

# North Georgia News

## Legal Notices for April 10, 2024

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Edna W. Hardman  
All creditors of the estate of Edna W. Hardman, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 15th day of March, 2024.  
BY: Pamela T. Britt  
99 Macy Ct.  
Blairsville, GA 30512  
(NMar20,27,Apr3,10)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Jo Ann Rose Phipps  
All creditors of the estate of Jo Ann Rose Phipps, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 15th day of March, 2024.  
BY: Debora Quigley  
55 Highland Ridge W  
Blairsville, GA 30512  
(NMar20,27,Apr3,10)

**NOTICE OF NAME CHANGE**  
PLEASE TAKE Notice that on the 13th day of March, 2024, STEVEN AUSTIN LOWE filed a Petition in the Superior Court of Union County, Georgia, seeking a name change from STEVEN AUSTIN LOWE to STEPHEN ALLEN WALLIES. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matters raised by said Petition.  
(NMar20,27,Apr3,10)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Thomas Harold Thompson  
All creditors of the estate of Thomas Harold Thompson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 15th day of March, 2024.  
BY: Thomas Anthony Thompson  
505 Buck Drive  
Ohatchee, AL 36271  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
(NMar20,27,Apr3,10)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF PAULINE WATKINS CONLEY  
DECEASED  
ESTATE NO. 2024-32  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
To whom it may concern:  
Elaine Stover has petitioned to be appointed administrator(s) of the estate of Pauline Watkins Conley deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 15, 2024.  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
(NMar20,27,Apr3,10)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF James W. Postell  
All creditors of the estate of James W. Postell, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
BY: Jeffrey L. Patterson  
Kennetha Ann Patterson  
72 Coosa Bend Drive  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
(NMar20,27,Apr3,10)

**NOTICE**  
Notice is given that a notice of intent to dissolve Confidence United Methodist Inc., a Georgia nonprofit corporation with its registered office at 96 Confidence Church Rd. Blairsville GA 30512, will be delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code, 14-3-1404.1.  
(NApr3,10)

**NOTICE OF SALE**  
Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of contents in storage unit belonging to D. Wepghorn, unit C4. Sold to highest bidder on April 21st, 8:00am at Incredible Storage 136 Crossing Dr. Blairsville GA. Tenant has the right to redeem contents prior to sale. Incredible Storage has the right to refuse any or all bids.  
(NApr3,10)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF HOYT KING  
DECEASED  
ESTATE NO. 2024-36  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE  
Linda King has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons 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 by 10:00 a.m. on or before April 29, 2024.  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
(NMar3,10,17,24)

**NOTICE OF SERVICE BY PUBLICATION**  
Superior Court of Union County, Case No. SUCV2023000272  
Robert Wilson Jr., Plaintiff v. Patricia Thompson Jones, et al., Defendants  
To: Jennifer Brown; John Does as Unknown Heirs and Successors of Tina L. Thompson, deceased; John Does as Unknown Heirs and Successors of Thomas Elijah Thompson Jr. a/k/a Thomas "Tommy" Thompson, deceased; In Rem: Against Real Property Having Union County Tax Parcel ID 035 140 A ("Property"); and a/k/a Unknown Known or Unknown Who Claim or Might Claim an Interest in the Property Adversely to Plaintiff  
By Second Order Granting Service by Publication dated 03/27/2024 entered on 03/27/2024, you are hereby notified that on August 22, 2023 Plaintiff Robert Wilson Jr. filed a Petition to Quiet Title in the Superior Court of Union County, Case No. SUCV2023000272. The subject matter of the Petition to Quiet Title is that Plaintiff seeks to quiet title to and cancel any interest you may have to the property commonly known as 0 Cobb Mountain Road, and more particularly described in the Petition to Quiet Title which is available for you to review in the office of the Clerk of the Superior Court of Union County.  
You are commanded to be and appear at the court in which the action is pending within 60 days of the Second Order Granting Service by Publication. You are further commanded to file with the Clerk of the Superior Court of Union County, and to serve upon Plaintiff's attorney, James R. Fletcher II, Fletcher Law Firm LLC, 328 SE Alexander Street, Suite #10, Marietta, GA 30060 an Answer to the Petition to Quiet Title in writing within sixty (60) days of the date of the Second Order Granting Service by Publication.  
This 28th day of March 2024  
WITNESS, Judge T. Buckley Levins, Judge of the Superior Court of Union County  
Signed: Judy L. Odum  
CLERK, Superior Court of Union County  
(NApr3,10,17,24)

**NOTICE OF LEGAL ACTION**  
The Chambers County, Alabama, Department of Human Resources filed a petition to terminate the parental rights of a man bearing the initials R.A.Mc. And a woman bearing the initials A.N.Mc., to their child who was born on December 12, 2017, whose initials are C.A.Mc. Either or both parents must file an answer to the petition to terminate the parent's parental rights, filed in the Juvenile Court of Chambers County, Alabama within thirty (30) days of service, or after that a default judgment or a judgment after a hearing may be rendered terminating all of either or both parents' parental rights to this child.  
Lisa M. Burdette  
Circuit Clerk  
(NApr3,10,17,24)

**NOTICE OF SUPERIOR COURT OF UNION COUNTY TO: CHASE AMBURY**  
Address Unknown  
By Order of the Court for Service by Publication dated March 5, 2024, you are hereby notified that on December 18, 2023, Robert and Susan Weber filed suit against you for custody. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of March 5, 2024.  
(NApr3,10,17,24)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Marjorie Anita Hetterick  
All creditors of the estate of Marjorie Anita Hetterick, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 5 th day of April, 2024.  
BY: Jayne Claire Sullivan  
235 Floyds Way  
Blairsville, GA 30512  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
(NApr10,17,24,May1)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Barbara Anne McLaughlin  
All creditors of the estate of Barbara Anne McLaughlin, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 5th day of April, 2024.  
BY: Deborah Lynn Spiegel  
181 Crane Creek  
Young Harris, GA 30582  
ATTORNEY: Jack Lance, Jr.  
57 Sears Way  
Blairsville, GA 30512  
(NApr10,17,24,May1)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Dennis Murphy  
All creditors of the estate of Dennis Murphy, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 22nd day of March, 2024.  
BY: Evelyn Murphy  
1075 Pleasant Hill Road  
Blairsville, GA 30512  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
(NMar27,Apr3,10,17)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Daniel A. Guthrie  
All creditors of the estate of Daniel A. Guthrie, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 22nd day of March, 2024.  
BY: Susan Johnson Guthrie  
709 Hidden Lake Road  
Blairsville, GA 30512  
ATTORNEY: Jack Lance, Jr.  
57 Sears Way  
Blairsville, GA 30512  
(NMar27,Apr3,10,17)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: The Name Change Of: AUSTIN MARDIS BEREZIN  
CAEN: 24-CV-00064 BL  
NOTICE  
Notice is hereby given that AUSTIN MARDIS BEREZIN filed his Petition to Change Name with the Superior Court of Union County, Georgia, on the 1st day of March, 2024, praying for a change of his name from AUSTIN MARDIS BEREZIN to EMELIA EISNER BEREZIN. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of said Petition.  
This 16th day of March  
Janna D. Akins, Esq.  
Attorney for Petitioner  
AKINS & DAVENPORT, P.C.  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
(NMar27,Apr3,10,17)

**NOTICE OF DISSOLUTION AND LIQUIDATION OF CCG COMMUNITY HEALTH FOUNDATION**  
CCG Community Health Foundation, a North Carolina nonprofit corporation, was dissolved effective March 18, 2024. CCG Community Health Foundation was formerly known as Murphy Medical Center Foundation.  
As part of the dissolution, Murphy Medical Center, Inc., d/b/a Erlanger Western Carolina Hospital and The Community Foundation of Western North Carolina, Inc. each received a portion of CCG Community Health Foundation's remaining assets.  
If you have designated CCG Community Health Foundation as a beneficiary of your assets in a will, trust, or other estate document, you are advised to seek legal advice from a qualified attorney in order to update your documents.  
To seek assistance or clarification regarding the asset transfer and beneficiary updates, please contact Erlanger Western Carolina Hospital at the following address:  
Erlanger Health System  
c/o Chief Legal Officer  
975 E. 3rd Street  
Chattanooga, TN 37403  
In addition, all creditors of and claimants against CCG Community Health Foundation should present their claims in accordance with this notice:  
1. Claims must be in writing and include the name of the claimant, the amount of the claim, and a short summary of the basis for the claim;  
2. Claims should be mailed to the address listed above; and  
3. A claim against CCG Community Health Foundation will be barred unless a proceeding to enforce the claim is commenced within five years after the publication date of this notice.  
(NApr10,17)

**NOTICE OF SALE**  
Under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage unit belonging to Joshua Ballard, Unit 1, sold to the highest bidder on April 19, 2024, 9:30am at Able Mini Storage, 1376 Hwy. 515E, Blairsville, GA 706-745-8834. Tenant has right to redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids.  
(NMar27,Apr3,10,17,24,May1)

**SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN re: Civil Action File Number: 24-CV-95-JP  
Melanie Rosales  
Petitioner  
NOTICE OF PETITION TO CHANGE NAME OF ADULT  
Melanie Rosales filed a petition in the Union County Superior Court on April 1, 2024 to change the name from: Melanie Dawn Rosales to Melonie Dawn Rosales. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Dated April 1, 2024  
Melanie Rosales, Petitioner pro se  
Address: 34 Pauls Court  
Blairsville, Georgia 30512  
8132304195  
melonierosales@gmail.com  
(NApr10-May1)

**NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION**  
Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn E. Doucette-Shultz and Troy R. Shultz to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation (the Secured Creditor), dated November 23, 2009, and Recorded on December 4, 2009 as Book No. 820 and Page No. 94, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,974.00, with interest at the rate specified therein, as last assigned to Nationstar Mortgage, LLC d/b/a Mr. Cooper by assignment that is or to be recorded in the Union County, Georgia Records, there 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 May, 2024, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, containing 1.0 acre, more or less, and being Lot #216 of Lake Nottely Subdivision, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated April 15, 1980 and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia in Plat Book J, Page 110, said plat reading as follows: To reach the True Point of Beginning, start at the original land lot corner common to Land Lots 150, 151, 174 & 175; thence S 3 degrees 36 minutes W 537.7 feet to an iron pin in the True Point of Beginning; said iron pin being located in the West right-of-way line of Wayne Colwell Road; thence S 3 degrees 58 minutes E 284.9 feet; thence N 81 degrees 08 minutes W 220.0 feet to an iron pin; thence N 18 degrees 50 minutes E 245.6 feet to an iron pin; thence N 81 degrees 24 minutes E 119.7 feet to the True Point of Beginning. Tax ID: 0378 097 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains 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). Nationstar Mortgage, LLC d/b/a Mr. Cooper holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgage, LLC d/b/a Mr. Cooper is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Nationstar Mortgage, LLC d/b/a Mr. Cooper may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lewisville, TX 75067. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured 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 186 LAKESIDE DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. Doucette-Shultz 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 Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §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 paragraph. Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC". Nationstar Mortgage, LLC d/b/a Mr. Cooper as Attorney in Fact for Dawn E. Doucette-Shultz and Troy R. Shultz. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC 239 Highway Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File:24-41211  
(NMar27,Apr3,10,17,24,May1)

**NOTICE OF SALE UNDER POWER, UNION COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Douglas Alan Dowdy and Sara A. Dowdy to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee WMC Mortgage Corp., its successors and assigns dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1, conveying the after-described property to secure a Note in the original principal amount of \$327,000.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 7, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:  
All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.  
This property is subject to the road easement as shown on said plat.  
The property is subject to the restrictions recorded in Deed Book 142 pages 28-31, amended in Deed Book 365 page 477 Union County records.  
The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records.  
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and 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).  
The property is commonly known as 1212 South Ridge Court, 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 the subject property is (are): Dowdy Family Home Trust or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.  
PHH Mortgage Corporation 1661 Worthington Rd Suite 100  
West Palm Beach, FL 33409 (800) 750-2518  
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.  
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.  
U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A. Dowdy Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.  
1017-6716A  
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6716A  
(NApr10,17,24,May1)

**NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY**  
Under and by virtue of the Power of Sale contained in a Security Deed, given by Joshua K Shultz to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Vanderbilt Mortgage and Finance, Inc. DBA Silverton Mortgage, its successors and assigns, dated September 17, 2019, recorded in Deed Book 1164, Page 458, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 1359, Page 226, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-THREE THOUSAND SIX HUNDRED THIRTY-SIX AND 0/100 DOLLARS (\$163,636.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2024, the following described property:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure 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 pursuant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.  
Nationstar Mortgage LLC 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: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.  
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.  
To the best knowledge and belief of the undersigned, the party in possession of the property is Joshua K Bruce and Alysia Bruce or a tenant or tenants and said property is not commonly known as 84 Gum Log Circle, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control.  
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.  
Nationstar Mortgage LLC  
as Attorney in Fact for  
Joshua K Bruce  
McCallia Rayer Leibert Pierce, LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net  
EXHIBIT "A"  
All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, and being Tract 1, containing 0.987 acre, and tract 2, containing 0.018 acre, as shown on a plat of survey for Joshua Bruce by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.L.S. # 2763, dated September 9, 2019 and filed of record on September 9, 2019 in Plat Book 71, Page 322 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 description of the above described property.  
MR/kam 23-12537GA - FT2  
(NApr10,17,24,May1)

**NOTICE OF SALE UNDER POWER STATE OF GEORGIA UNION COUNTY**  
By virtue of a power of sale contained in a certain security deed from Jason L Collins and Sue L. Collins to United States of America, acting through the Farmers Home Administration, United States Department of Agriculture and recorded in Deed Book 187, Page 634-638, Union County, Georgia records given to secure a note in the original amount of \$48,700.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of UNION COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in May, 2024, to wit: May 07, 2024, the following described property: All that tract or parcel of land lying in Land Lot 91, 16th District, 1st Section of Union County, Georgia, containing 0.5 acre, more or less, and being shown on a plat of survey by Lane S. Bishop and Associates, R.S., dated March 3, 1986, with additions on 3/25/86, and recorded in Plat Book R, Page 125 of the Union County records. The description on said plat is incorporated herein by reference and from said plat described as follows: BEGINNING at the intersection of Georgia 11 and U. S. 19/129, and Town Creek Road, being State road 2322; thence running 3.4 miles along the centerline of Town Creek Road to a point; thence running North 0 21 57 West 52.68 feet to an iron pin, being the TRUE POINT OF BEGINNING; thence running North 2 21 57 West 110.12 feet to a point; thence running South 63 21 55 East 45.73 feet; thence South 63 21 55 East 60.14 feet; thence South 79 58 04 East 50.38 feet to a point; thence running along the centerline of a two foot stream South 71 49 18 East 70.63 feet; thence South 38 7 49 East 119.58 feet to a point; thence South 43 46 22 West 19.68 feet to a point; thence North 74 00 35 West 235.61 feet to a point; thence North 74 00 35 West 42.14 feet to the point of Beginning. Grantor grants to Grantees spring rights to that certain spring shown on said plat. Said spring is located South 73 19 29 East of the subject property as shown on said plat. Grantor further conveys all right, title and interest in the following tract of property: All that tract or parcel of land lying in Land Lot 91, 16th District, 1st Section of Union County, Georgia, containing 0.29 acres, more or less, as shown on a plat of survey by Lane S. Bishop and Associates dated March 3, 1986, and recorded in Plat Book R, Page 125 of the Union County records and from said plat described as follows: BEGINNING at the intersection of Ga. 11 and U. S. 19/129 and State Route 2322 known as Town Creek Road and running along the centerline of Town Creek Road in a southeasterly direction a distance of 3.4 miles to a point in the centerline of said Town Creek Road, being the TRUE POINT OF BEGINNING; thence North 02 21 57 West 52.68 feet; thence South 74 00 35 East 277.75 feet to a point; thence South 43 46 22 West 56.52 feet to the centerline of Town Creek Road; thence North 74 00 36 West 234.82 feet along the centerline of Town Creek Road to the point of Beginning. LESS and EXCEPT the right of way hereinafter described. Grantor, his successors and assigns, retain a 40 foot wide road right of way easement for ingress and egress and for utilities from the centerline of Town Creek Road in a northwesterly direction parallel with the west property line, said easement containing a 15 foot gravelled road known as Kelhorn Road. Grantees, all their successors and assigns, have and mutual right to use said right of way easement. Being real property commonly known as 2680 Kelhorn Road, Blairsville, GA 30512. The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Dawson's Management c/o USDA 3775 Venture Drive Duluth, GA 30096 770-962-4981 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require The United States of America, acting through the Secretary of Agriculture to negotiate, amend, or modify the terms of the Security Deed described herein. The United States of America, acting through the Secretary of Agriculture as Attorney in Fact for Jason L Collins and Sue L. Collins Attorney Contact: Miller, George and Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 24GA14-0065 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4813961 04/10/2024, 04/17/2024, 04/24/2024, 05/01/2024  
(NApr10,17,24,May1)