

# North Georgia News

## Legal Notices for February 19, 2020

**NOTICE OF 2nd DUI CONVICTION**  
**UNION COUNTY**  
**PROBATE COURT**  
**CONVICTED PERSON**  
Shane Anthony Derreberry  
**COURT DATE**  
2/5/2020  
**OFFENSE LOCATION**  
Ivy Log Rd/4265 Ivy Log Rd  
(Blairsville, GA)  
**CASE DISPOSITION**  
\$2010.00 Fine, 12 Months Probation, 30 Days of Community Service, 72 hrs in county jail, Submit to Substance Abuse Evaluation & any treatment deemed necessary, Risk Reduction School (DUI program), Surrender Driver's License, Surrender license plates, Interlock ignition device, Submit \$ 25.00 photo publication fee, Random alcohol/drug test, 4th amendment waiver, NO alcohol or drugs, Pre-clear RX's, Specimen admissibility/Records release  
(N/Feb19)

**IN THE PROBATE COURT**  
**COUNTY OF UNION**  
**STATE OF GEORGIA**  
**IN RE: ESTATE OF**  
**DENISE ANN HOLTON, DECEASED**  
**ESTATE NO. 2020-4**  
**PETITION FOR LETTERS OF ADMINISTRATION**  
**NOTICE**

Gayle Marshall Kusik has petitioned to be appointed Administrator of the estate of Denise Ann Holton, deceased, owning property in Union 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 February 24, 2020. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact 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 CLERK**  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
(N/Jan29, Feb15, 12, 19)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of James F. Shuler,  
All debtors and creditors of the estate of James F. Shuler, 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 24th day of January, 2020.  
By: Bonnie Jean Bartelme Shuler  
6203 Lilyan Parkway  
Fort Pierce, FL 34591  
(N/Jan29, Feb15, 12, 19)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Wanda June Brown,  
All debtors and creditors of the estate of Wanda June Brown, 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 24th day of January, 2020.  
By: Janice Norton  
29 Dean Gap Rd.  
Blairsville, GA 30512  
(N/Jan29, Feb15, 12, 19)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Thomas Davidson Miller,  
All debtors and creditors of the estate of Thomas Davidson Miller, 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 31st day of January, 2020.  
By: Brooke Campbell  
512 Weaver Creek Rd.  
Blue Ridge, GA 30513  
(N/Feb15, 12, 19, 26)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Ernest Victor Roberge,  
All debtors and creditors of the estate of Ernest Victor Roberge, 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 31st day of January, 2020.  
By: Stephen Roberge  
3239 River Rd.  
Mineral Bluff, GA 30513  
Beth Ann Roberge  
1063 Murphy Hwy.  
Blairsville, GA 30512  
(N/Feb15, 12, 19, 26)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Robert Lee Shannon,  
All debtors and creditors of the estate of Robert Lee Shannon, 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 31st day of January, 2020.  
By: Doris E. Shannon  
556 Ivy Log Creek Rd.  
Young Harris, GA 30582  
(N/Feb15, 12, 19, 26)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Francis Earl Wiggers Jr.,  
All debtors and creditors of the estate of Francis Earl Wiggers Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 14th day of February, 2020.  
By: Victoria Woodward Wiggers  
115 Walnut Springs Rd.  
Marietta, GA 30512  
(N/Feb19, 26, Mar4, 11)

**IN THE PROBATE COURT**  
**STATE OF GEORGIA**  
**IN RE: ESTATE OF**  
**ROBIN ELIZABETH DELL, DECEASED**  
**ESTATE NO. 18-67**  
**NOTICE**  
[For Discharge Solely from Office]  
IN RE: 1Petition for Discharge of Personal Representative  
TO: Any unknown heirs of Felix Shotwell Woody  
and to whom it may concern:  
This is to notify you to file objection, if there is any, to the Petition for Discharge of Personal Representative, in this Court on or before March 16, 2020.

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  
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/Feb19, 26, Mar4, 11)

**NOTICE**  
(For Discharge from Office and all Liability)  
**PROBATE COURT OF UNION COUNTY**  
Re: PETITION OF VICKIE FILDES PLUNKETT FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF MARY DOREEN FILDES, 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 March 2, 2020.  
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 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.  
Dwain Brackett  
Probate Judge  
By: Kristin Stanley  
Probate Court Clerk  
65 Courthouse Street  
Blairsville, GA 30512  
(706)439-6006  
(N/Feb19)

**IN THE SUPERIOR COURT**  
**FOR THE COUNTY OF UNION**  
**STATE OF GEORGIA**  
KATHERINE J. BOORUJY, Plaintiff,  
V  
JORDYN L. HOWARD, Defendant.  
CAFN: SUCV2020000026  
**ORDER OF PUBLICATION**  
It appearing by Affidavit given by plaintiff, that the above-named Defendant on whom service is to be made in this case resides out of the State of Georgia, or has departed from the State, or cannot after due diligence, be found within the State, or conceals himself to avoid Service of Summons, and it further appearing, by Affidavit given by the Plaintiff, that a claim against the Defendant in respect to whom service is to be made, and that he is necessary or proper party to the action.  
**IT IS HEREBY CONSIDERED, ORDERED, AND DECREED** that Service be made by publication as provided by law.  
SO ORDERED, this 27 day of January, 2020.  
Judge George  
HONORARY JUDGE  
SUPERIOR COURT OF UNION COUNTY  
STATE OF GEORGIA  
Prepared By:  
KENYA L. PATTON, P.C.  
44B Blue Ridge Street  
Blairsville, GA 30512  
Telephone: (706) 745-2142  
Facsimile: (706) 745-3951  
Kenypattonlaw@gmail.com  
(N/Feb19, 26, Mar4, 11)

**IN THE SUPERIOR COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
KATHERINE J. BOORUJY,  
Plaintiff,  
V. CAFN: SUCV2020000026  
JORDYN L. HOWARD,  
Defendant.  
**NOTICE OF SUMMONS**  
To: JORDYN L. HOWARD  
You are hereby notified that the above-styled action seeking a divorce, was filed against you in said court on the 13th of January 2010., and that by reason of an order for service of summons by publication entered by the court on the 24th of January 2020, you are hereby commanded and required to file with the clerk of said court and serve upon Kenya L. Patton, plaintiff's attorney, whose address is 44B Blue Ridge Street, Blairsville Ga, 30512 an answer to the complaint for divorce within sixty (60) days of the date of the order for service of summons by publication.  
Witness the Honorable Judge George, Superior Judge of said court.  
January 27th, 2020.  
Judy Odom  
Clerk of the Court,  
Superior Com1 of Union County,  
State of Georgia  
(N/Feb19, 26, Mar4, 11)

**IN THE SUPERIOR COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
YOUNGSTOWN GROUP, LLC,  
a Georgia Limited Liability Company,  
Petitioner,  
v.  
A TRACT OF LAND IN LAND LOT 155, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.261 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF ROBERT LYDIGSEN, HEIRS OF ROBERT LYDIGSEN (KNOWN OR UNKNOWN), PHYLLIS SWAHN LYDIGSEN, BARON'S RIDGE HOMEOWNER'S ASSOCIATION, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.  
Civil Action No. 17-CV-267-SG  
**NOTICE OF SUMMONS**  
TO: WILLIAM SABIN  
LAST KNOWN ADDRESS: 170 Knights Square, Blairsville, GA 30512  
TO: MARY SABIN  
LAST KNOWN ADDRESS: 170 Knights Square, Blairsville, GA 30512  
A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC, on August 10, 2017, as to the following property:

All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, containing 1.261 acres, more or less and being shown as Lot Twenty Two (22), of Baron's Ridge Subdivision, on a plat of survey recorded in Plat Book 58, Page 45, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.  
The property is subject to the road easement as shown on said plat.  
The property is subject to the power line easement to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341, Deed Book 526, Page 703 and in Deed Book 526, Page 704, Union County Records.  
The property is subject to the reservation of ¼ mineral rights as recorded in Deed Book JJ, Page 473, Union County Records.  
Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along the existing easement as shown on said plat.  
As described in Deed Book 636, page 88, Union County, Georgia. Further described as Map & Parcel 068065A22.  
You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on February 3, 2020. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition.  
Witness the hand of the Honorable Raymond George, Superior Court Judge, Union County, this 11th day of February, 2020.  
Honorable Judy Odom  
Clerk of Union County Superior Court  
(N/Feb19, 26, Mar4, 11)

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS**  
**STATE OF GEORGIA**  
**COUNTY OF UNION**  
The undersigned does hereby certify that Ansley Atlanta Real Estate LLC conducting a business as Ansley Real Estate LLC in the City of County of Union in the State of Georgia, under the name of Ansley Real Estate LLC and that the nature of the business is Real Estate Brokerage Services and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Christopher Burell, 3035 Peachtree Road, Suite 202, Atlanta, GA 30305.  
(N/Feb12, 19)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Elizabeth M. Pierce,  
All debtors and creditors of the estate of Elizabeth M. Pierce, 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 7th day of February, 2020.  
By: Michael S. Pierce  
2611 Old Hickory Dr.  
Marietta, GA 30064  
(N/Feb12, 19, 26, Mar4)

**IN THE SUPERIOR COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
STEPHEN A. DAVIS,  
Petitioner,  
v.  
A TRACT OF LAND IN LAND LOT 212 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 0.717 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: W.K. JACKSON, ESTATE OF W.K. JACKSON, HEIRS KNOWN OR UNKNOWN, CLIFFORD JACKSON, ESTATE OF CLIFFORD JACKSON, HEIRS KNOWN OR UNKNOWN, ALL THE WORLD AND ALL PERSONS KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.  
Civil Action No. 20-CV-007-JP  
**NOTICE OF SUMMONS**  
TO: ALL PERSONS, KNOWN OR UNKNOWN, AND ALL THE WORLD who may claim adversely to Petitioner's title of those tracts of land contained in Land Lot 212 of the 9th District, 1st Section of Union County, Georgia; being more fully described as follows:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 212 of Union County, Georgia, containing 0.717 acres, being shown as Tract-2 on that certain plat of survey by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby GRLS #2763, dated September 18, 2019 and filed of record December 16, 2019 in Plat Book 71, Page 401 in the Office of the Clerk of Superior Court, Union County, Georgia. The description on said plat being incorporated herein by reference thereto.  
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on January 9, 2020, and that by reason of an Order for Service by Publication entered by the Court on January 27, 2020, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) 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 4th day of February, 2020.  
Judy L. Odom  
Clerk of Superior Court, Union County  
(N/Feb12, 19, 26, Mar4)

**NOTICE OF SALE**  
Notice of sale under the GA Self Storage Act GA Code Section 10-4-210 to 10-4-215. Sale of Misc. Goods in Storage Unit #P-23 Brian Fields to highest bidder on February 22nd from 8am-Noon, 2143 Gainesville Hwy., Blairsville, UC GA, 706-745-7140. Tenants can redeem contents prior to sale or until 5:00 pm day of sale. All bids may be refused by right of Aaron Storage.  
(N/Feb12, 19)

**PUBLIC NOTICE**  
Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 37-ft telecommunications pole. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 153 Panther Circle, Blairsville, Union County, GA 30512 (34° 52' 44.55" N, 83° 56' 54.29" W). The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1151593.  
ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554.  
(N/Feb19)

**PUBLIC NOTICE**  
Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 37-ft telecommunications pole. Anticipated lighting application is medium intensity dual red/white strobes. The Site location 367 Wellborn Street, Blairsville, Union County, GA 30512 (34° 52' 42.28" N, 83° 57' 08.75" W). The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1151641.  
ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554.  
(N/Feb19)

**NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00**  
Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that on January 30, 2020 said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.  
Item Owner  
2004 Hyundai SantaFe  
vin#KM8SC13E64U70XXXX Ryan Wigley  
1997 BMW 540  
Vin#WBADE6326BV5XXXX Nickolas Brown  
Kawasaki Prairie 300 fourwheeler unknown  
2007 Ford f150  
Vin#1FTRF12297NA8XXXX Michael Ledford  
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.  
Mack Mason, Sheriff  
Union County, Ga.  
378 Beasley Street  
Blairsville, Ga. 3051  
(706)439-6066  
(N/Feb15, 12, 19, 26)

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from MICAH G GARRISON, MISTY M GARRISON to CENTEX HOME EQUITY COMPANY LLC, dated June 21, 2006, recorded July 10, 2006, in Deed Book 655, Page 684, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Three Thousand Five Hundred and 00/100 Dollars (\$143,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in March, 2020, all property described in said Security Deed including but not limited to the following described property:  
**THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 35 OF UNION COUNTY, GEORGIA, CONTAINING 2.973 ACRES, MORE OR LESS, AND BEING SHOWN AS TRACT 1 ON A PLAT OF SURVEY (BEING A RE-SUBDIVISION OF LOTS 7 AND 8 OF MOCCASIN CREEK ACRES, PART II), AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED APRIL 18, 1997, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGE 63. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO THE POWERLINE EASEMENT AND POWER POLE AS SHOWN ON PLAT. TAX ID# 018092**  
Said legal description being controlling, however the property is more commonly known as 6955 JOHN SMITH ROAD, BLAIRSVILLE, GA 30512.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.  
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.  
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MICAH G GARRISON, MISTY M GARRISON, or tenants(s).  
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 status of the loan with the holder of the Security Deed.  
Please note that, pursuant to O.C.G.A. § 44-1462-2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC d/b/a Mr. Cooper, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432.  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

as Attorney in Fact for MICAH G GARRISON, MISTY M GARRISON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. NAT-19-07968-1  
Ad Run Dates 02/05/2020, 02/12/2020, 02/19/2020, 02/26/2020  
rslaw.com/property-listing  
(N/Feb15, 12, 19, 26)

**STATE OF GEORGIA COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**  
Pursuant to the power of sale contained in the Security Deed executed by VANCE ALLEN HARRIS II to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC., its successors and assigns, in the original principal amount of \$121,428.00 dated November 17, 2014 and recorded in Deed Book 990, Page 740, Union County records, said Security Deed being last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper in Deed Book 1172, Page 607, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on March 03, 2020, the property in said Security Deed and described as follows:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 154 OF UNION COUNTY, GEORGIA, CONTAINING 1.312 ACRES, MORE OR LESS, AND BEING DESCRIBED AS LOT #11 OF FRANK GARRETT FARM S/D AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., JAMES L. ALEXANDER, G.R.L.S. NO. 2653, DATED MARCH 26, 1998, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41, PAGE 46. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.**  
BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED MARCH 27, 1998, FROM TAMMY C. THOMAS AND JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND JERRY A. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 286, PAGE 380,  
BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED DATED OCTOBER 30, 2001, FROM JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 398, PAGE 733.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK B, PAGE 70 AND PLAT BOOK 41, PAGE 46.  
Said property being known as: 1313 GARRETT CIR, BLAIRSVILLE, GA 30512

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
Nationstar Mortgage LLC d/b/a Mr. Cooper  
8950 Cypress Waters Blvd Coppell, TX, 75019  
1-888-480-2432

Note that pursuant to O.C.G.A. § 44-1462-2, 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 COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for VANCE ALLEN HARRIS II  
RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112  
Firm File No. 19-380927 - AmE  
(N/Feb15, 12, 19, 26)