

# North Georgia News

## Legal Notices for October 6, 2021

### NOTICE OF PETITION TO CHANGE NAME

Notice is hereby given that JOSEPH PHILLIP LABOSCO has filed a Petition to Change his Name with the Superior Court of Union County, Georgia on the 14th day of September, 2021, praying for a change in the spelling of his name from JOSEPH PHILLIP LOBASCÓ to JOSEPH PHILLIP LABOSCO as he has always gone by.

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 30 days of the filing of said petition.

This 14th day of September, 2021.

N(Sep122,29,0c16,13)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Max Charles Butt  
All debtors and creditors of the estate of Max Charles Butt, 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 10th day of September, 2021  
By: Ricky Abercrombie  
PO Box 263  
Blairsville, GA 30514  
N(Sep15,22,29,0c16)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Suanne Marie Fowler  
All debtors and creditors of the estate of Suanne Marie Fowler, 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 10th day of September, 2021  
By: Lauren Quinton  
7000 Portofino Cir., Apt 107  
Palm Beach Gardens, FL 33418  
N(Sep15,22,29,0c16)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Henry Knight Mettler Sr.  
All debtors and creditors of the estate of Henry Knight Mettler Sr., 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 10th day of September, 2021  
By: Clifford M. Mettler  
3833 Peachtree Rd. NE  
Brookhaven, GA 30319  
N(Sep15,22,29,0c16)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Era Mae Penland  
All debtors and creditors of the estate of Era Mae Penland, 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 10th day of September, 2021  
By: John Kelvin Sexton  
90 Hollow Hill Rd.  
Blairsville, GA 30512  
N(Sep15,22,29,0c16)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ralph Norris Wood Jr.  
All debtors and creditors of the estate of Ralph Norris Wood Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 10th day of September, 2021  
By: Kimberly Anne Wood Auriemma  
672 Brashy St.  
Woodstock, GA 30188  
N(Sep15,22,29,0c16)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Peggy McAbee Wood  
All debtors and creditors of the estate of Peggy McAbee Wood, 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 10th day of September, 2021  
By: Kimberly Anne Wood Auriemma  
672 Brashy St.  
Woodstock, GA 30188  
N(Sep15,22,29,0c16)

### STATE OF GEORGIA COUNTRY OF UNION

#### NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of SUANNE FOWLER, late of Union County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to the Estate are required to make immediate payment.  
This 20th day of September, 2021.  
LAUREN QUINTON, Administrator  
c/o Tommy D. Goddard  
Attorney for Administrator  
2716 Cleveland Highway  
Dalton, Georgia 30721  
N(Sep129,0c16,13,20)

### SUPERIOR COURT OF UNION COUNTY

#### STATE OF GEORGIA

Civil Action Number SUCV2021000294  
State of Georgia  
Plaintiff  
Vs  
\$1,442.00 in U S Currency & Gilley, Jamie  
Defendants  
SUMMONS  
To: Any unknown claimant to the above property  
You are hereby summoned and required to file with the Clerk of said court and serve upon the Plaintiff's attorney whose name and address is:  
Sidney Landreau  
Enotah Circuit District Attorney  
65 Courthouse Street Box 6  
Blairsville, Ga 30512  
An answer to the complaint which is herewith served upon you, within 30 days after service of this summons upon you, exclusive of the day of service. If this action pertains to a Protective Order, the Answer is to be filed and served before the scheduled hearing date attached. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.  
This 20th day of September, 2021.  
Clerk of Superior Court  
Judy L. Odum  
N(Sep129,0c16)

### THE PROBATE COURT OF UNION COUNTY

#### STATE OF GEORGIA

IN RE: ESTATE OF ERIC ROY ENGLAND, DECEASED  
ESTATE NO. 2018-72  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
RE: PETITION OF EDNA RUTH ENGLAND RICH FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ERIC ROY ENGLAND, DECEASED.  
To Whom it may concern:  
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before October 18, 2021  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(0c16)

### IN THE SUPERIOR COURT OF UNION COUNTY

#### STATE OF GEORGIA

Enotah Judicial Circuit  
STATE OF GEORGIA,  
vs  
Jeffrey Langley  
DISTRICT ATTORNEY,  
Enotah JUDICIAL CIRCUIT,  
Plaintiff,  
vs  
\$1442.00 in United States Currency,  
Defendant in rem,  
RE PROPERTY OF  
Jamie Lee Gilley,  
Purported Owner(s)/Interest Holders  
CIVIL ACTION NO. SUCV2021000294  
COMPLAINT FOR FORFEITURE  
COMES NOW THE STATE OF GEORGIA, by and through Jeffrey Langley, District Attorney for the Enotah Judicial Circuit and files this complaint for forfeiture pursuant to the Official Code of Georgia Annotated, §§ 16-13-49(b) and 9-16-12 and shows the Court as follows:  
1. The property sought to be forfeited was described in the above caption and is incorporated herein by reference thereto (hereinafter "the defendant property").  
2. The defendant property is presently in the custody of the Union County Sheriff's Office, 378 Beasley Street, Blairsville Ga 30512, located within the county and is within the venue of and subject to the jurisdiction of this Court.  
3. On July 25, 2021 a vehicle driven by the defendant was stopped by the Union County Sheriff's Office on Highway 515 at Market View Connector in Union County Georgia.  
4. The stop resulted in the arrest of Jamie Lee Gilley on charges of Possession of Methamphetamine with Intent to Distribute, Possession of Methamphetamine, Possession of Marijuana and several traffic offenses.  
5. A search of the vehicle resulted in the discovery of 16.798 grams of methamphetamine and less than one ounce of marijuana.  
6. As a result of the discovery of methamphetamine the defendant property was seized for forfeiture.  
7. The defendant property is contraband and subject to forfeiture to the State of Georgia pursuant to the provisions of O.C.G.A. §16-13-49(b) in that said property was directly or indirectly used or intended for use to facilitate the Possession and/or Distribution of Methamphetamine in violation of O.C.G.A. § 16-13-30 and/or is proceeds derived or realized therefrom and/or was found in close proximity to methamphetamine.  
8. The names and addresses of all known persons who may be owners and/or interest holders of the defendant property, or any part thereof, are as follows:  
Jamie Lee Gilley  
Inmate # 9873  
Gilmer County jail  
106 Brett Dickey Mem. Dr.  
Ellijay Ga 30536  
WHEREFORE THE STATE OF GEORGIA PRAYS:  
1. That all purported owners and/or interest holders listed herein be personally served with a copy of the complaint and summons;  
2. That the custodians of the defendant property be personally served a copy of the complaint and summons herein;  
3. That all purported owners and interest holders who are unknown, who reside out of state, who depart the state, who cannot after due diligence be found within the state, or who conceal themselves so as to avoid service, be served by publication by publishing a notice of proceedings once per week in the legal organ of Union County, Georgia as provided by O.C.G.A. § 9-13-12 (b)(3);  
4. That the Court hold a hearing within sixty (60) days of the service of this complaint on the last defendant as provided by O.C.G.A. § 9-16-12 (f);  
5. That the Court enter judgment in favor of the State of Georgia declaring the defendant property or any part thereof forfeited to the State of Georgia pursuant to the provisions of O.C.G.A. §16-13-49;  
6. That the Court retain jurisdiction to direct the proper disposition and distribution of the forfeited property as provided by O.C.G.A. §9-16-19;  
7. That the State of Georgia be afforded such other relief and remedies as are available under law and due process to enforce this forfeiture.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2021  
Sidney (Buster) Landreau ADA  
Enotah Judicial Circuit  
Ga bar #970247  
65 Courthouse Street Box 6  
Blairsville Ga 30512  
VERIFICATION  
Pursuant to the provisions of O.C.G.A. § 9-16-12(a) I hereby verify that the information contained in this complaint for forfeiture is true and correct to the best of my knowledge and belief.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2021  
Tyler Miller  
Union County Sheriffs Office  
N(Sep129,0c16)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

#### STATE OF GEORGIA

COUNTY OF UNION  
The undersigned does hereby certify that Suzanne M. Kiopp conducting a business as Simply Suzanne in the City of Blairsville, County of Union in the State of Georgia, under the name of and that the nature of the business is art/crafts and that the names of the person, firms or partnership owning and carrying on said trade or business are 226A Fairview Lane, Blairsville, GA 30512  
N(Sep129,0c16)

### NOTICE OF CHANGE IN CONTROL OF A BANK HOLDING COMPANY

The Vanguard Group, Inc., Malvern, PA, on behalf of itself, its subsidiaries and affiliates (together with The Vanguard Group, Inc., "Vanguard"), and the investment companies registered under the Investment Company Act of 1940, other pooled investment vehicles, and institutional accounts that are sponsored, managed, or advised by Vanguard (the "Vanguard funds"), intend to apply to the Federal Reserve Board for permission to increase the aggregate ownership position of the Vanguard funds to more than 15% of the common stock of United Community Banks, Inc., 125 Highway 515 East, Blairsville, Georgia 30512. The Vanguard funds will acquire common stock of United Community Banks, Inc. solely for investment purposes. United Community Banks, Inc. controls United Community Bank, 306 East North Street, Greenville, South Carolina 29601. The Federal Reserve considers a number of factors in deciding whether to approve the notice.

You are invited to submit comments in writing on this notice to the Federal Reserve Bank of Atlanta, 1000 Peachtree Street N.E., Atlanta, Georgia 30309-4470. The comment period will not end before October 26, 2021 and may be somewhat longer. The Board's procedures for processing applications may be found at 12 C.F.R. Part 262.25. To obtain a copy of the Federal Reserve Board's procedures, or if you need more information about how to submit your comments on the notice, contact Erih Terry, Assistant Vice President, at (404) 498-7106. The Federal Reserve will consider your comments and any request for a public meeting or formal hearing on the notice if they are received in writing by the Reserve Bank on or before the last day of the comment period.  
N(0c16)

### IN THE SUPERIOR COURT OF UNION COUNTY

#### STATE OF GEORGIA

IN RE: GERALDEAN DIANE BRIGGS  
Civil Action File No. 2021-CV-00295 BL  
NOTICE OF SUMMONS  
TO: ANY INTERESTED PERSON  
A Petition for Declaratory Judgment was filed in the Superior Court of Union County, Georgia by Petitioner GERALDEAN DIANE BRIGGS on September 20, 2021.

You are hereby notified that Petitioner in the above-styled action seeks an Order declaring that she was one and the same person that was formally known as Geraldene Diane Dyer, Geraldene Diane Davidson, and Geraldene Diane Day, and you are therefore given notice of said suit and are directed to file any response within twenty (20) days of the Order for Publication entered by the Court on September 22, 2021. You are hereby 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, Georgia 30514, an answer to the Complaint.  
Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 24th day of September, 2021.  
Judy Odom, Clerk of Superior Court  
N(0c16,13,20,27)

### IN THE PROBATE COURT

#### COUNTY OF UNION

#### STATE OF GEORGIA

IN RE: ESTATE OF SANDRA KAY IVESTER, DECEASED  
ESTATE NO. 21-120  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Juan De'Dios Alvarez Jr. has petitioned to be appointed Administrator of the estate of Sandra Kay Ivester, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before October 25, 2021. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Sep129,0c16,13,20)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Barbara F. Huckaby  
All debtors and creditors of the estate of Barbara F. Huckaby, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 24th day of September, 2021  
By: Howard Monroe Huckaby  
8464 Manor Dr.  
Tallahassee, FL 32303  
N(Sep129,0c16,13,20)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roger Lee Krall  
All debtors and creditors of the estate of Roger Lee Krall, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 24th day of September, 2021  
By: Robert Krall  
7656 SE Ravissant Dr.  
Stuart, FL 34997  
N(Sep129,0c16,13,20)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Patsy Dobbs  
All debtors and creditors of the estate of Patsy Dobbs, 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 1st day of October, 2021  
By: Angela Newton  
PO Box 658  
Blairsville, GA 30514  
N(0c16,13,20,27)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Judith E. Kendall  
All debtors and creditors of the estate of Judith E. Kendall, 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 1st day of October, 2021  
By: Linda Irene Melton  
PO Box 2514  
Blairsville, GA 30514  
N(0c16,13,20,27)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James T. Stanley  
All debtors and creditors of the estate of James T. Stanley, 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 1st day of October, 2021  
By: James Dale Stanley  
252 Owl Creek Rd.  
Blairsville, GA 30512  
N(0c16,13,20,27)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Charles D. Mason  
All debtors and creditors of the estate of Charles D. Mason, 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 1st day of October, 2021  
By: Charles D. Mason Jr.  
1219 Palm Ridge Trace  
Canton, GA 30115  
N(0c16,13,20,27)

### STATE OF GEORGIA COUNTRY OF UNION

#### NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Margaret E. Gibson to Wells Fargo Bank, N.A. dated February 29, 2012, and recorded in Deed Book 895, Page 421, and pursuant to court order recorded in Deed Book 1188, Page 359, Union County Records, said Security Deed having been sold, assigned, transferred and conveyed to Specialized Loan Servicing, LLC, securing a Note in the original principal amount of \$63,724.67, 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 said Deed, will on the first Tuesday, November 2, 2021, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:  
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 15 and 22 of Union County, Georgia containing 0.659 acres more or less and being Lot Twelve (12) of Laurel Glen Subdivision, as shown on a plat of survey by Rochester and Associates, Inc. RS No. 1534, dated 6/7/93, last revised 10/7/93 and recorded in Union County Records in Plat Book 31, Page 36. Said plat is incorporated herein by reference hereto, for a full and complete description of the above property. Assessor's Parcel Number 099 001 K  
Subject to a roadway easement shown on said Plat.  
Grantor also grants to grantees a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.  
Said property is known as 47 Autumn Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.  
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.  
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 secured creditor.  
The property is or may be in the possession of Margaret E. Gibson, successor in interest or tenant(s).  
Specialized Loan Servicing LLC as Attorney-in-Fact for Margaret E. Gibson  
File no. 20-076203  
LOGS LEGAL GROUP LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300  
Atlanta, GA 30346  
(770) 220-2535/JP  
https://www.logs.com/  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(0c16,13,20,27)

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

#### THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Karen Whittle and Derrick Whittle to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated April 9, 2007, recorded in Deed Book 702, Page 647, Union County, Georgia Records, as last transferred to Select Portfolio Servicing, Inc by assignment recorded in Deed Book 1179, Page 612, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIVE THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$205,800.00), 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 November, 2021, 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 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 disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
Select Portfolio Servicing, Inc 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr, Salt Lake City, UT 84119, 888-816-8032.

To the best knowledge and belief of the undersigned, the party in possession of the property is Karen Whittle and Derrick Whittle or a tenant or tenants and said property is more commonly known as 2190 V Addington 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.  
Select Portfolio Servicing, Inc as Attorney in Fact for Karen Whittle and Derrick Whittle  
McCalla Raymer 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 the 10th District, 1st Section, Land Lot 83 of Union County, Georgia, containing 1.38 acres, more or less, and being Lot Five (5) of Coosa Run Subdivision as shown on a plat of survey by Rochester & Associates, Inc., dated 5/12/88, and recorded in the Union County Records in Plat Book U, page 53, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property.  
Subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 151, pages 372-374, Union County Records.  
Subject to the restrictions recorded in Deed Book 152, page 740-741 and in Deed Book 160, pages 464-465, Union County Records.  
Subject to the road easement as shown on said plat.  
MR/meh 11/2/21  
Our file no. 51249211 - FT1  
N(0c16,13,20,27)

### STATE OF GEORGIA COUNTY OF UNION

#### NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ELLA SCHIFF to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN ADVISORS GROUP in the original principal amount of \$232,500.00 dated February 8, 2018 and recorded in Deed Book 1100, Page 119, Union County records, said Security Deed being last transferred to AMERICAN ADVISORS GROUP in Deed Book 1271, Page 495, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on November 02, 2021, the property in said Security Deed and described as follows:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 135 OF UNION COUNTY, GEORGIA, AND BEING LOT 33-A OF FRANK GARRETT FARM SUBDIVISION, CONTAINING 1.011 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED DECEMBER 22, 1995 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 35, PAGE 15. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
PARCEL ID: 052B 042  
Said property being known as: 1110 GARRETT CIR BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ELLA SCHIFF or tenant(s).  
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).  
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.  
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
Compu-Link Corporation 3900 Capital City Blvd.  
Lansing, MI 48906 1-866-654-0020  
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
AMERICAN ADVISORS GROUP, as Attorney-in-Fact for ELLA SCHIFF  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-093883 - SaH  
N(0c16,13,20,27)