

North Georgia News

Legal Notices for December 29, 2021

NOTICE OF DUI CONVICTION
UNION COUNTY SUPERIOR COURT
CONVICTED PERSON: Yolanda Tittle
CASE NUMBER: 21CR106
OFFENSE DATE: 11/15/20
OFFENSE LOCATION: ST Hwy 515
CASE DISPOSITION
12 Months Probation, 30 Days to Serve \$750
Fine, 240 Hours Community Service.
N(Dec8,15,22,29)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Pauline Carver Henson
All debtors and creditors of the estate of Pauline Carver Henson, 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 3rd day of December, 2021
By: Donna Jean Legg
189 Young Cane Creek Rd.
Blairsville, GA 30512
Barbara Ann Butt
6884 Blue Ridge Hwy.
Blairsville, GA 30512
N(Dec8,15,22,29)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jerry Ernest Lance
All debtors and creditors of the estate of Jerry Ernest Lance, 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 3rd day of December, 2021
By: Akins & Davenport, P.C.
PO Box 923
Blairsville, GA 30514
N(Dec8,15,22,29)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Rosa Lou Tritt
All debtors and creditors of the estate of Rosa Lou Tritt, 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 3rd day of December, 2021
By: Robin Tritt Bagley
94 Camp Rd.
Suches, GA 30572
N(Dec8,15,22,29)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
FRANCIS ROSE PEPPE, DECEASED
ESTATE NO. 21-157
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Ronnie Blakely
and to whom it may concern:
Clarence Edward Johnson has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Francis Rose Peppe, 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 on or before January 3, 2022.
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
N(Dec8,15,22,29)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Rosa Lou Tritt
All debtors and creditors of the estate of Rosa Lou Tritt, 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 3rd day of December, 2021
By: Robin Tritt Bagley
94 Camp Rd.
Suches, GA 30572
N(Dec8,15,22,29)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOT 87, 8th DISTRICT, 1st Section OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF BLANCHE RAPER, BY AND THROUGH JAMES RAPER, EXECUTOR, HEIRS OF BLANCHE RAPER KNOWN OR UNKNOWN, CHRISTINE RAPER, EDITH PATTERSON, JAMES RAPER, JIM RAPER, MARY WARREN, JOHN G. PATTERSON, DAVID B. PATTERSON, ELIZABETH BEAVERS, EDDIE PATTERSON, DANNY PATTERSON, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,
Respondents.*
Civil Action No. 18-CV-134-SG
NOTICE OF SUMMONS
TO: FRANCIS EVELYN BEAVERS, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 45 Raper Rd., Morganton, GA 30560
TO: CHRISTINE RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 300 Old Epworth Rd., Blue Ridge, GA 30513
TO: ESTATE OF BLANCHE RAPER BY AND THROUGH EXECUTOR JAMES RAPER
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: BLANCHE RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: JIM RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: JOHN G. PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 10 Barefoot Junction, Morganton, GA 30560
TO: EDITH PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 300 Old Epworth Rd., Blue Ridge, GA 30513
TO: DANNY PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 255 Chandler Ct., Sugar Hill, GA 30518
A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on May 23, 2018, as to the following property:
All that tract or parcel of land lying and being in Land Lot 87, of the 8th District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being designated as Tract 1, on that certain plat of survey prepared by Robert J. Breedlove, RLS, dated 9/8/96 and recorded in Plat Book 38, Page 69, Union County Superior Court Records. Said plat is incorporated herein by reference for a more complete description of the property conveyed herein.
The above described property is a portion of that same property conveyed by Warranty Deed from the Gurley Raper Heirs at Law to Blanche Raper, dated December 20, 1986 and recorded in Deed Book 155, Page 669, Union County Superior Court Records.
As described in Deed Book 264, Page 478. Further described as Map & Parcel 006107D.
You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on December 3, 2021. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition.
Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 7th day of December, 2021.
Honorable Judy Odom
Clerk of Union County Superior Court
N(Dec15,22,29,Jan5)

(706) 439-6006
Telephone Number
N(Dec8,15,22,29)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
BESSIE CORENE RHINEHARDT, DECEASED
ESTATE NO. 21-156
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Toni Levi Gaddis has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Bessie Corene Rhinehardt, 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 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 on or before January 3, 2022.
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(Dec8,15,22,29)

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 BRMI Properties, LLC conducting a business as Blairsville Business Center in the City of Blairsville, County of Union in the State of Georgia, under the name of Blairsville Business Center and that the nature of the business is Office Rental and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are BRMI Properties, LLC, 215 Blue Ridge St, Ste A, Blairsville, GA 30512.
N(Dec8,15,22,29)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOT 87, 8th DISTRICT, 1st Section OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF BLANCHE RAPER, BY AND THROUGH JAMES RAPER, EXECUTOR, HEIRS OF BLANCHE RAPER KNOWN OR UNKNOWN, CHRISTINE RAPER, EDITH PATTERSON, JAMES RAPER, JIM RAPER, MARY WARREN, JOHN G. PATTERSON, DAVID B. PATTERSON, ELIZABETH BEAVERS, EDDIE PATTERSON, DANNY PATTERSON, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,
Respondents.*
Civil Action No. 18-CV-134-SG
NOTICE OF SUMMONS
TO: FRANCIS EVELYN BEAVERS, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 45 Raper Rd., Morganton, GA 30560
TO: CHRISTINE RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 300 Old Epworth Rd., Blue Ridge, GA 30513
TO: ESTATE OF BLANCHE RAPER BY AND THROUGH EXECUTOR JAMES RAPER
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: BLANCHE RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: JIM RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: JOHN G. PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 10 Barefoot Junction, Morganton, GA 30560
TO: EDITH PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 300 Old Epworth Rd., Blue Ridge, GA 30513
TO: DANNY PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 255 Chandler Ct., Sugar Hill, GA 30518
A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on May 23, 2018, as to the following property:
All that tract or parcel of land lying and being in Land Lot 87, of the 8th District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being designated as Tract 1, on that certain plat of survey prepared by Robert J. Breedlove, RLS, dated 9/8/96 and recorded in Plat Book 38, Page 69, Union County Superior Court Records. Said plat is incorporated herein by reference for a more complete description of the property conveyed herein.
The above described property is a portion of that same property conveyed by Warranty Deed from the Gurley Raper Heirs at Law to Blanche Raper, dated December 20, 1986 and recorded in Deed Book 155, Page 669, Union County Superior Court Records.
As described in Deed Book 264, Page 478. Further described as Map & Parcel 006107D.
You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on December 3, 2021. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition.
Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 7th day of December, 2021.
Honorable Judy Odom
Clerk of Union County Superior Court
N(Dec15,22,29,Jan5)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
RENEE JEANNINE NINOV, DECEASED
ESTATE NO. 21-159
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Collette Nicole Perrone has petitioned to be appointed Administrator of the estate of Renee Jeannine Ninov, 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 January 10, 2022. 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(Dec15,22,29,Jan5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Buxton L. Daniel Sr.
All debtors and creditors of the estate of Buxton L. Daniel 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 December, 2021
By: Catherine M. Daniel
75 Oak Hills Dr.
Morganton, GA 30560
N(Dec15,22,29,Jan5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Richard H. Straub
All debtors and creditors of the estate of Richard H. Straub, 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 December, 2021
By: Rae Ann Straub
493 Ridgecrest Dr.
Blairsville, GA 30512
N(Dec15,22,29,Jan5)

REQUEST FOR CLAIMS
Notice is given that BKP Estates, LLC, a Georgia limited liability company with its registered office at 5079 Ivy Log Road, Blairsville, Georgia 30512, has been administratively dissolved by the Georgia Secretary of State. BKP Estates, LLC requests that persons with claims against it present the claims to BKP Estates, LLC, ATTN: Christopher B. Kelley, P.O. Box 2526, Blairsville, Georgia 30512, with a description of the particulars of the claim in writing. Notice is given that, except for claims that are contingent at the time of the administrative dissolution or that arise after the administrative dissolution, a claim against the limited liability company not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after publication of this Request.
N(Dec29,Jan5)

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Mildred Brown Hall
All creditors of the Estate of Mildred Brown Hall, late of Towns County, Georgia, deceased are hereby notified to render their demand to Richard L. Erwin as Executor of the Last Will and Testament of Mildred Brown Hall according to law, and all persons indebted to said estate are required to make immediate payment. This the 14th day of December, 2021.
Richard L. Erwin, Executor
5580 Rolling Acres Lane
Cumming, GA 30028
Rebecca Kendrick
Attorney for Executor
Georgia Bar No. 108938
Kendrick & Associates Law, P.C.
PO Box 1286
Blairsville, GA 30514
706-400-5055
N(Dec22,29,Jan5,12)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
GLEDA JO WEAVER, DECEASED
ESTATE NO. 21-163
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Mary Ann Stephens has petitioned to be appointed Administrator of the estate of Gleda Jo Weaver, 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 January 18, 2022. 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(Dec22,29,Jan5,12)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ronald E. Byers
All debtors and creditors of the estate of Ronald E. Byers, 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 17th day of December, 2021
By: Janet B. Thomas
2790 Blue Ridge Hwy.
Blairsville, GA 30512
N(Dec22,29,Jan5,12)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Kenneth Wayne Chatham
All debtors and creditors of the estate of Kenneth Wayne Chatham, 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 17th day of December, 2021
By: Sydney Ray Dalton
113 Mystic Ridge
Blairsville, GA 30512
N(Dec22,29,Jan5,12)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Roy Frank Davis
All debtors and creditors of the estate of Roy Frank Davis, 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 17th day of December, 2021
By: Lisa Carol Dunn
212 Davis Dr.
Blairsville, GA 30512
N(Dec22,29,Jan5,12)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Grady Worden Sr.
All debtors and creditors of the estate of Charles Grady Worden 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 17th day of December, 2021
By: Charles Grady Worden Jr.
1111 Glen Ln.
Bishop, GA 30621
N(Dec22,29,Jan5,12)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Karen Jo Jones
All debtors and creditors of the estate of Karen Jo 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 estate are required to make immediate payment to the Personal Representative(s).
This 24th day of December, 2021
By: Franklin Larry Jones
456 Jewell Mason Rd.
Blairsville, GA 30512
N(Dec29,Jan5,12,19)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DARREN CURTIS GROVES, DECEASED
ESTATE NO. 21-161
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Cheil Collins has petitioned to be appointed Administrator of the estate of Darren Curtis Groves, 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 January 24, 2022. 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(Dec29,Jan5,12,19)

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 Jessica Woods to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Financial Network, Inc., its successors and assigns, dated October 25, 2017, recorded in Deed Book 1088, Page 682, Union County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 1158, Page 191, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND FOUR HUNDRED TWENTY-EIGHT AND 0/100 DOLLARS (\$139,428.00), 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 January, 2022, 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.
Freedom Mortgage Corporation 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: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.
To the best knowledge and belief of the undersigned, the party in possession of the property is Jessica Woods or a tenant or tenants and said property is more commonly known as 1440 Murphy Hwy, 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.
Freedom Mortgage Corporation as Attorney in Fact for Jessica Woods
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 Land Lot 265, 9th District, 1st Section, Union County, Georgia, containing a total of 0.884 acres, more or less, and being Tract - 1 containing 0.861 acres and Tract - 2 containing 0.023 acres, as shown on a plat of survey for Emmett Payne by Cleveland & Cox Land Surveyors, LLC, GRLS#2763, dated 12/7/15 and recorded in Plat Book 70, Page 138, Union County records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
The property is subject to and benefits from matters as shown on the above referenced plat.
Said property being that same property as conveyed in the following deeds: Deed Book 844, Page 736; Deed Book 99, Page 242; Deed Book 89, Page 112; Deed Book 87, Page 120; Deed Book 70, Page 87; Deed Book 69, Page 356; Deed Book 66, Page 298 and a portion of property shown in Deed Book 55, Page 393, Union County records.
MR/ca 1/4/22
Our file no. 5590019 - FT17
N(Dec8,15,22,29)

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated February 27, 2017, from Kathy Dianne Davenport to Mortgage Electronic Registration Systems, Inc., as nominee for Finance of America Reverse, LLC, recorded on March 10, 2017 in Deed Book 1066 at Page 205 Union County, Georgia records, having been last sold, assigned, transferred and conveyed to Finance of America Reverse LLC by Assignment and said Security Deed having been given to secure a note dated February 27, 2017, in the amount of \$200,550.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on January 4, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 304, DISTRICT 9, SECTION 1 OF UNION COUNTY, GEORGIA, BEING 0.49 ACRES MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BURT HUNT, COUNTY SURVEYOR, DATED MAY 1972, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA, IN PLAT BOOK B, PAGE 290, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. BEGINNING AT AN IRON PIN LOCATED ON THE NORTHERLY RIGHT OF WAY OF HOSPITAL STREET AT THE ROBERT BUTT PROPERTY; THENCE NORTH 11 DEGREES 00 WEST 182 FEET TO AN IRON PIN; THENCE, NORTH 75 DEGREES 00 MINUTES EAST 64 FEET TO AN IRON PIN; THENCE, NORTH 77 DEGREES 15 MINUTES EAST 43 FEET TO AN IRON PIN; THENCE, SOUTH 25 DEGREES 30 MINUTES EAST 15 FEET TO A STAKE; THENCE SOUTH 14 DEGREES 30 MINUTES EAST 110 FEET TO A STAKE; THENCE, SOUTH 12 DEGREES 30 MINUTES EAST 74 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF HOSPITAL STREET; THENCE SOUTH 84 DEGREES 30 MINUTES WEST 115 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF HOSPITAL STREET TO THE POINT OF BEGINNING. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Kathy Dianne Davenport. The property, being commonly known as 168 Hunt Martin Street, Blairsville, GA, 30512 in Union County, will be sold as the property of Kathy Dianne Davenport, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699 . The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertalli Law Attorney for Finance of America Reverse LLC as Attorney in Fact for Kathy Dianne Davenport 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Brian K Widener For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 21-003956 A-4738454 12/08/2021, 12/15/2021, 12/22/2021, 12/29/2021
N(Dec8,15,22,29)