North Georgia News

Legal Notices for September 20, 2017

IN THE PROBATE COURT IN THE PROBATE COUNT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF WILLIAM BRENT SOUTHARD, DECEASED

ESTATE NO 17-99

WILLIAM DREWT SOUTHARD, DECEASED ESTATE NO. 17-99 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Carolyn J. Southard has petitioned (for Letters of Administration) to be appointed Administra-tor of the estate of William Brent Southard, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before October 2, 2017. All pleadings/objec-tions must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objecbefore a probate court clerk, and ming rees 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/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 peti-tion may be granted without a hearing

tion may be granted without a hearing Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 . t6,13,20,27)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Tommy G(ene) Jones, All debtors and creditors of the estate of Tommy G(ene) Jones, 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 7th day of September, 2017. By: Donald G. Jones UNION COUNTY

By: Donald G. Jones 36 Cozy Cove Trail Blairsville, GA 30512 N(Sept13,20,27,0ct4)B

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Bessie Sue Boyd, All debtors and creditors of the estate of Bessie Sue Boyd, 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 7th day of September, 2017. By: Luther Allen Johnson 631 Crestwood View Blairsville, GA 30512 (Neperti3.2027.DetA)B UNION COUNTY

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Anne B. Rutherford, All debtors and creditors of the estate of Anne B. Rutherford, 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 7th day of September, 2017. By: Laurel Lori Anne Duckworth By: Laurel Lori Anne Duckworth 3169 Trout Place Rd. Cumming, GA 30041 N(Sept13,20,27,0ct4)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Colleen Jewel Judy, All debtors and creditors of the estate of Colleen Jewel Judy, 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 8th day of September, 2017. By: Joseph Benjamin Gainey, Jr. 11930 Chaffin Rd. Roswell, GA 30075 Weent3.02.70et/08 N(Sept13,20,27,0ct4)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE:

IN RE: LOGAN JONATHAN CLARK DOB: 05-02-2009 PETITIONER: BRENDA DYE HONEYCUTT GASE NO. RG 17-A7-9 SERVICE BY PUBLICATION TO: SHANNON RENEE CLAYBORNE LAST KNOWN ADDRESS UNKNOWN PRESENT WHEREABOUTS UNKNOWN PRESENT WHEREABOUTS UNKNOWN A Petition for Termination of Parental Rights and Adoption of a Child by a Relative has been filed in the Superior Court of Union County, Georgia by Petitioner BRENDA DYE HONEY-CUTT.

NOTICE

NOTICE This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on October 2, 2017, 10:00am at Blairsville, GA 30512, County of Union, State of Georgia. Darin Young Unit F5 This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the owner and obligated party. Misept0.2718

N(Sept20,27)B

NOTICE

NOTICE This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on October 2, 2017, 10:00am at Blairsville, Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. Joshua Berger Unit D26 This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the owner and obligated party. Misept02.718

ent20.27)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from LINDA F. SWIN-SON, RONALD G. SWINSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR VILLAGE CAPITAL AND INVEST-MENT, LLC, dated January 20, 2015, recorded January 30, 2015, in Deed Book 997, Page 203, Union County, Georgia Records, said Security Deed having been given to secure a Note of Union Ćounty, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Nine Thousand Five Hun-dred Sixty and 00/100 dollars (\$129,560.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Village Capital & Investment, LLC, 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 October, 2017, all property described in said Security Deed including but not limited to the following described property:

hours of sale on the first Tuesday in October, 2017, all property described in said Security Deed including but not limited to the following described property: 6.29 ACRES, MORE OR LESS, LYING AND BEING IN LAND LOT 78 OF THE 16TH DISTRICT, IST SECTION OF UNION COUNTY, GEORGIA AND BE-ING TRACT "C," AS PER PLAT OF SURVEY FOR MRS. EUNICE SWINSON BY JACK STANLEY, UNION COUNTY GEORGIA SURVEYOR DATED MAY 11, 1981, AND BEING MORE PARTICULAR-LY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE CENTER OF OLD SULLIVAN ROAD, SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHWEST CORNER OF PROPERTY OF GRANTOR AND THE NORTHWEST CORNER OF PROPERTY NOW OF FORMERLY OWNED BY MARJORIE S. MCCUR-LEY, THENCE TWO COURSES AND DISTANCES ALONG THE CENTERLINE OF SAID ROAD AS FOLLOWS: NORTH 15 DEGREES 30 MINUTES EAST 174.8 FEET AND NORTH 30 DEGREES 40 MINUTES EAST 171.7 FEET, THENCE SOUTH 65 DEGREES 13 MINUTES EAST 781.1 FEET TO AN IRON PIN; THENCE SOUTH 24 DEGREES 40 MINUTES WEST 342.7 FEET TO A ROCK CORNER AT THE BASE OF A DOUBLE MAPLE THEE; THENCE NORTH 64 DEGREED SOPERTY IS SUBJECT TO AN EASEMENT FOR ACCESS AS SHOWN ON THE AFORESAD PLAT OF SURVEY FOR MRS. EUNICO BUINT OF BEGINNING. HEA ABOVE DESCRIBED PROPERTY IS SUBJECT TO AN EASEMENT FOR ACCESS EASEMENT ARE GRANTED FOR ROAD AND UTILITY PURPOSES. LESS AND EXCEPT ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DIS-TRICT, IST SECTION, LAND LOT 78 OF UNION COUNTY GEORGIA, CONTAINING 4.618 ACRES, MORE OR LESS, AND BEING DESIGNATED AS TRACTS A & C OF MS. EUNICES WINSON SUB-DIVISION ON A PLAT OF SURVEY FOR MRS. ESS AND EXCEPT ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DIS-TRICT, IST SECTION, LAND LOT 78 OF UNION COUNTY GEORGIA, CONTAINING 4.618 ACRES, MORE OR LESS, AND BEING DESIGNATED AS TRACTS A & C OF MS. EUNICES WINSON SUB-DIVISION ON A PLAT OF SURVEY BENG INCORPO-RATED HEREIN, BY REFERENCE HERETO, FOR A FULLAND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFORE CONSTITUTE A PART OF THE REALTY AND PASS WITH IT.

Said legal description being controlling, how-ever the property is more commonly known as 855 OLD SULLIVAN RD, BLAIRSVILLE, GA

as oso oLD solctiven hD, bLansville, da 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 re-maining in default, this sale will be made for

maining 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-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 pavable); the right of redemption of any taxing payable); the right of redemption of any taxing an accurate survey or by an inspection of the property, all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, property, and rights to an easement for park ing and turnaround, as recorded in Deed Book 482 at Page 337. Said property is known as 90 Suches View and any other matters of record superior to 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 posses-sion of the property is LINDA F. SWINSON, RON-ALD G. SWINSON, or tenants(s). The sale will be conducted subject (1) to con-formation that the cole is not applied by the durate Salu property is known as 90 suches view Drive, Suches, GA 30572, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, whether or not now due and 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. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, you are not entitled by law to an amend-ment or worldfingtion of the former of your load which are a heri, whether or hot how due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Seawith Doed first eat at the base. Total and the second The Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all ex-penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. provided by law. The sale will be conducted subject (1) to con-Telephone Number: 1-866-397-5370. VILLAGE CAPITAL & INVESTMENT, LLC 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 secured creditor. VILLAGE CAPITAL & INVESTMENT, LLC as Attorney in Fact for LINDA F. SWINSON, RONALD G. SWINSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. DMI-17-04345-1 What the secured creditor. The property is or may be in the possession of Lori Moose, alk/a Lori Andersen a/k/a Lori T. Moose a/k/a Lori T Andersen a/k/a Lori Ander-sen Moose, successor in interest or tenant(s). Nationstar Mortgage LLC d//b, Mr. Cooper as Attorney-in-Fact for Lori Andersen File no. 17-064809 SHAPIRO DEFINERCACT 2 HACTY LLC SHAPIRO PENDERGAST & HASTY 11 P* DMI-17-04345-1 Ad Run Dates 09/06/2017, 09/13/2017, 09/20/2017, 09/27/2017 www.rubinlublin.com/property-listings.phpc Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 770-220-2535/SJ

NOTICE OF SALE UNDER POWER REFIGURE OF STATE ON DEAL ON DEAL OF OWER GEORGIA, UNION COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THURN DUPOOR

THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Tracie Lynn Crutchfield to Mortgage Electronic Registration Systems, Inc., as nominee for Corridor Mort-gage Group, Inc., its successors and assigns, dated February 27, 2015, recorded in Deed Book 999, Page 333, Union County, Georgia Re-cords, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 1066, Page 57, Union County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$124,900.00), THAT PURPOSE. ONE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$124,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tues-day in October, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the in-debtedness as and when due and in the man-ner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be due and payable), any matters which might be disclosed by an accurate survey and inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record supe-tion to the Cocyclic Dard first not which have encumbrances, zoning ordinances, restric-tions, covenants, and matters of record supe-rior to the Security Deed first set out above. Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bome Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Tracie Lynn Crutch-field or a tenant or tenants and said property is more commonly known as 1395 Town Creek School Rd, Blairsville, Georgia 30512. 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. Wells Fargo Bank, N.A. as Attorney in Fact for Tracie Lynn Crutch-field McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All tract or parcel of land lying and being in Land Lot 53, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 1.701 acres. Lot 53, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 1.701 acres, as shown on a plat of survey for Cora Dixon by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. #2763, dated June 26, 2013 and filed of record on February 23, 2015 in Plat Book 67, Page 93 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete de-scription of the above described property. The above described property is conveyed together with and subject to that certain Well & Water Distribution Easement Agreement and Access Easement Agreement filed of record in Deed Book 998, Pages 730-34 in the Office of the Clerk of Superior Court, Union County, Georgia. MR/kdh 10/3/17 Our file no. 5209417 - FT7 N(Sept6,13.20.27)B N(Sept6.13.20.27)B

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Lori Andersen to Security Deed executed by Lori Andersen to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mort-gage Services, Inc., its successors and as-signs dated March 11, 2008, and recorded in Deed Book 752, Page 572, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$125,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in amount of said indeptedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, October 3, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the prop-erty described in said Deed, to-wit:

erty described in said Deed, to-wit: All that tract or parcel of land lying and being in the 11 District, 1st Section, Land Lot 339 of Union County, Georgia, and being Lot 2, Suches View Subdivision, containing 1.301 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. dated January 14, 1997, and last revised March 27, 2001, and re-corded in Union County Records in Plat Book 49, Page 97. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER STATE OF GEORGIA UNION COUNTY WHEREAS, Taylor W. Jones ("Borrower"), did execute and deliver to United Community Bank North Georgia ("Original Lender") that certain Security Deed (the "Security Deed"), made as of June 24, 2002, filed and recorded on July 8, 2002 in Deed Book 423, Page 372, with the Clerk of the Superior Court of Union County, Georgia (the "Union County Records"), as such Security Deed was modified on June 20, 2009, as filed and recorded in Deed Book 808, Page 613, as modified on January 27, 2010, as filed and recorded in Deed Book 825, Page 185, in the Union County Records, modified on April 4, 2011, as filed and recorded in Deed Book 864, Page 332, in the Union County Records, 4, 2011, as filed and recorded in Deed Book 864, Page 332, in the Union County Records, as modified on October 4, 2011, as filed and recorded in Deed Book 885, Page 767, in the Union County Records, as modified on April 6, 2012, as filed and recorded in Deed Book 902, Page 359, in the Union County Records, as granted, sold, assigned, transferred and con-veyed by Original Lender to Great 0ak Pool 1, LLC, pursuant to that Assignment of Security Interest, effective as of June 21, 2013, filed and recorded July 9, 2013 in Deed Book 946, Page 618, in the Union County Records, as amended and modified by the Easement Agreement in 618, in the Union County Records, as amended and modified by the Easement Agreement in Deed Book 1003, Page 55 in the Union County Records, as amended and modified by the Agreement Regarding Easement in Deed Book 1008, Page 366, and as further granted, sold, assigned, transferred and conveyed to AC 21A, LLC ("Holder"), pursuant to that Assignment of Debt and Lien, effective as of August 16, 2017, filed and recorded August 18, 2017 in Deed Book 1082, Page 133, in the Union County Re-cords (the Security Deed, as so modified and assigned, is hereinafter called the "Security Instrument"): and

assigned, is hereinafter called the "Security Instrument"); and WHEREAS, under and pursuant to the Se-curity Instrument, Borrower thereby irrevo-cably mortgaged, granted, bargained, sold, conveyed, transferred, pledged, set over and assigned, and granted a security interest to Holder (as successor and assign of Original Lender), its successors and assigns, with power of sale, in all of Borrower's estate, right, title and interest in, to and under any and all of the following described property, whether then owned or thereafter acquired (collectively, the "Property"):

owned or thereafter acquired (collectively, the "Property"): All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 184 of Union County, Georgia, containing 12.241 acres, more or less, as shown on a plat of survey by LandTech Services, Inc., James L. Alexander, G.R.L.S. No. 2653, dated June 5, 2002, and recorded in Union County Records in Plat Book 48, Page 107. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above-described property. property.

complete description of the above-described property. The property conveyed by this deed to secure debt shall include all of Grantor's rights and easements under and subject to that certain Easement Agreement between Allison Jones Cippola and Grantor (acting by and through his duly appointed guardian and conservator Margaret Downing) dated April 8, 2015, and recorded April 8, 2015, at Deed Book 1003, pages 54-57, of the Records of the Clerk of the Superior Court of Union County. Being and intended to be the same property conveyed by Warranty Deed dated April 28, 1973, from Junior E. Davis and Irene Patterson Davis in favor of Taylor W. Jones and recorded in Union County Records in Deed Book 74, Page 151. Being and intended to be the same property conveyed by Warranty Deed dated April 28, 1973, from Archie Patterson in favor of Taylor W. Jones and recorded in Union County Re-cords in Deed Book 74, Page 150. Being and intended to be the same property conveyed by Warranty Deed dated June 24, 1974, from E.C. Wintermute in favor of Taylor W. Jones and G. Larry Hamrick and recorded in Union County Records in Deed Book 81, Page 71. Being and intended to be the same property conveyed by Warranty Deed Book 81, Page 71.

in Union County Records in Deed Book 81, Page 71. Being and intended to be the same property conveyed by Warranty Deed dated November 1, 1975, from G. Larry Hamrick in favor of Taylor W. Jones and recorded in Union County Records in Deed Book 91, Page 91. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book C, Page 113 and in Plat Book 48, Page 107. Subject to flowage easement recorded in

Subject to flowage easement recorded in Union County Records in Deed Book EE, Page 252-53

Subject to Application for Conservation Use re-corded in Union County Records in Deed Book 329, Page 765.

329, Page 765. Subject to reservation of a 25 foot road right-of-way as shown in Warranty Deed recorded in Union County Records in Deed Book 74, Pages 21-22 on the three acre tract shown as Tract 2 in Warranty Deed recorded in Union County Records in Deed Book 74, Page 151 (Junior E. Davis and Irene Patterson Davis in favor of Tavlor W. Jones.)

E. Davis and Irene Patterson Davis in favor of Taylor W. Jones.) Subject to reservation of a 25 foot road right-of-way as shown in Warranty Deed recorded in Union County Records in Deed Book 73, Page 361 on the three acre tract shown as TOGETHER WITH all of the easements, rights, privileges, franchises, tenements, heredita-ments and appurtenances then or thereafter thereunto belonging or in any way appertain-ing and all of the estate, right, title, interest, claim and demand whatsoever of Borrower claim and demand whatsoever of Borrower therein or thereto, either at law or in equity, in

CUTT.

You are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered (60) days of the Urder for Publication entered by the Court on August 29, 2017. You are here-by commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Geor-

gia, an answer to the Petition. Witness the hand of the Honorable Raymond E. George, Superior Court Judge, Union County, this 6th day of September, 2017. Judy Odom Clerk of Union County Superior Court

N(Sept13,20,27,0ct4)B

STATE OF GEORGIA

NATIC OF GEORGIA NUTION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Patricia Edstrom, All debtors and creditors of the estate of All denotors and creditors of the estate of Patricia Edstrom, 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

tate are required to make immedia to the Personal Representative(s). This 3rd day of July, 2017. By: Daniel Lee Edstrom 5651 Kalogridis Rd. Haines City, FL 33844 N(Aug30,Sept6,13,20)E

STATE OF GEORGIA UNION COUNTY Notice to debtors and creditors

RE: Estate of Martha Cook Cone, All debtors and creditors of the estate of All debtors and creditors of the estate of Martha Cook Cone, 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 Demand Representative(c) to the Personal Representative(s). bin for the formation of August, 2017. By: Todd Penland Cone PO Box 397 Blairsville, GA 30514

N(Aug30,Sept6,13,20)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: RICHARD H. CROWELL, DECEASED

ESTATE NO. 17-97

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT The Petition of Linda L. Crowell for a year's support from the estate of Richard H. Crowell 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 September 25, 2017 why said Petition should not be granted. All objections to the Petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court Bw: Kristin Stanley.

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 430-6006

(706) 439-6006 Telephone Numbe

N(Aug30,Sept6,13,20)B

N(Sept6.13.20.27)B

*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 09/06,09/13,09/20,09/27,2017 [FC-NOS] N(Sept6, 13, 20, 27)B

WHEREAS, the Security Instrument secures, in part, that certain Note ("Loan"), with a matu-rity of June 21, 2003, executed by Borrower, Inty of Julie 21, 2003, executed by Borrower, as amended by the Note with a maturity date of June 201, 2010, as amended by the Prom-issory Note, dated January 27, 2010, further amended by the Promissory Note, dated April 4, 2011, further amended by the Promissory Note, dated October 4, 2011, further amended by the Promissory Note, dated April 6, 2012, further amended by the Forbearance Agree-ment, dated October 6, 2012, , and payable to the Original Lender, which Loan was endorsed and assigned by Original Lender to Great Oak Pool I, LLC and then to Holder, the Loan and all other documents executed in connection with the Loan are herein collectively referred to as

the Loan are herein collectively referred to as the "Loan Documents" and WHEREAS, defaults and Events of Default (as defined in the Security Instrument) have oc-curred and are continuing under the Loan Doc-uments and the Security Instrument, specifi-cally including, without limitation, the failure of Borrower to make the payments due under the Loan Documents when such payments

The Loan Documents when such payments were due; and WHEREAS, by reason of such defaults and Events of Default, the Debt (as defined in the Security Instrument) has been, and is hereby, accelerated and declared immediately due and payable, and the Security Instrument has become, is, and is hereby subject to foreclosure as provided by law, the Loan Documents and the Security Instrument and

as provided by law, the total bocuments and the Security Instrument; and NOW, THEREFORE, under and pursuant to the power of sale contained in the Security Instru-ment and according to the terms of the Securi-ty Instrument and the laws in such cases made ty Instrument and the laws in such cases made and provided, Holder will expose the Property for sale, at public sale to the highest bidder, for cash on that certain first Tuesday in October, 2017, being October 3, 2017, during the legal hours for sale, before the courthouse door in Union County, Georgia. Said Property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any assessments and zoning ordinances, and matters of record su-perior to the Security Deed set out above. The Debt remaining in default and the afore-said defaults and Events of Default continuing, the sale of the Property under and pursuant

Salu defaults and events of befault continuing, the sale of the Property under and pursuant to the power of sale contained in the Secu-rity Instrument will be made for the purpose of applying the proceeds thereof, as provided for in the Security Instrument and pursuant to continue to the security Instrument and pursuant to

for in the Security Instrument and pursuant to applicable law. The Property will be sold on an "as is, where is" basis without recourse against Holder and without representation or warranty of any kind or nature whatsoever with respect thereto, with no assurance afforded as to the exact acreage of the Real Estate. To the best of Holder's knowledge and belief, the Property is presently owned by Borrower, subject to the aforesaid interests of Holder, the Order and the matters set forth herein, and Borrower is the party in possession of the Property, subject to the aforesaid interests. The notice to Borrower has been provided

The notice to Borrower has been provided by Holder to Borrower in accordance with 0.C.G.A. § 44-14-162.2.

The undersigned may sell the Property or any part of the Property in such manner and order as Holder may elect and may sell that order as holder inay elect and hay sen that portion of the Property, which, under the laws of the State of Georgia, constitutes an estate or interest in real estate separately from that portion of the Property, which, under the laws of the State of Georgia, constitutes personalty and not an interest in the real estate, in which core one are the bid will be below therefore. and not an interest in the real estate, in which case separate bids will be taken therefor, or collectively in a single sale or lot, in which case a single bid will be taken therefor. Notice of the undersigned's intent shall be given by announcement made at the commencement of the public sole the public sale.

The recitals set forth hereinabove are hereby

The recitals set form hereinadove are nereby incorporated in and made a part of this Notice of Sale Under Power. To the best knowledge and belief of Holder, the described Property is in the possession of Borrower, and said Property is more commonly known as 335 Taylor Jones Drive, Blairsville, Georgia 30512. The sale will be

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 as to the status of the loan with the Holder of the Security Deed.

ac 21a, llc ac 21a, IIC as Attorney-in-Fact for TAYLOR W. JONES /s/ Todd J. Poole Todd J. Poole, Esq. Jon David W. Huffman, Eso Poole Law Group 315 W. Ponce de Leon Ave. Suite 344 Decatur, Georgia 30030 Telephone: 404-373-4008 Fax: 888-709-5723 THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Sept6,13,20,27)B