North Georgia News

Legal Notices for February 21, 2018

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA

A.M DOB: 02-24-2003 DUB: 02-24-2003 SEX: FEMALE CHILD UNDER THE AGE OF EIGHTEEN case no. 144-17J-51A NOTICE OF DEPENDENCY HEARING TO: CARL MERRITT

NOTICE OF DEPENDENCY HEARING TO: CARL MERRITT By Order for Service by Publication dated the 31st day of January, 2018, you are hereby noti-fied that on the 20th day of November, 2017, the Union County Department of Family and Children Services, Georgia Department of Hu-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 final hearing upon the allegations of the Petition and enter an order of disposition on the 18th day of April, 2018, at 9:00 a.m., at the Union County Court-house, Blairsville, Georgia. The child an other parties involved may be represented by a lawyer at all stages of these procedimes.

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 represent you. In 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 Jeremy Clough, Judge of said Court, this the 31st day of January,

2018.

2018. Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N/Feh14 21 28 Mar7)

STATE OF GEORGIA

WINON COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of William Brent Southard, All debtors and creditors of the estate of Wil-liam Brent Southard, 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 22nd day of January, 2018. By: Carolyn J. Southard 39 Southard Ln. Blairsville, GA 30512 N(Jan31,Feb7,14,21)B

. N(Jan31,Feb7,14,21)B

STATE OF GEORGIA UNION COUNTY

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Rechilda M. Anastassiou, All debtors and creditors of the estate of Re-childa M. Anastassiou, deceased, late of Union childa M. Anastassiou, 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 22nd day of January, 2018. By: Jordan Michael Anastassiou 6403 Elliot Dr. Tompa El 23e15

Tampa, FL 33615 N(Jan31.Feb7.14.21)

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of John Benny Allen Jr., All debtors and creditors of the estate of John Benny Allen 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 es-tate are required to make immediate payment to the Personal Representative(s). This 2nd day of February, 2018. This 2nd day of February, 2018. By: Leyta Lance Jordan 7476 King Cove Rd. Young Harris, GA 30582

N(Feb7,14,21,28)B

STATE OF GEORGIA

STATE OF GEURGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Lorraine B. Hill, All debtors and creditors of the estate of Lor-raine B. Hill, 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 29th day of January, 2018. By: Cameron S. Hill 3 Woodhill Dr. Lookout Mtn., TN 37350 Cooper J. Hill 3233 Scarlet Oaks Dr. Cleveland, TN 37312 UNION COUNTY

Cleveland, TN 37312

IN THE SUPERIOR COURT OF UNION COUNTY UNDERWOOD INVESTMENT PROPERTIES, LLC, a Georgia Limited Liability Company,

Petitioner.

A TRACT OF LAND IN LAND LOT 8, 10TH DIS-TRICT, IST SECTION OF UNION COUNTY, GEOR-GIA, AND BEING A PORTION OF LOT 3 AND LOT 4 OF TALL OAKS SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: GARY GLENN WILKINS, SHIRLEY WILKINS, APPALA-CHIAN COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS, COMMUNITY & SOUTHERN BANK, ITS SUCCESSORS AND ASSIGNS; BANK OF THE OZARKS, GEORGIA DEPARTMENT OF REVENUE, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESORY RIGHT, TITLE OR INTEREST IN A TRACT OF LAND IN LAND LOT 8, 10TH DIS-UNKNOWN, WHO HAVE OF CLAIM ANY AUVENSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY Respondents. Civil Action No. 17-CV-92-MM NOTICE OF SUMMONS TO OWNOT FOR SUMMONS

NOTICE OF SUMMONS TO: SHIRLEY WILKINS LAST KNOWN ADDRESS UNKNOWN PRESENT WHEREABOUTS UNKNOWN A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Supe-rior Court of Union County, Georgia on March 8, 2017, by Petitioner UNDERWOOD INVESTMENT PROPERTIES, LLC. 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 January 24, 2018. You are (30) days of the Urder for Publication entered by the Court on January 24, 2018. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose ad-dress is 80 Town Square, P.O. Box 923, Blairs-ville, Georgia, an answer to the Petition. Witness the hand of the Honorable Murphy C. Willer Surgeric Court Urden Union Courty the

Miller, Superior Court Judge, Union County, this 1st day of February, 2018. Honorable Judy Odom Clerk of Union County Superior Court

V(Feb7.14.21.28)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: The name change of Debra D. Arnett, Petitioner Civil Action Case Number: 18-CV-26-SG NOTICE OF PETITION TO CHANGE NAME OF ADULT

ADULT Debra D. Arnett filed a petition in the Union County Superior Court on January 30, 2018 to change the name from Arnett, Debra Dee to Spaulding, Debra Dee. Any interested party has the right to sppear in this case and file objections within 30 days after the Petition was filed. Date 1-30-18 Debra D. Spaulding, AKA Arnett Petitioner

Petitioner 59 Treetop Lane Blairsville, GA 30512 N(Feb7,14,21,28)P

NOTICE UNDER POWER OF SALE STATE OF GEORGIA, COUNTY OF UNION. On March 21, 2011, PEARLIE RAY BRYANT and JANE G. BRYANT executed a Promissory Note in the original principal amount of One Hun-dred Forty-Two Thousand Five Hundred Dol-lars (\$142,500.00) payable to Cadence Bank, N.A., which Note was payable in monthly in-stallments. On March 13, 2015, said note was subsequently assigned to SOIITHERN RANK & staiments. On March 13, 2015, said note was subsequently assigned to SOUTHERN BANK & TRUST. The note contained provisions for the payment of attorney's fees, if collected by law or through an attorney at law. In order to secure the payment of the note, PEARLIE RAY BRYANT and JANE G. BRYANT executed and de-livered the codence BeryANT executed and de-DirtAmi raind Jane G. Britami Executed and de-livered to Cadence Bank, N.A., a Security Deed dated March 21, 2011, recorded in Deed Book 864, page 369, as assigned to Southern Bank & Trust by virtue of an Assignment of Deeds to Secure Debt and Security Agreements, dated March 13, 2015, recorded in Deed Book 1001, Deen 159 of the Usion County. Coursin Deed page 158 of the Union County, Georgia Deed Records, conveying the following described

Records, conveying the following described property: All that tract or parcel of land, together with all fixtures and other personal property as con-veyed by the above-referenced Security Deed, lying and being in Land Lots 60 and 62 of the 10th Land District and 1st Section of Union County, Georgia, being designated as Tract 1, containing 1.175 acres, more or less, and Tract 2, containing 0.489 acre, more or less, of the Wayne Colwell Subdivision, as shown on plat of survev prepared by Rochester & Associates, Wayne Colwell Subdivision, as shown on plat of survey prepared by Rochester & Associates, Inc., James L. Alexander, G.R.L.S. #2653, dated January 12, 1999, and recorded in Plat Book 43, page 88, of the Union County, Georgia Plat Records, said plat is incorporated herein by reference for a more complete description. TOGETHER WITH and SUBJECT TO the right of ingress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local or-dinances, and subdivision regulations as set forth on the above-referenced plat. SUBJECT TO an Electric Line Right of Way Easement to Blue Ridqe Mountain EMC, dated

SUBJECT TO an Electric Line Right of Way Easement to Blue Ridge Mountain EMC, dated August 1, 1983, and recorded in Deed Book 127, page 475. SUBJECT TO an Easement to Blue Ridge Moun-tain EMC, dated October 16, 1986, and recorded in Deed Book 147, page 262. SUBJECT TO a certain Rural Post Roads Right of Way Deed, dated July 22, 1971, and recorded in Deed Book 65, page 337. SUBJECT TO a certain Rural Post Roads Right of Way Deed, dated July 22, 1971, and recorded in Deed Book 65, page 338. This is the same property conveyed to Ray

This is the same property conveyed to Ray Bryant and Jane Bryant by virtue of a War-

NOTICE OF FORECLOSURE SALE UNDER POWER UNION COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR WILLING DEBTAINED 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 Cynthia J. Libert and Peter Michael Libert to Mortgage Electronic Registration Systems, Inc. as nomi-nee for SunTrust Mortgage, Inc., dated Novem-ber 27, 2012, and recorded in Deed Book 927, Page 271, Union County, Georgia Records, as last transferred to SunTrust Mortgage, Inc. by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Geor-gia Records, conveying the after-described clerk of Superior Court of Union County, Geor-gia Records, conveying the after-described property to secure a Note in the original prin-cipal amount of Three Hundred Thirty-Seven Thousand Seven Hundred and 0/100 dollars (\$337,700.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia, within the legal hours of sale on March 6, 2018, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 231 of Union County, Georgia, and being Lot 5 of Grand Oaks Subdivision, containing 1.00 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc., dated January 27, 1992, late revised October 23,1992, and re-corded in Union County Records in Plat Book 27, Page 154. Said plat is incorporated herein, by reference hereto, for a full and complete de-norisition of the chow doweribed property

27, Page 154. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. Subject to restrictions as recorded in Union County records in Deed Book 192, Page 418. Subject to Right of Way easement to Union County, Georgia as recorded in Union county recorded in Deed Book 231, Page 696. Subject to an easement to Blue Ridge Moun-tain EWC as recorded in Union County Records in Deed Book 190, Page 220. Subject to matters appearing on Plat at re-corded in Union County records in Plat Book 27, Page 154.

27, Page 154. Being that parcel of land conveyed to Cynthia J. Libert and Peter Michael Libert, as joint tenants with right of survivorship and not as tenants in common from Cynthia Libert by that deed dated 7/6/2007 and recorded 7/26/2007

derains in common non rom year and a second and the second and the

hey's tee's (notice of intent to conect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Sun-Trust Mortgage, Inc. they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to PO Box 27767, Richmond, Vir-gina 23261 to discuse poscible atternatives to ginia 23261, to discuss possible alternatives to

by whing to bloc 27767, inclument, vir-ginia 23261, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is Cynthia Libert and Peter Michael Libert or tenant(s), and said property is more commonly known as 329 Crystal Drive, Blairsville, GA 30512.

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 (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by ferentiations of the status of the loan with the

foreclosure. Toreciosure. SunTrust Mortgage, Inc. as Attorney in Fact for Cynthia J. Libert and Peter Michael Libert. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404_780_2661

404-789-2661 B&S file no.: 17-16935 N(Feb7,14,21,28)B

N(HeD, 14,21,20)8 NOTICE OF SALE UNDER POWER. STATE OF GEORGIA, COUNTY OF UNION. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MATTHEW WILLIAM MASHBURN to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR HOMESTAR FINANCIAL CORP. ITS SUCCESSORS AND AS-SIGNS , dated 10/13/2015, and Recorded on 10/21/2015 as Book No. 1020 and Page No. 476-487, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NA-TIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,380.00, with original principal amount of \$108,380.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION Coun-ty Courthouse within the legal hours of sale on the first Tuesday in March, 2018, the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 8 OF UNION COUNTY, GEORGIA, CONTAINING 0.72 ACRE, MORE OR LESS, AND BEING LOT EIGHT, SEC-TION C, OF TALL OAKS SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY M.E. RICHARDS, REG-TION C, OF TALL OAKS SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY M.E. RICHARDS, REG-ISTERED LAND SURVEYOR, RECORDED MAY 12, 1988 AND RECORDED IN PLAT BOOK T, PAGE 211, WHICH PLAT IS BY REFERENCE INCORPO-RATED HEREIN AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRIC-TIONS RECORDED IN DEED BOOK 126, PAGES 189-190, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY IN FAVOR OF UNION COUNTY GEORGIA AS RECORDED IN DEED BOOK 326, PAGE 247, UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due, and in the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in de-fault, 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 here in the the debt for a function of interest. law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION actions are beneficient on conservence of the security based on the beneficient on the security beat on the Security and the security beat on the securi ASSOCIATION, acting on behalf of and, as nec-essary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all forme of the loan Purcurant to 0.0 GA. all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NA-44-14-162.2, JPMORGAN CHASE BANK, NA-TIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSO-CIATION, 3415 VISION DRIVE, COLUMBUS, OH 3219, 866-550-5705. Please note that, pur-suant to 0.C.G.A. § 44-14-162.2, the secured Suain to UC.2X.1 § 44-14-102.2, the Secure creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 82 RED OAK LN, BLAIRSVILLE, GEORGIA 30512 is/are: MATTHEW WILLIAM MASHBURN we to the former for a mendative will be paid 30512 is/are: MATTHEW WILLIAM MASHBURN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zon-ing ordinances, easements, restrictions, cov-enants, etc. enants, etc. 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 O.C.G.A. Section 9-13-172.1, which allows 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 preceding para-graph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for MAT-Graphic Structure of the second structure of the secon TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. N(Feb7,14,21,28)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from WILLIAM H. WAL-LACE AND ELIZABETH JOYCE WALLACE to LACE AND ELIZABETH JUYCE WALLACE to UNITY MORTGAGE CORP. dated June 20, 2008, recorded in Deed Book 765, Pages 760-771, UNION County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of TWO HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED AND DO(100 (15 C26E DOOD) with

rity Deed having been given to secure a note of even date in the original principal amount of TWO HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 (U.S. \$265,500.00) with interest thereon as provided for therein, said Security Deed having been last sold, assigned, transferred, and conveyed to James B. Nutter & Company, recorded in Deed Book 857, Page 456, Union County, Georgia Records, there will be sold at public outcry to the highest bidder for cash before the courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in MARCH, 2018, the fol-lowing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SEC-TION, LAND LOT 47 OF UNION COUNTY, GEOR-GIA, AND BEING LOT 12 OF CRAWFORD PLACE SUBDIVISION, CONTAINING 0.849 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 23, 1987, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK S, PAGE 253 AND AS REFFENECED IN PLAT BOOK S, PAGE 253. SAID PLATS ARE INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COM-PLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY, ALSO CONVEYED IS A NON-EXCLU-SIVE PERPETUAL LEASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Se-curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorney's fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the fol-lowing items which may affect the title to said veneoty.

beed and Note. Said property will be sold subject to the fol-lowing items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstand-ing taxes, including but not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters of record superior to said Security Deed. James B. Nutter & Company, 4153 Broadway, Kansas City, Missouri 64111, telephone num-ber (816)531-5642 as the secured creditor is the entity that has full authority to negotiate,

the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor. Please understand that the secured creditor

Please understand that the secured creation is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said Deed. To the best knowledge and belief of the under-signed, the party in possession of the property is WILLIAM H. WALLACE and ELIZABETH JOYCE WALLACE or a therapic or tenante and said

is WILLIAM H. WALLACE and ELIZABETH JOYCE WALLACE or a tenant or tenants, and said property is more commonly known as: 119 Crawford Road, Blairsville, Georgia 30512. (formerly known as 2370 Crawford Road) 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. JAMES B. NUTTER & COMPANY as Attorney in Fact for

as Attorney in Fact for WILLIAM H. WALLACE AND ELIZABETH JOYCE WALLACE ELIZABETH JUYCE WALLY Contact: Bonny Powell Perrie & Associates, LLC 100 Galleria Pkwy., N.W. Suite 1170 Atlanta, GA 30339 AUGINA, DA 30339 (678) 501-5777 File No.: 2018-0002 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CON-DITIONS OF THE SECURITY DEED. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT

PURPOSE. b7,14,21,28)B

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN

NOTICE OF SALE UNDER POWER IN SECURITY DEED By virtue of a Power of Sale contained in that certain Security Deed dated 24th of June, 2013, from David Albee to James Paul Breece, Trustee of James Paul Breece Revocable Trust dated February 28, 2013, recorded in Deed Book 945, Page 408, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty Eight Thousand and No/100 (\$68,000.00) Dollars with inter-est thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2018, the follow-ing described property:

on the first fuesoay in March, 2018, the follow-ing described property: All that tract or parcel of land lying and be-ing in the 9th District, 1st Section, Land Lot 169 of Union County, Georgia, and being Lot 46, of Chimney Ridge Subdivision, containing 0.13 acre, more or less, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., dated January 8, 2007, and recorded in Union County, Georgia records in Plat Book 60 Page County, Georgia records in Plat Book 60, Page 60. Said plat is incorporated herein, by refer-ence hereto, for a full and complete descrip-tion of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Richard Allen Howard, All debtors and creditors of the estate of Rich-All debtors and creditors of the estate of Rich-ard Allen Howard, 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 31st day of January, 2018. By: Terry Lynn Hanen By: Terry Lynn Hagen 56 Cantera Circle Greenville. SC 29615 N(Feb7,14,21,28)

STATE OF GEORGIA

UNION COUNTY Notice to debtors and creditors RE: Estate of Lewis Thomas Murphy Jr., All debtors and creditors of the estate of Lewis All debtors and creditors of the estate of Lewis Thomas Murphy 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 es-tate are required to make immediate payment to the Personal Representative(s). This 31st day of January, 2018. By: Sonia J. Murphy 191 Gail Boulevard Bairsville, GA 30512 Blairsville, (N(Feb7,14,21,28) irsville GA 30512

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS RE: Estate of Marianne R. Shaputis, All debtors and creditors of the estate of Marianne R. Shaputis, 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 1st day of February, 2018. By: Brian H. Shaputis 90 Loftis Mtn. Way Biarsville, GA 30512

Blairsville, GA 30512 N(Feb7,14,21,28

IN THE JUVENILE COURT OF Union COUNTY STATE OF GEORGIA IN THE INTEREST OF:

T.G.

DOB: 05-20-2006 SEX: MALE CHILD UNDER THE AGE OF EIGHTEEN case no. 144-18j-7A NOTICE OF DEPENDENCY HEARING

TO: KENDRA CARDINALLI, mother of the abovemed child

By Order for Service by Publication dated the Hath day of February, 2018, you are hereby notified that on the 24th day of January, 2018, the Union County Department of Family and Children Services, Georgia Department of Hamiy and man Services, Georgia Department of Hu-man Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is de-pendent. The putative father Tristen Graham also filed a Petition for Legitimation regard-ing the chouse generad child you can exervised also nice a Peritor for Legard-ing the above-named child. 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 Ser-vices by Divisioning vice by Publication.

Vice by Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 18th day of April, 2018, at 10:00 a.m., at the Union County Court-house, Blairsville, Georgia. The child and other parties involved may be represented by a lowner at all cherge of these

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 oble to hire a lawyer without for each able to hire a lawyer without undue financial able to fine a lawyer whitedu undue manical 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, usual to the Court to represent you. In 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 Jeremy Clough, Judge, of said Court, this the 14th day of February

2018.

Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(Feb21.28.Mar7.14)E

Bryant and Jane Bryant by virtue of a War-ranty Deed from Marie Matusko and Stanley Matusko, dated May 25, 2005, recorded in Deed Book 583, page 101. Because PEARLIE RAY BRYANT and JANE G.

BRYANT defaulted in fulfilling the terms of said Note and Security Deed, SOUTHERN BANK & TRUST pursuant to the terms of said Note and Security Deed securing the same, has exercised its option and declared the entire balance due and collectible. Notice fixing the balance due and collectible. Notice fixing the liability for attorney's fees has been given as

The property will be sold as the property of PEARLIE RAY BRYANT and JANE G. BRYANT to the best of the undersigned's knowledge and belief, the party in possession of this property is PEARLIE RAY BRYANT and JANE G. BRYANT. IS PEARLIE RAY BRYANI and JANE G. BRYANI. The Security Deed contain a power of sale authorizing SOUTHERN BANK & TRUST, as at-torney in fact for PEARLIE RAY BRYANT and JANE G. BRYANT to sell the aforesaid property in order to satisfy this debt after advertising the same once a week for four (4) weeks in accordance with said power of sale and by virtue thereof, SOUTHERN BANK & TRUST will sell such property at public outcry to the high-est and best bidder for cash, on the first Tues-day in March 2018, at the place of public sale before the counthrow does in Junio County day in March 2018, at the place of public sale before the courthouse door in Union County, Georgia, and within the legal hours of sale. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and

other superior matters of record which may affect said property. The sale will be conducted subject (1) to con-

the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the above-referenced Secu-

Notice has been given of interative security beed. Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. The proceeds of this sale will be used (1) to the the secure of acid calls. (2)

pay the expenses of said sale; (2) to pay the pay the expenses of sale sale (2) to pay the sums secured by said Security Deed; (3) to pay any accrued taxes; and, (4) the balance will be distributed as provided by law and as provided in the above-referenced Security Deed. The undersigned will execute a deed to the purchaser as provided in the above-referenced fearwith Deed.

Security Deed.

SOUTHERN BANK & TRUST, as attorney in fact

PEARLIE RAY BRYANT and JANE G. BRYANT OLIVER & WEIDNER, LLC Attorneys at Law 854 Washington Street, Suite 300 Clarkesville, GA 30523 706-754-9000 This Law Firm is acting as a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose. N(Feb7, 14, 21, 28)B

for ingress and egress to the above described

property. Said property is commonly known as: 180 Chimney Ridge, Blairsville, Union County, Georgia. The indebtedness secured by said Security

Deed has been and is hereby declared due because of default under the terms of said Se-curity Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-touth thic leavill be will be note of the numeroe of fault, this sale will be made for the purpose of

fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorney's fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the fol-lowing terms which may affect the title to said property: all zoning ordinances, matters which would be disclosed by an accurate survey or by an inspection of the property; any outstand-ing taxes, including but not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding property; special assessments: all outstanding bills for public unities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is DAVID ALBEE, tenant(s). JAMES PAUL BREECE, TRUSTEE OF JAMES PAUL BREECE REVOCABLE TRUST DATED FEBRUARY 28, 2013 as Attorney in Fact for DAVID ALBEE Contact: Cary D. Cox CARY D. COX, P.C. P.O. Box 748 Blairsville, GA 30514 (706) 745-7420 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 02/06/2018; 02/27/2018 02/20/2018 02/13/2018;

N(Feb7,14,21,28)B