale to the highest bidder to be held online at www.storageauctions.com on August 15th 2024, bidding ends at 10 AM. A \$50 refundable deposit is required on each winning bid. Units may include Furniture, An-tiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Auto-mobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction are:

are; 141. 10x15, Sarah Reardon; 176, 5x10, Tia Greer; 216, 5x10, Jerry Wood. N(Jul24.31)

NOTICE OF SALE

NOTICE OF SALE under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of mis-cellaneous goods in storage units belonging to the following: Unit #C2I Jessica phillips. Sold to the highest bidder on August 10,2024 at ten o'clock at Premier Storage Space, 1075 pat Haralson Drive, Blairsville Ga' 706.897 .5262. Tenet has the right to redeem contents prior to sale. Premier Storage Space has the right to refuse any and all bids. N(Jul24,31)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA LEE KNIGHT, in his official capacity as : TAX COMMISSIONER OF UNION COUNTY, : GEORGIA,

Petitioner

V. JOSEPH SALAMONE, Heirs at Law, known or Unknown , of Dominick Salamone, deceased, and All Parties that May Claim an interest in the EXCESS FUNDS GENERATED FROM THE MAY 2 2023 TAX SALE FOR PROPERTY LICATED AT 80 GREILING FARM VIEW, BLAIRSVILLE, GA (TAX PARCEL 073 078),

Respondents.: CIVIL ACTION NO. SUCV2024000073

NOTICE OF SUMMONS To: All unknown heirs of Joseph Salamone and all persons unknown who claim or might claim an interest in the excess funds generated from the May 2, 2023 Tax Sale for property located at 90 Greiling Farm View, Blairsville, GA 30512 (Tax Parced 072 078)

at 90 Greiling Farm View, Blairsville, GA 30512 (Tax Parcel 073 078) You are hereby notified that the above-styled action seeking to interplead excess funds gen-erated from the May 2, 2023 tax sale for prop-erty located at 90 Greiling Farm View, Blairs-ville, GA was filed against you in said court on March 13, 2024 and that by reason of an order July 25, 2024 you are hereby commanded and required to file with the clerk of said court an answer to the complaint within sixty (60) days of the date of the order for service by publi-cation.

cation. Witness the Honorable Judge of said court. This 26th day of July, 2024. Prepared by Clerk of Union County Superior Court Rebecca Kendrick Attorney for Petitioner State Bar No. 108938 PO Box 1286 Blairsville, GA 30514 706-400-5055 N(Jul31,Aug7,14,21)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF DEBRA LYNN ROGERS DECEASED

ESTATE NO. 2024-110 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE To whom it may concern: Frank James Twiggs has petitioned to be ap-pointed administrator(s) of the estate of Debra Lynn Rogers deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby rotified to chow cause why caid neithing notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before August 10 0004

August 19, 2024. BE NOTIFIED FURTHER: All objections to the BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett

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 lephone Number

N(Jul24,31,Aug7,14) IN THE PROBATE COURT OF UNION COUNTY **STATE OF GEORGIA**

IN RE: ESTATE OF NANCY C. GOOCH DECEASED

ESTATE NO. 2024-116 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE To whom it may concern: Jeffery Scott Gooch has petitioned to be ap-pointed administrator(s) of the estate of Nancy C. Gooch, deceased, of said county. (The pe-titioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before August 19, 2024. August 19, 2024

August 19, 2024. 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 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 hearin Dwain Brackett Judge of the Probate Court By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Addre (706) 439-6006 Telephone Number N(Jul24.31,Aug7.14)

790 Henson Kd. Blairsville, GA 30512 Mary Faye Fortenberry, Co-Administrator PO Box 135 Blairsville, GA 30514 ATTORNEY: Lawrence S. Sorgen PO Box 67 PO Box 67 Hiawassee, GA 30546

N(Jul24,31,Aug7,14) NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Samuel Dayton Dyer All creditors of the estate of Samuel Dayton Dyer, deceased, late of Union County, Georgia, are hereby notified to render in their demands

to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative. This 19th day of July, 2024. BY: Stacy Darin Dyer 189 Hampton Hills Lane Cleveland, GA 30528 N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESTORS AND CREDITORS IN RE: ESTATE OF Jack Richard Martin All creditors of the estate of Jack Richard Mar-tin, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate navement to the Dercent Renzel Renzel immediate payment to the Personal Representative

Sentative. This 19th day of July, 2024. BY: Jennifer M. Perkins 252 Frank Martin Road Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44B Blue Ridge Street Blairsville, GA 30512 N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Gary Moss All creditors of the estate of Michael Gary Moss, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 19th day of July, 2024. BY: Wayne Daniel Moss PO Box 392

PU Box 392 Woodstock, GA 30188 ATTORNEY: Angela Stewart DeLorme PO Box 1549 Blue Ridge, GA 30513 N(Jul24,31,Aug7,14)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF WAYNE FRANK GIORDANO DECEASED ESTATE NO. 2024-103 PETITION BY PERSONAL REPRESENTATIVE FOR

WAIVER

OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE Samuel Joseph Giordano has/have petitioned Samuer Joseph Giordano has/have perthoned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in 0.C.G.A. § 53-12-261 in regard to the above estate. All interested per-sons 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 grounde of aw such objections.

bons to the period must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before August 12, 2024. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections broud be owner to before a prefere uptilia or broud be owner to before a prefere uptilia. 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 filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Address

Address (706) 439-6006 Telephone Number N(Jul17,24,31,Aug7)

Pursuant to O.C.G.A. §9-13-172.1, which al-lows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the pre-

use status of the loan as provided in the pre-ceding paragraph. Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".

LLC". Nationstar Mortgage, LLC as Attorney in Fact for Dawn E. Doucette-Shultz and Troy R. Shultz. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 24-43253 N(Jul31,Aug7,14,21,28)

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a

UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Douglas Alan Dowdy and Sara A. Dowdy to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee WMC Mortgage Corp., its successors and assigns dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-IE1, conveying the after-described property to secure a Note in the original principal amount of \$327,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outry 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 August 6, 2024 (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 be-

Thist wednesday or said month), the following described property: All that tract or parcel of land lying and be-ing in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fif-teen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 luion County records, which describe dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which descrip-tion on said plat is hereby incorporated by ref-erence and made a part hereof. The property is subject to the road easement as shown on said plat. The property is subject to the restrictions re-corded in Deed Book 142 pages 28-31, amend-ed in Deed Book 365 page 477 Union County records.

ed in Deed Book 365 page 477 Union County records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the ouropse of paying the

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 is commonly known as 84 Sad-dle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal property at-tached to and constituting a part of said prop-erty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject property is (are): Dowdy Family Home Trust or tenants. PHH Mortgage Corporation is the entity or indi-

PHH Mortgage Corporation is the entity or indi-vidual designated, who shall have full author-ity to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington

Rd Suite 100

Ad Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute 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 re-demption of any taxing authority, (d) any matwhich hay not be or record, (c) the high or re-demption of any taxing authority, (d) any nat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. The sale will be conducted subject to (1) con-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 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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above

final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Se-ries 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A. Dowdy Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6786Å THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6786Å N(util0;17:431)

NOTICE OF SALE UNDER POWER GEORGIA, WALTON COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Geoffrey White and Stacy White, as grantors, to Dar-rell A. Smith as grantee, dated May 15, 2023, recorded in Deed Book 1348, Page 45, Union County, Georgia Records ("Security Deed"), conveying the after-described property to se-cure a Note in the original principal amount of \$36,837.50 ("Note"), 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 August, 2024, the fol-lowing 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, 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 pursuant to O.C.G.A. § 13-1-11 having been given). Said including attorney's fees (notice pursuant to 0.064, 8.13-1-11 having been given). Said O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, 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 any matters of record including, but not limited to those sumering the basenrity the 2011ing ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representa-tion, warranty or recourse against the above-named or the undersigned. Darrell A. Smith is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The person or entity that has full authority to nego-tiate, amend, and modify all terms of the mort-gage with the debtor is: Darrell A. Smith, 111 N 12th Street, Unit 1712, Tampa, FL 33602, (813) 334-3086. Note, however, that such person or entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is more commonly known as Lot 132-Northshore, Blairsville, GA 30512. Should a conflict arise between the property address and the legal Biairsville, GA 30512. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to 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. Darrell A. Smith as Attorney in Fact for Geoffrey & Stacy White; David J. Reed, Law Offices of David J. Reed, 1503 Bombay Lane, Roswell, GA 30076, davidjreed@davidjreed.com.

Exhibit A All that tract or parcel of land lying and being in Land Lot 249, 9th District, 1st Section, Union County, Georgia, being lot 132, containing 2.06 acres, more or less, as shown on a Final Plat for Northshore dated July 13, 2014 by Blue Ridge Mountain Surveying, Inc., R\$#3007, as recorded in Plat Book 66, Pages 242-243, Union County, Georgia Records, which de-scription is incorporated herein by reference and made a part hereof. The property is subject to the road easements as shown on aforesaid plat. Exhibit A

The property is subject to the road easements as shown on aforesaid plat. The property is conveyed subject to the ease-ment to Blue Ridge Mountain EMC as recorded in Deed Book 978, Pages 41-42, Union County, Georgia Records. The property is conveyed subject to the Dec-laration of Covenants, Restrictions, Property Owners Association and Limitations for North-shore as recorded in Deed Book 978, Pages 43-62, Union County, Georgia Records; as supplemented in Deed Book 981, Pages 118-120 in the aforementioned Clerk's Office; and as amended in Deed Book 981, Pages 116-117, and Deed Book 1013, Pages 699-701 and Deed Book 1293, Pages 71-72 in the aforementioned Clerk's Office.

The property is conveyed subject to the Road License Agreement as recorded in Deed Book 399, Pages 201-213 and Deed Book 432, Pages

81-82, Union County, Georgia Records. The property is conveyed subject to the Trans-mission Line Easement as recorded in Deed Book 351, Pages 49-52, Union County, Georgia Records.

The property is conveyed subject to the Right The property is conveyed subject to the high of Way Agreement as recorded in Deed Book 534, Page 82, Union County, Georgia Records. The property is conveyed subject to the Flow-age Easement as recorded in Deed Book EE, Page 544, Union County, Georgia Records, and as shown on the above referenced plat

and as shown on the above referenced part of survey. The property is conveyed subject to the min-eral/mining rights reserved in Deed Book MM, Page 37, Deed Book N, Page 590 and Deed Book Q, Page 453, Union County, Georgia Records.

cords. The property is conveyed subject to the 60' Sandy Lake Lane Access & Utility Easement as shown on aforesaid plat. The property is conveyed subject to all set-backs and others matters as shown on the offerencial webst

aforesaid plat.

Together with a non-exclusive perpetual ease-ment for ingress and egress running from Pat Colwell Road to the subject property along the ubdividing roads subdivision roads. N(Jul10.17.24.31)