North Georgia News

Legal Notices for July 18, 2018

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jack Moore,

All debtors and creditors of the estate of

All debtors and creditors of the estate of Jack Moore, 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 tate are required to make infinedation to the Personal Representative(s).
This 2nd day of July, 2018.
By: Jason Moore
65 Daisy Dr.
Blairsville, GA 30512

N(Jul11,18,25,Aug1)B

NOTICE OF FORECLOSURE

OF RIGHT TO REDEEM
TAKE NOTICE THAT:
The right to redeem the following property, to

The right to redeem the redeemed wit:

All and only that parcel of land designated as Tax Parcel 088 016 A, lying and being in Land Lot 93 of the 10th Land District, 1st Section, Union County, Georgia, being Lot A, Highland Falls Cottages, Inc., Subdivision, shown in Plat Book 64, Page 40, described in Deed Book 307, Page 442, said plat being incorporated herein but this reference.

rage 442, Salu plat being incorporated herein by this reference. will expire and be forever foreclosed and barred on and after the 8th day of August,

The Tax Deed to which this notice relates is adated February 7, 2017, and is recorded in Deed Book 1065, Page 658, of the Richmond County, Georgia Deed Records. The property may be redeemed at any time be-fore the 8th day of August, 2018, by payment of the redemption price as fixed and provided by the the the syndroided of the following definition of the control of the con

by law to the undersigned at the following ad-dress:

oress: Samuel R. Bagwell Attorney for Stanco Ventures, LLC 311 Green Street, Suite 409 Gainesville, GA 30501 damesvine, us 3001 Please be governed accordingly. This 20th day of June, 2018. Samuel R. Bagwell Attorney at Law Georgia Bar No. 606264 311 Green Street, Suite 409 inesville, Georgia 30501 Ph. (770) 538-5160 Fax (770) 538-5155

N(Jun27,Jul4,11,18)B

BLAIRSVILLE MUNICIPAL COURT CONVICTED PERSON: Wesley Charles Horne OFFENSE DATE:

165 Wellborn Street CASE DISPOSITION: \$1702.50 Fine, 12 Months Probation, 10 Days Confinement, Alcohol Evaluation, Risk Reduction Program, 30 Days Community Service, Interlock Device, N(Jul18)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Brian Keith Payne,
All debtors and creditors of the estate of
Brian Keith Payne, 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 2nd day of July, 2018.
By: Keith Ryan Payne

By: Keith Ryan Payne 13004 Old Hwy 76 Morganton, GA 30560 N(Jul11,18,25,Aug1)B

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

A TRACT OF LAND IN LAND LOT 64, 10th A INACI OF LAND IN LAND LOT 04, TOIL DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: NO-VASTAR MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR DROSESCORY DICKLY TITLE OR INTEREST. OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY

THE RESPONDENT PROPERTY,
Respondents.
Civil Action No. 18-CV-137-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown,
who may claim adversely to Petitioner's title to
all that tract or parcel of land lying and being
in Land Lot 64 of the 10th District, 1st Section,
Union County, Georgia, being more particularly
described as follows:
The following described property located in

described as follows:

The following described property located in the County of Union, State of Georgia: 1.00 acre, more or less, of Land Lot #64, of the 10th District, 1st Section, of Union County, Georgia and being Lot F-7, of Hidden Lake Subdivision, as shown on a plat of survey made by Jack Stanley, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Plat Book "L", Folio 139 and reference is heremade to said plat of survey for a full and complete description herein. Being the same property conveyed to Oris Fabian Smith by Deed from Theodore L. Smith and Robin B. Smith, recorded 04/17/2001, in

Deed Book 370, Page 656.
As described in Deed Book 669, Page 195. Further described as Map & Parcel 057A064.

You are hereby notified that the above-styled you are nerepy notined mat the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication entered by the Court on June 18, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose 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. 92, 2, 56(6). 23-3-65(b). Witness the Honorable N. Stanley Gunter,

Witness the honorable N. Stalley Judge of said Court. This 26th day of June, 2018. Judy L. Odom Clerk of Superior Court, Union County

N(Jul4,11,18,25)B

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

A TRACT OF LAND IN LAND LOT 251 OTH DIS. A TRACT OF LAND IN LAND LOT 251, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 2.231 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ANTHONY H. PETTY, BRANCH BANKING AND TRUST COMPANY, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVENSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, RESPONDENT

Respondents. Civil Action No. 18-CV-74-SG NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 251 of the 9th District, 1st Section, Union County, Georgia, being more particularly

Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Union County, Georgia and being a part of Land Lot No. 251, 9th District and 1st Section containing 2.231 acres, more or less, and being more particularly described on that certain plat of survey dated August 16, 2017, by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, GRLS No. 2763, filed of record in Plat Book 70, Page 212 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat of survey is incorporated herein by reference thereto.

Further described as Map & Parcel 038058A.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on March 21, 2018, and that by reason of an Order for Service by Publicatio reason of an order for Service by Publication entered by the Court on June 18, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Policipid Courtier, and product the Datition 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.

107 Service by Publication pursuant to U.C.G.A. 23-3-65(b). Witness the Honorable N. Stanley Gunter, Judge of said Court. This 26th day of June, 2018.

Judy L. Odom Clerk of Superior Court, Union County

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY MOTICE TO DEBTORS AND CREDITORS RE: Estate of Allen Leon Stroud, All debtors and creditors of the estate of Allen Leon Stroud, 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 28th day of June, 2018. By: Crystal Lee Aber By: Crystal Lee Aber 2508 Garden Plum Way Woodstock, GA 30189

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF BERNICE WARREN WOODIE, DECEASED ESTATE NO. 18-94 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Susan Jane Warren has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Bernice Warren Woodie, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before July 30, 2018. All pleadings/objections or before July 30, 2016. An ineadmiss/outpet-tions must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/felaphore, pumps, for the following address/telephone number for the ionowing audress/releptione number to the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

DROBATE HUSCE PROBATE JUDGE

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

STATE OF GEORGIA
IN RE: ESTATE OF
FLORENCE LEE WINKLER, DECEASED **ESTATE NO. 18-96**

IN THE PROBATE COURT OF UNION COUNTY

NOTICE IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed, TO: Vicky Weaver, Rodney Hedden 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 August

13, 2018. 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. 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 airsville, GA. 30512 Address (706) 439-6006 Telephone Number N(Jul18,25,Aug1,8)B

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF BONNIE C. HAINES KENDRICK
FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF CHARLES EDWARD HAINES., DECEASED.

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before July 30, 2018.

BE NOTIFIED FURTHER: All objections to the

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All 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 in-digent party. Contact probate court personnel at the following address/telephone number for at the following address/telephone number 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

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

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
JACOB K. DOCKERY, MINOR **ESTATE NO. 18-102**

NOTICE
Date of mailing, if any
ond publication, if any 7/25/2018
TO: Kayla Marie Dockery
You are hereby notified that Tonia Huggins has
filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All
objections to the Petition to the appointment
of a temporary guardian or the appointment
of the Petitioner(s) as temporary guardian(s),
must be in writing, setting forth the grounds
of any such objections, and be filed with this
Court no later than fourteen (14) days after this of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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.

tact Probate Court personnel for the required amount of filing fees.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.

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 Address (706) 439-6006 Telephone Number

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

MARTIN CHARLES COZART, DECEASED **ESTATE NO. 18-101** NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The Petition of Elizabeth G. Cozart for a year's support from the estate of Martin Charles Cozart Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before August 13, 2018, why said Petition should not be granted. All objections to the Petition must be in writing setting forth the grounds of any such

All objections to the Petition must be in writing, 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 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 (706) 439-6006 Telephone Number N(Jul18,25,Aug1,8)B

Dwain Brackett

Announcement for GMRC Workforce Develop-

Announcement for GMRG Workforce Develop-ment Board Meeting The Georgia Mountains Regional Commission, Workforce Development Board will meet on July 26, 2018 at 4:00 p.m. The meeting will be held at North Georgia Technical College – Blairsville Campus located at 121 Meeks Av-enue, Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of David J. Colloms,
All debtors and creditors of the estate of
David J. Colloms, 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 nepresentatives; 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 10th day of July, 2018. By: Robin A. Colloms

PO Box 1904 Blairsville, GA 30514

NOTICE
(FOR DISCharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF DEBORAH B. STEED FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE
OF JAMES EDWIN BISHOP JR.., 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 July 30, 2018.

BE NOTIFIED FURTHER: All obje 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.

uled at a later date. If no objections are filed, the petition may be granted without a hi Dwain Brackett Probate Judge By: Kristin Stanley____

Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dis-solve Rick's Rental Equipment, Inc., a Georgia corporation with its registered office at P.O. Box 955, Blairsville, Georgia 30514-0955, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code with claims against the corporation must present them in accordance with subsection (b) of O.C.G.A. §14-2-1407.

NOTICE OF INTENT TO VOLUNTARILY

Notice is given that a notice of intent to dis-solve Rick's Storage, Inc., a Georgia corpora-tion with its registered office at P.O. Box 955, Blairsville, Georgia 30514-0955, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corpo-Any person with claims against the corporation must present them in accordance with

subsection (b) of O.C.G.A. §14-2-1407.

NOTICE OF FORECLOSURE

TAKE NOTICE THAT:
The right to redeem the following property, to

All and only that parcel of land designated as All and only that parcel of land designated as Tax Parcel 088 016 A, lying and being in Land Lot 93 of the 10th Land District, 1st Section, Union County, Georgia, being Lot A, Highland Falls Cottages, Inc., Subdivision, shown in Plat Book 64, Page 40, described in Deed Book 307, Page 442, said plat being incorporated herein by this reference. will expire and be forever foreclosed and barred on and after the 28th day of August,

The Tax Deed to which this notice relates is

dated February 7, 2017, and is recorded in Deed Book 1065, Page 658, of the Union County, Georgia Deed Records.

The property may be redeemed at any time before the 28th day of August, 2018, by payment of the redemption price as fixed and provided by the test of the property of the redemption of the redemption of the redemption of the redemption of the fixed provided by the filter of the property of the filter of the province of the filter of the property of the filter of the province of the pro

by law to the undersigned at the following ad-

Attorney for Stanco Ventures, LLC 311 Green Street, Suite 409 Gainesville, GA 30501 Gainesville, GA 30501
Please be governed accordingly.
This 12th day of July, 2018.
/s/Samuel R. Bagwell
Attorney at Law
Georgia Bar No. 606264
311 Green Street, Suite 409
Gainesville, Georgia 30501
Ph. (770) 538-5160
Fax (770) 538-5155
Nulvila 25.8 band 388

N(Jul18,25,Aug1,8)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN NE:
BARBARA MICHELE LAMOUNTAINE, Petitioner.
CAFN:18-CV-166-MM
AMENDED NOTICE

AMENDED NOTICE

AMENDED NOTICE

LAMOUNTAINE, filed her Petition in the Superior Court of Union County on the 13th day of June, 2018, praying for a change in Petitioner's name from BARBARA MICHELE LAMOUNTAINE to MICHELE LAMOUNTAINE CHORMAN. A notice is bereby given present to law to any to MICHELE LAWOUNTAINE CHORNMAN. A NO-tice is hereby given pursuant to law to any interested or affected party to be and appear in said matter in said Court on the 15TH day of August, 2018 at 9:00 a.m. Objections must be filed with said Court on or before August 10, 2018.

This 9th day of July, 2018. JUDY ODOM JUDY ODOM Clerk, Superior Court of Union County PREPARED BY: Michelle Vaughan Attorney for Petitioner P. O. Box 1657 Blairsville, Georgia 30514 Phone: (706) 745-7052 Fax: (706) 745-0062 michelle@attorneyvaughan.com N(Jul18,25,Aug1,8)B

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

V.
A TRACT OF LAND IN LAND LOT 87, 8th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF BLANCHE RAPER, BY AND THROUGH JAMES RAPER, EXECUTOR, HEIRS OF BLANCHE RAPER WANNING CHIEFTINE PAPER. RAPER, EXECUTOR, HEIRS OF BLANCHE RAPER KNOWN OR UNKNOWN, CHRISTINE RAPER, EDITH PATTERSON, JAMES RAPER, JIM RAPER, MARY WARREN, JOHN G. PATTERSON, DAVID B. PATTERSON, DAVID PATTERSON, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY.

TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents. Civil Action No. 18-CV-134-SG NOTICE OF SUMMONS TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 87 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:

Plat Book 38, Page 69, Union County Superior Court Records. Said plat is incorporated herein by reference for a more complete description of the property conveyed herein.

The above described property is a portion of the the property conveyed herein.

The above described property is a portion of that same property conveyed by Warranty Deed from the Gurley Raper Heirs at Law to Blanche Raper, dated December 20, 1986 and recorded in Deed Book 155, Page 669, Union County Superior Court Records.

As described in Deed Book 264, Page 478. Further described as Map & Parcel 0061 07D. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication entered by the Court on June 25, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Danthe clerk of said Court and serve upon Danaddress 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 N. Stanley Gunter,

Judge of said Court.
This 3rd day of July, 2018. Judy L. Odom Clerk of Superior Court. Union County

NOTICE OF SALE UNDER POWER

REGISTAL UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DAVID GEORGE PELKEY to MORTGAGE ELECTRONIC REGISTRA-PELKEY to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC AS NOMINEE FOR PARK STERLING BANK, dated February 25, 2013, recorded February 27, 2013, in Deed Book 931, Page 708, Julion County, Georgia Records, said Security Deed having been given to se-cure a Note of even date in the original prin-cipal amount of One Hundred Seventy-Nine Thousand Five Hundred and 00/100 dollars (\$179,500.00), with interest thereon as provid-ed for therein, said Security Deed having been last sold, assigned and transferred to Penny-Mac Loan Services, LLC, there will be sold at Mac Loan Services, LLC, there will be sold a mate total services, LLC, mere will be sold at public outery to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in August, 2018, all property described in said Security Deed including but not limited to the following

Deed including but not imitted to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING LOT 8, CONTAINING 1.004 ACRES, OF CREEK-MONT SUBDIVISION AS PER PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, POCEDT 1.0 WENBY DATED IAMILBAY 22, 2013. BY CLEVELAND & COX LAND SURVEYING, LLC, ROGERT L. OWENBY, DATED JANUARY 22, 2013 AND RECORDED IN PLATE BOOK 65, PAGE 101, UNION COUNTY, GEORGIA RECORDS WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 262, PAGES 728-731, AND AMENDED IN DEED BOOK 267, PAGES 786-787, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE WATER AGREEMENT RECORDED IN DEED BOOK 269, PAGES 786-787, UNION COUNTY, GEORGIA RECORDS.

AGREEMENT RECORDED IN DEED BOOK 269, PAGES 788-790, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 263, PAGE 482, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE TRUST IN-DENTURE AS RECORDED IN DEED BOOK 301, PAGES 503-507, UNION COUNTY, GEORGIA RE-CORDS.
THE GRANTOR GRANTS TO GRANTEE A NONEXCLUSIVE PERPETUAL EASEMENT OF INGRESS

AND EGRESS OVER AND UPON THE SUBDIVI-SION ROADS TO THE SUBJECT PROPERTY AS SHOWN ON THE AFORESAID PLAT OF SURVEY. Said legal description being controlling, how-ever the property is more commonly known as 245 CREEKMONT DR, 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 and Note. 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 and Note.

Said property will be sold on an "as-is" ba-

Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. 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 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 DAVID GEORGE PELKEY, or tenants(s).

or tenants(s).
The sale will be conducted subject (1) to con-

The sale will be conducted student 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. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The activit having full subtroity to 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: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Rd., Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-540-5892

PENNYMAC LOAN SERVICES, LLC

PENNYMAC LOAN SERVICES, LLC
as Attorney in Fact for
DAVID GEORGE PELKEY
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: Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No.
PNY-18-00502-1

PNY-18-00502-1 Ad Run Dates 07/11/2018, 07/18/2018, 07/25/2018, 08/01/2018 www.rubinlublin.com/property-listings.phpc

N(Jul11,18,25,Aug1)P

NOTICE OF SALE UNDER POWER

NOTICE OF SALE ONDER YOVER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
JOHNNY A SPENCE to MORTGAGE ELECTRONIC JOHNNY A SPENCE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR BANK OF THE OZARKS, ITS SUCCESSORS AND ASSIGNS, dated 11/17/2017, and Recorded on 11/20/2017 as Book No. 1091 and Page No. 276-286, UNION County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$122,100.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the est at the rate specimen therein, mere will be sold by the undersigned 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 August, 2018, the following described property: TRACT ONE: ALL THAT TRACT ON PARCEL OF LAND LYING AND BEING IN LAND LOT 64, 10TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT 6-2, CONTAINING 0.60 ACRES, MORE OR LESS, OF HIDDEN LAKE PROPERTIES, AS SHOWN ON A PLAT OF SURVEY BY JACK STALEY, UNION COUNTY SURVEYOR, DATED MAY 1, 1980 AND RECORDED IN PLAT BOOK L, FOLIO 73, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE TRUE POINT OF BEGINNING START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 44, 45, 64 AND 65 OF SAID DISTRICT AND SECTION; THENCE SOUTH 66 DEGREES 30° EAST 1, 633.20 FEET TO INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE AN THE NORTH RIGHT OF sold by the undersigned at public outcry to the

OF DEUREES 30 EAST 1, 035.20 FEET 10 INTERSECTION OF THE EAST RIGHT OF WAY LINE OF
ROBERTSON CIRCLE AN THE NORTH RIGHT OF
WAY LINE OF HESTER DRIVE, THE TRUE POINT
OF BEGINNING; THENCE ALONG AND WITH THE
NORTH RIGHT OF WAY LINE OF HESTER DRIVE
TWO (2) COURSES AND DISTANCES AS FOLLOWS: SOUTH 73 DEGREES 31' EAST 123.3
FEET, SOUTH 73 DEGREES 31' EAST 123.3
FEET, SOUTH 73 DEGREES 31' EAST 95.1 FEET
TO AN IRON PIN; THENCE NORTH 4 DEGREES
51' WEST 145.1 FEET TO AN IRON PIN; THENCE
NORTH 71 DEGREES 19' WEST 175.4 FEET TO
AN IRON PIN SET IN THE EAST RIGHT OF WAY
LINE OF ROBERTSON CIRCLE; THENCE ALONG
AND WITH THE EAST RIGHT OF WAY LINE OF
ROBERTSON CIRCLE SOUTH 14 DEGREES 02'
WEST 136.1 FEET TO THE TRUE POINT OF BEGINNING.

GINNING. THE PROPERTY IS SUBJECT TO ALL MATTERS THE PROPERTY IS SUBJECT TO ALL WAITENS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 337, PAGE 789, UNION COUNTY, GEORGIA RECORDS.

IN FAVOR OF SIDE RIDGE WOOTHAIN FIN. AS RECORDED IN DEED BOOK 337, PAGE 789, UNION COUNTY, GEORGIA RECORDS.

TOGETHER WITH:

TRACT TWO: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 64, 10TH DISTRICT, IST SECTION, UNION COUNTY, GEORGIA, BEING LOT G-3, CONTAINING 0.60 ACRES, MORE OR LESS, OF HIDDEN LAKE PROPERTIES, AS SHOWN ON A PLAT OF SURVEY BY JACK STALEY, UNION COUNTY SURVEYOR, DATED MAY 1, 1980 AND RECORDED IN PLAT BOOK L, FOLIO 73, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE TRUE POINT OF BEGINNING START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 44, 45, 64 AND 65 OF SAID DISTRICT AND SECTION; THENCE SOUTH 66 DEGREES 36' EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE AND THE NORTH RIGHT OF WAY LINE OF HESTER DRIVE TWO COURSES AND DISTANCES AS FOLLOWS: SOUTH 73 DEGREES 31' EAST 123.3 FEET, SOUTH 70 DEGREES OA' EAST 99.1 FEET TO AN IRON PIN AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH SAID RIGHT OF WAY LINE OF NOR PIN THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH SAID RIGHT OF WAY THO 920 COURSES AND DISTANCES AS FOLLOWS: SOUTH 78 DEGREES 31' EAST 10.1.9 FEET, NORTH 78 DEGREES 32' EAST 10.1.9 FEET TO AN IRON PIN; THENCE SOUTH 40 DEGREES OF LAST 134.9 FEET TO AN IRON PIN; THENCE NORTH 6 DEGREES OF LAST 134.9 FEET TO AN IRON PIN; THENCE NORTH 6 DEGREES 51' EAST 145.1 FEET TO ALL MATTERS AS SHOWN ON THE AFORESAID PLAT.

THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON THE AFORESAID PLAT.

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THE PROPERTY IS SUBJECT TO ALL MATTERS AS RECORDED IN DEED BOOK 337, PAGE 789, UNION COUNTY, GEORGIA RECORDS.

NAMICAL STANDARD OF THE INDER POWER

N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

Pursuant to the Power of Sale contained in a Security Deed given by Michael L. Crowe to Claude T. Scissom and Martha A. Scissom dated 03/17/2014 and recorded in Deed Book dated 03/17/2014 and recorded in Deed Book 969 Pages 692-693 Union County, Georgia records; conveying the after-described property to secure a Note in the original principal amount of \$375,000.00, 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, Georgia within the legal hours of sale on August 7, 2018, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 242 of Union County, Georgia, containing 1.414 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated February 17, 1998, and recorded in Union County, Georgia records in Plat Book 41, Page 2. Said plat is incorporated herein, by reference hereto, for

is incorporated herein, by reference hereto, for a full and complete description of the above

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure to pay the indebtedness as and when due ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 7 Nautical Point, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of to the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Michael L. Crowe. or tenant or tenants.

Claude T. Scissom and Martha A. Scissom is the entity or individual designated who shall have full authority to negotiate, amend and

modify all terms of the mortgage. Claude T. Scissom and Martha A. Scissom

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 taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superiors to the Country Dead first each the Dead first each the Country Dead first each the Dead fi

tions, coveriants, and intactes of record super-rior 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.G.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Claude T. Scissom and Martha A. Scissom as agent and Attorney in Fact for Michael L. Kenya L. Patton, P.C., 44B Blue Ridge St., Blairsville, GA 30512 (706) 745-2142 THIS LAW FIRM MAY BE ACTING AS A DEBT

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-2056A