# **North Georgia News**

## Legal Notices for October 18, 2017

## STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Janice Elizabeth Bond, All debtors and creditors of the estate of Janice 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). tate are required to make immedia to the Personal Representative(s). This 18th day of September, 2017. By: Diane E. Evans 162 The Forest Rd. Blue Ridge, GA 30513 N(Sept27,Oct4,11,18)E

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

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Dorothy D. Byers, All debtors and creditors of the estate of Dorothy D. Byers, 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 18th day of September, 2017. By: Donna Dyer 176 Logans Way Blairsville, GA 30512 Kenneth (Ken) W. Byers

Kenneth (Ken) W. Byers 1481 Paul Harris Rd Dallas, GA 30157 N(Sept27,0Ct4,11,18)B

### STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Suell Souther, All debtors and creditors of the estate of Suell Souther, 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 21st day of September, 2017. By: Bryan Suell Souther 5073 hy Log Rd. Young Harris, GA 30582 Rachel E. Barnes 33 Double Springs Rd. Young Harris, GA 30582 N(Sept27,0c4,11,18)8

- N(Sept27,0ct4,11,18)B

## STATE OF GEORGIA

STATE OF GEURGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Christine C. Pyshos, All debtors and creditors of the estate of An obtain a second seco tate are required to make immedi to the Personal Representative(s). This 20th day of September, 2017. By: Karen Young 36 Alder Lane Esko, MN 55733

N(Sept27,0ct4,11,18)B IN THE PROBATE COURT

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF GINA CAROL PARRAMORE, DECEASED ESTATE NO. 17-104

ESTATE NO. 17-104 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Phillip Dallas Parramore has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Gina Carol Par-Letters of Administration) to be appointed Administrator of the estate of Gina Carol Par-ramore, deceased, of said County. (The pe-titioner 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 October 23, 2017. 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. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE LERK 65 Courthouse St., Ste. 8 Baiarsville, 63 30512

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

ept27,0ct4,11,18)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF DOROTHY E. SMITH, DECEASED ESTATE NO. 17-106

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

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Nancy Sue Tinsley, All debtors and creditors of the estate of An denotes and creditors of the estate of Nancy Suc Tinsley, 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 Represent Representative(s). to the Personal Representative(s). This 26th day of September, 2017. By: Emmett J Arnold 30 Woodruff St. McDonough, GA 30253

### **STATE OF GEORGIA** UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Jack H. Kelley, All debtors and creditors of the estate of Jack

All denotors and creditors of the estate of Jack H. Kelley, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s) to the Personal Representative(s). This 28th day of September, 2017. By: Joyce Byers 326 Scrougetown Rd. Blairsville, GA 30512

N(Oct4,11,18,25)B

**STATE OF GEORGIA** 

VINION COUNTY VINION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mary Frances Murray Evans, All debtors and creditors of the estate of Mary Frances Murray Evans, deceased, late of Union County Council com bedwereitig de mander 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). The 20th day of Sextember 2017 This 29th day of September, 2017. By: Phillip Murray John Craft PO Box 817 Young Harris, GA 30582 I(Oct4,11,18,25)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA, COUNTY OF UNION The undersigned hereby certifies that it is conducting a business in the County of Union, State of Georgia under the name: Happy Trans-fer and that the type of business to be con-ducted ic money certifices business and that ducted is money services business to be con-ducted is money services business, and that said business is composed of the following: First Global Money Inc., 5733 Rickenbacker Road, Commerce, CA 90040. This affidavit is made in accordance with the Official Code of Georgia Annotated, Title 10, Chapter 1, Section 400 490.

N(Oct11.18)B

## IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF:

M.D. DOB: 08-09-2017

SEX: MALE

SEX: MALE CHILD UNDER THE AGE OF EIGHTEEN case no. 144-17j-74A NOTICE OF DEPENDENCY HEARING TO: SARA LAYTON AND GABRIEL DAVIS 10: SARA LATION AND GABRIEL DAVIS By Order for Service by Publication dated the 28th day of September, 2017, you are hereby notified that on the 31st day of August, 2017, the Union County Department of Family and Children Services, Georgia Department of Hu-man Services, field a Petition for Temporary Children Services, Georgia Department of nu-man Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is de-pendent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to 0.C.G.A.§ 15-11-39.2 on the 26th day of Oc-tober, 2017, at 1:30 p.m., at the Union County Courthouse, Blairsville, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The

disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The child shall appear personally before this Court at the provisional hearing. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 29th day of November, 2017, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appoint-ed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jererw Clough. Judge

know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 28th day of September. IN THE PROBATE COURT OF UNION COUNTY State of Georgia In RE: Estate of Jean M. Davis, deceased Estate NO. 17-114

NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed, TO: Dana Davis

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 November 13, 2017.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. All objections should be 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 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

Telephone Number (Oct18-Nov8)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Roger Allen Dyer, All debtors and creditors of the estate of Roger Allen Dyer, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said esthe law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 12th day of October, 2017. By: Pamela R. Pitts 2725 Tribble Mill Rd. Lawrenceville, GA 30045

## STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Rickey M. McIlvoy, All debtors and creditors of the estate of Rickey M. McIlvoy, 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 indebted to said ecthe law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 10th day of October, 2017. By: Kayla Renee Majors 252 Coosa Way Blairsville, GA 30512

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

MARVIN D. PRITT, JR., DECEASED

ESTATE NO. 17-115 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT The Petition of Brandy L. Pritt for a year's support from the estate of Marvin D. Pritt, Jr. Deceased, for Decedent's (Surviving Spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 13, 2017, why said Petition should not be granted. All objections to the Petition must be in writ-ing setting forth the grounds of any such

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 preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Dwain Brackett

Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Oct18-Nov8)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the power of sale con-tained in that certain Deed to Secure Debt given by Christopher A. Vaughn and Candace M. Vaughn (the "Grantor") to and in favor of Charles J. Walter Jr. and Barbara Ann Walter (the "Lender") dated October 12, 2011 and recorded on October 28 2012 in Union County, Georgia records in Deed Book 883, Pages 87-89, (the "Deed to Secure Debt"); in the original principal amount of \$254,900.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public out-cry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in November, 2017, the following described property:

sale on the first Tuesday in November, 2017, the following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land LotS 84 of Union County, Georgia, containing 1.02 acre, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated September 21, 2010, and recorded in Union County, Georgia records in Plat Book 64, Page 104. Said plat is incorporated herein by reference hereto for a full and complete description of the above described property.

described property. The debt secured by said Deed to Secure Debt As 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 re-mains in default, this sale will be made for the and been to been been been been been been the mains 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 (no-tice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CHARLES J. WALTER JR. AND BARBARA ANN WALTER 193 Coosa Valley Rd. Blarsville, GA. 30512. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject A. VAUGHN AND CANDACE M. VAUGHN or ten-ant/tenants. Said property will be sold subject A VAUGHN AND CANDACE M. VAUGHN of ten-ant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspec-tion of the property, and (c) all matters of re-cord superior to the Deed to Secure Debt first set out above including but not limited to cord superior to the beed to Secure bebt 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 sale is not prohibited un-der the U.S. Bankruptcy Code; and (2) to final confirmation and audit of the status of the loan commation 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 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 preced-ing paragraph. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOE-MANNS PC. 44R Rhus Pidre St. Reisreville GA MANNS, P.C.. 44B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142 N(Oct11,18,25,Nov1)P

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NUTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by CAROL ANN TIN-DELL to REVERSE MORTGAGE USE, INC. in the original principal amount of \$235,500.00 dated October 11, 2013 and recorded in Deed Book 958, Page 201, Union County records, said Se-curity Deed being last transferred to in Deed Book 1077, Page 156, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse Inglies bluer for cash, before the outhouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on November 07, 2017, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE STUDIED AS CONTRACTION OF UNITY OF THE AND BEING IN LAND LOTS 139 AND 100 OF THE STH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AND BEING DESIGNATED AS LOT 19 OF BEAVER RIDGE, CONTAINING 1.22 ACRES, MORE OR LESS, AND BEING MORE PARTICU-LARLY DESCRIBED ON PLAT OF SURVEY PREPARED BY ROBERT J. BREEDLOVE, OL STOORD DATED

SURVET PREPARED BT RUBERT J. BREEDLOVE, GRLS #2228 DATED SEPTEMBER 8, 2005 AND RECORDED IN PLAT BOOK 56, PAGE 336, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS IN-CORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE LEGAL DESCRIPTION

REFERENCE FOR A MORE COMPLETE LEGAL DESCRIPTION. SUBJECT TO THE DECLARATION OF, RESTRIC-TIONS BY BEAVER RIDGE AS RECORDED IN DEED BOOK 648, PAGE 219, UNION COUNTY, GEORGIA RECORDS, AS FURTHER SUPPLE-MENTED AND/OR AMENDED. GRANTOR GRANTS TO GRANTEE A NON-EXCLU-SIVE EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE PROPERTY RUNNING TO AND FROM HEDGECOCK ROAD, A COUNTY ROAD, AND THEN ALONG THE SUBDIVISION ROADS, AS SHOWN ON SAID PLAT.

ON SAID PLAT. Said property being known as: 181 BEAVER

To the best of the undersigned's knowledge, the party or parties in possession of said prop-erty is/are CAROL ANN TINDELL or tenant(s). The debt secured by said Security Deed has The dept 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 provided for in the Note and said Security Deed. The debt remaining in default, this sale will be been been the number of paying the factors and the same security been. 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 hoog eiter).

## STATE OF GEORGIA

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from ED CARNEY to UNITED COMMUNITY BANK d/b/a UNION COUN-TY BANK N/K/A UNITED COMMUNITY BANK, dated March 19, 1999, recorded March 30, 1999, in Deed Book 314, Page 553, Union Coun-ty, Georgia records, as last modified by Modi-fication of Security Deed dated March 3, 2009, recorded in Deed Book 793, page 444. Union recorded in Deed Book 793, page 444, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM ED CARNEY and JONI B. CARNEY dated March 3, 2009, in the original principal amount of Thirty nine Thousand Five Hundred Seventy Five and 00(100 (20 EFE 00) Deleas with interact ac by the underside the function of the second second

2017, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 317 of Union County, Georgia, containing 3 acres, more or less, described as follows: Beginning at a point on Hayfield Road at the Beid Corney line: thence West 110 feat to the

Reid Carney line; thence West 110 feet to the True Point of Beginning; thence North 430 feet; thence West 220 feet; thence South 450 feet; thence East 250 feet to the True Point of Be-

ginning. 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

safe 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 having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. the Security Deed first set out above

The Security Deed mist set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is ED CARNEY or a tenant or tenants. UNITED COMMUNITY BANK d/b/a UNION COUN-TY BANK N/K/A UNITED COMMUNITY BANK,

as attorney in Fact for ED CARNEY L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

THIS IO 7494A-03575 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Oct11,18,25,Nov1)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY 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 Christopher E. Spry to Mortgage Electronic Registration Systems, Inc., as nominee for United Com-munity Mortgage Services, Inc., its successors and assigns, dated March 23, 2007, recorded in Deed Book 699, Page 200, Union County, Geor-gia Records, sa last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 947, Page 518, Union County, Georgia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-ONE THOU-SAND AND 0/100 DOLLARS (\$181,000.00), with amount of ONE HUNDRED EIGHTY-ONE THOU-SAND AND 0/100 DOLLARS (\$181,000.00), 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 November, 2017, 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 posdeclared due because of, among other pos-sible events of default, failure to pay the in-debtedness as and when due and in the man-ner 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 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 declared due because of, among other pos due and payable), any matters which might be disclosed by an accurate survey and inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superi-or to the Security Deed first set out above. Na-tionstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The en-tity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019 888-850-9398x3705. To the best knowldue and payable), any matters which might be 75019 888-850-9398x3705. To the best know in possession of the property is Christopher E. Spry or a tenant or tenants and said property is more commonly known as 53 Hollow Hill Spur, Blairsville, Georgia 30512. The sale will Spui, blarksville, debigla Solz. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bank-ruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC *d/b/a* Mr. Cooper as Attorney in Fact for Christonber E. Sny, MCCalle Raymer Leibart Pierce abia Mr. Cooper as Attorney in Fact for Units-topher E. Spry McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 152 of in the 9th District, 1st Section, Land Lot 152 of Union County, Georgia, containing 0.944 acre, more or less, and being shown as Lot Three (3) of Wildwood Subdivision, on a plat of survey by Rochester & Associates, Inc., dated 2/23/98 and recorded in Union County records in Plat Book 41 Page 33, and said plat is incorporated herein, by reference hereto, for a full and com-plete description of the above property. Sub-ject to a roadway easement as shown on said plat. Subject to the restrictions recorded in Union County records in Deed Book 217 Page 55. Subject to a right of way easement to Union County, Georgia, recorded in Union County re-cords in Deed Book 161 Page 534. MR/mnoce 11/7/17 Our file no. 5330017 - FT2 N(0ct11,1825,Nov1)8 Oct11,18,25,Nov1)B

## **NOTICE OF SALE UNDER POWER.**

NUTICE OF SALE UNDER PUWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Sylvia Blocker to Mort-gage Electronic Registration Systems, Inc., as nominee for COUNTRYWIDE HOME LOANS, INC. nominee for COUNTRYWIDE HOME LOANS, INC. dated 7/31/2006 and recorded in Deed Book 659 Page 739 Union County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-32CB), conveying the after-described property to secure a Note in the original principal amount of \$ 100,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Coartie (a such other area on defined at

At public ducty to the ingines bituer 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 November 07, 2017 (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-ing in Land Lots 177 & 190, 16th District, 1st Section, Union County, Georgia, containing 2.04 acres and being shown as a portion of Lot Twenty-Six (26) of the Hoyt Alexander Subdivision, on a plat of survey by Griffin Land Surveying, Inc. RS #2503, dated 10/27/04 and recorded in Plat Book 52, page 134, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. a part hereof.

a part hereof. Also conveyed herewith is the right to use wa-ter from the well located on Lot 25, as previ-ously conveyed on the warranty deed recorded in Deed Book 89, page 185, Union County re-cords. By acceptance of this right to use water, grantees agree to pay one-third of the expense of maintenance of water pump located on said Lot 25. Lot 25.

Lot 25. Also conveyed herewith is the road right of way and easement across Lot 25 as shown on the warranty deed recorded in Deed Book 107, page 283, 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 purpose of paying

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 pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 6694 GA 180, p 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 under-signed, the party (or parties) in possession of the subject property is (are): Sylvia Blocker or tenant or tenants.

the subject property is (are). Syvia blocker of tenant or tenants. Bayview Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bayview Loan Servicing, LLC Bayview Loan Servicing, LLC

Bayview Loan Courselor 4425 Ponce De Leon Blvd 5th Floor Coral Gables, FL 33146 1.800.771.0299 Note, however, that such entity or individual is net rowined bulow to encetiche omend ex

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 mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-

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. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

Judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-32CB) as agent and Attorney in Fact for Sylvia Blocker

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637. 098-403A 1098-403A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1098-403A

N(Oct11.18.25.Nov1)B

been duly filed, TO: 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 23,

2017. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections benued he outern to before a notary upblic or should be sworn to before a notary public or before a Probate Court Clerk, and filing fees before a Probate Court Clerk, and ming tees 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 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Sept27,Oct4,11,18)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Bonnie Wilma Mote, All debtors and creditors of the estate of Bonnie Wilma Mote, deceased, late of Union

Bonnie Wilma Mote, 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 The are required to make minimulate points to the Personal Representative(s). This 27th day of September, 2017. By: Larry Edward Shuler 318 Stephens Rd. Blairsville, GA 30512 Charles Anthony Shuler 5412 Stallworth Dr. Charlets A. (28226)

Charlotte, NC 28226

N(Oct4,11,18,25)B

2017.

Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotab Judicial Circuit N(Oct11,18,25,Nov1)

### NOTICE

Announcement for GMRC Workforce Develop-Aminolitement foot dwine workforce beverip-ment Board Meeting The Georgia Mountains Regional Commission, Workforce Development Board will meet on October 26, 2017 at 4:00 p.m. The meeting will be held at the US Ranger Camp Merrill located at 1 Camp Merrill, Dahlonega, GA 30533 N(Oct18)B

### NOTICE

This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on October 31, 2017, 11:00am at AP Storage, located at 5653 Murphy Hwy., Blairsville, GA 30512. Larry Cook - Unit #33 John Liderto - Unit #66 This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-biting in the work of a cottlement helwam the lation in the event of a settlement between the owner and obligated party. N(Oct18,25)F

ig been given). aid property will be sold subject to the fol-Salu property win 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 assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

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 status 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: Reverse Mortgage Solutions, Inc. 14405 Walters Road, Suite 200 Heuroten Z 72014 14405 Walters Fibad, Suite 200 Houston, TX 77014 866-503-5559 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-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. THAT PURPOSE. REVERSE MORTGAGE SOLUTIONS INC., as Attorney-in-Fact fo RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth. GA 30097 Phone: 470.321.7112 Firm File No. 17-088055 - DaJ N(Oct11,18,25,Nov1)B