

# North Georgia News

## Legal Notices for March 10, 2021

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Robert Newell Brown,  
All debtors and creditors of the estate of Robert Newell Brown, 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 12th day of February, 2021.  
By: Dietrich Brown  
450 Ed King Rd.  
Blairsville, GA 30512  
(Feb17,24,Mar3,10)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of John Joseph Maas,  
All debtors and creditors of the estate of John Joseph Maas, 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 12th day of February, 2021.  
By: Katherine Marie Maas  
745 Poverty Hill Rd.  
Blairsville, GA 30512  
(Feb17,24,Mar3,10)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Frances Doline Payne,  
All debtors and creditors of the estate of Frances Doline Payne, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 12th day of February, 2021.  
By: Debra Parson  
PO Box 1255  
Blairsville, GA 30514  
(Feb17,24,Mar3,10)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
MATTIE SUE HELTON, DECEASED  
ESTATE NO. 21-21  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE**  
Carrie Rebecca McClure has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Mattie Sue Helton, 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 March 15, 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  
(Feb17,24,Mar3,10)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
ELMER RAY HOWARD, DECEASED  
ESTATE NO. 21-20  
NOTICE**  
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,  
TO: Dianah Lynn Pettit, Julie Diane Cochran  
[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before March 15, 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  
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(Feb17,24,Mar3,10)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
ELMER RAY HOWARD, DECEASED  
ESTATE NO. 21-20  
NOTICE**  
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,  
TO: Dianah Lynn Pettit, Julie Diane Cochran  
[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before March 15, 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  
(Feb17,24,Mar3,10)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Tamara Sue Harris,  
All debtors and creditors of the estate of Tamara Sue Harris, 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 19th day of February, 2021.  
By: Jerry Dawson Harris  
13 Park Court, SE  
Cartersville, GA 30120  
(Feb24,Mar3,10,17)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Edgar Taylor,  
All debtors and creditors of the estate of Edgar Taylor, 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 19th day of February, 2021.  
By: Lisa T. Colwell  
PO Box 1891  
Blairsville, GA 30514  
Debra J. Brown  
PO Box 455  
Blairsville, GA 30514  
(Feb24,Mar3,10,17)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
OTTO SHAW JORDAN  
a/k/a OTTO S. JORDAN, DECEASED  
ESTATE NO. 21-15  
PETITION BY PERSONAL REPRESENTATIVE FOR  
WAIVER  
OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE**  
Robert Otto Jordan 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 on or before March 22, 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  
(Feb24,Mar3,10,17)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JOHN DOUGLAS RODDA III, DECEASED  
ESTATE NO. 21-16  
NOTICE**  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Daniel Rodda Jr.  
Any unknown heirs of Douglas Rodda  
[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before March 22, 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  
(Feb24,Mar3,10,17)

**NOTICE OF SALE**  
Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Debra Kinnett, Unit R11. Sold to the highest bidder on March 22, 2021 at 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.  
(Mar10,17)

**NOTICE OF SALE**  
Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Zachary Hoyt-Albiett, Unit E8. Sold to the highest bidder on March 22, 2021 at 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.  
(Mar10,17)

**NOTICE OF INTENT TO INCORPORATE**  
Notice is given that Articles of Incorporation, which will incorporate Newton & Associates Marketing Group Inc, have been delivered to the Secretary of State for filing in accordance with the Georgia Title 14 of the Official Code of Georgia Annotated. Corporation Code. The initial registered office of the corporation will be located at 217 Silver Creek, Cornelia, GA, 30531, USA, and its initial registered agent at such address is Heather Carlyle.  
(Mar10,17)

**NOTICE OF SALE**  
Notice is given that Gumlog Storage will sell the contents of rental unit #25, said contents belonging to S. Korponai. Said sale shall take place on 3-16-2021 at 10:30 outside the Gumlog Storage Units located at the intersection of 129 N (Murphy Hwy) and Gumlog Road, Blairsville, GA.  
(Mar3,10)

**NOTICE OF ROAD FACILITY DEDICATION**  
Notice is given that there will be introduced at the regular 2021 session of the General Assembly of Georgia a resolution sponsored by Representative Stan Gunter, 612-F Coverdell Legislative Office Building, Atlanta, Georgia, 30334, (404) 656-0325, to dedicate the intersection of State Route 515 and State Route 325 in Union County as the Sydnie Grace Jones Memorial Intersection in honor of her achievements, accomplishments, and contributions to the State of Georgia; and for other purposes. The estimated cost of such dedication is \$1,000.00.  
(Mar10)

**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 Renegade Storage, Inc. conducting a business as Renegade Property Group in the City of Blairsville and Morganton County of Fannin in the State of Georgia, under the name of Renegade Property Group and that the nature of the business is House Rentals and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Gary Foglaman, 3058 Feramanagh Drive, Tallahassee, FL 32308. Rich Siefion, 166 White Dove, Blairsville, GA 30512. Rob Laffoon, 12076 Erin Ln, Ft Worth, TX 76179.  
(Mar3,10)

**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 WMM, LLC - William Harper conducting a business as Mountain Top Roofing in the City of Blairsville County of Union in the State of Georgia, under the name of Mountain Top Roofing and that the nature of the business is Roofing and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are William Harper, 345 Young Harris Street, PO Box 911, Blairsville, GA 30514.  
(Mar3,10)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
AERYIAN BREE CLINE  
DALLAS MOSES CLINE  
MINOR(S)  
ESTATE NO. 21-23  
NOTICE**  
Date of mailing, if any  
Date of second publication, if any March 10, 2021  
TO: Joshua Moses Cline  
You are hereby notified that Sherrie Lynn Diaz Zunun has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.  
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.  
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  
(Mar3,10)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Patricia G. Goble,  
All debtors and creditors of the estate of Patricia G. Goble, 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 26th day of February, 2021.  
By: Necol M. Parsons  
77 Leahs Lane  
Blairsville, GA 30512  
(Mar3,10,17,24)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Jerry A. Baldwin,  
All debtors and creditors of the estate of Jerry A. Baldwin, 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 26th day of February, 2021.  
By: Melissa R. Baldwin Dill  
2565 Guava Dr.  
Port Orange, FL 32128  
(Mar3,10,17,24)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JOHNNIE LEE BOULTON JR. DECEASED  
ESTATE NO. 21-22  
NOTICE**  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Any unknown heirs of Johnnie Lee Boulton Jr.  
[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before March 29, 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  
(Mar3,10,17,24)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Erma Lee Land,  
All debtors and creditors of the estate of Erma Lee Land, 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 5th day of March, 2021.  
By: Carl L. Thomas  
1033 Jodie Ln.  
Morganton, GA30560  
(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Charles Bernard Stewart,  
All debtors and creditors of the estate of Charles Bernard Stewart, 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 5th day of March, 2021.  
By: Amanda Wooten  
109 W. Cherry Ln.  
Putnam, GA 31024  
(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Ellaave Brooks Carpenter,  
All debtors and creditors of the estate of Ellaave Brooks Carpenter, 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 5th day of March, 2021.  
By: Peggy Sue Cochran  
195 Wake Dr.  
Stockbridge, GA 30281  
(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Carolyn W. Huffstutter,  
All debtors and creditors of the estate of Carolyn W. Huffstutter, 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 5th day of March, 2021.  
By: Donald H. Ide, II  
7201 25th Dr. W  
Bradenton, FL 34209  
(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Charles Bernard Stewart,  
All debtors and creditors of the estate of Charles Bernard Stewart, 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 5th day of March, 2021.  
By: Amanda Wooten  
109 W. Cherry Ln.  
Putnam, GA 31024  
(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Erma Lee Land,  
All debtors and creditors of the estate of Erma Lee Land, 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 5th day of March, 2021.  
By: Carl L. Thomas  
1033 Jodie Ln.  
Morganton, GA30560  
(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Charles Bernard Stewart,  
All debtors and creditors of the estate of Charles Bernard Stewart, 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 5th day of March, 2021.  
By: Amanda Wooten  
109 W. Cherry Ln.  
Putnam, GA 31024  
(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Charles Bernard Stewart,  
All debtors and creditors of the estate of Charles Bernard Stewart, 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 5th day of March, 2021.  
By: Amanda Wooten  
109 W. Cherry Ln.  
Putnam, GA 31024  
(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Charles Bernard Stewart,  
All debtors and creditors of the estate of Charles Bernard Stewart, 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 5th day of March, 2021.  
By: Amanda Wooten  
109 W. Cherry Ln.  
Putnam, GA 31024  
(Mar10,17,24,31)

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of Power of Sale contained in the Security Deed from Steven Marc Carnes to Vanderbilt Mortgage and Finance, Inc., dated April 23, 2009, filed for record April 29, 2009, recorded at Deed Book 798, Page 658 and re-filed for record May 12, 2009, re-recorded at Deed Book 800, Page 206, Union County, Georgia Records, in the original principal amount of  
\$93,901.61, aforesaid records, together with a Promissory Note of equal date and value, 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 at UNION COUNTY, Georgia, within the legal hours of sale on the first TUESDAY in April 2021, the following described property: All that tract or parcel of land lying and being in Land Lots 93 and 124, 8th District, 1st Section, Union County, Georgia, containing 2.121 acres, more or less, as shown on Plat of Survey by Rochester & Associates, Inc., RS #2643, dated March 27, 2000, and recorded in Plat Book 44, Page 239, Union County Records, which description of said plat is hereby incorporated by reference and made a part hereof.  
Being all of the same property conveyed to Steven Marc Carnes by Warranty Deed from Floyd Elliott, dated April 23, 2009, of record in Book 798, page 657, Register's Office for Union County, Georgia. Being the same property conveyed to Floyd Elliott by Warranty Deed from Floyd Elliott and Jennifer Sue Elliott dated April 2002 and filed of record in Book 441, Page 234, Clerk's Office for Union County, Georgia. Map and Parcel ID # 007-109.  
Said legal description is controlling however, the property is commonly known as 681 Boy Scout Road, Blairsville, Georgia 30512.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note.  
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes; including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Steven Marc Carnes and /or tenant(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. VANDERBILT MORTGAGE AND FINANCE, INC. and its counsel are acting as debt collectors. Any information obtained will be used for that purpose.  
VANDERBILT MORTGAGE AND FINANCE, INC., as Attorney-in-Fact for Steven Marc Carnes. For information on modifying or altering the loan or acquiring further information about this Security Deed:  
Contact: Jason Godwin  
Godwin Law Group  
3985 Steve Reynolds Blvd, Bldg D  
Norcross, GA 30093  
Phone: 470-427-2683  
Email: jgodwin@godwinlawgroup.com  
This is an attempt to collect a debt and any information obtained will be used for that purpose.  
(Mar10,17,24,31)

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of Power of Sale contained in the Security Deed from Steven Marc Carnes to Vanderbilt Mortgage and Finance, Inc., dated April 23, 2009, filed for record April 29, 2009, recorded at Deed Book 798, Page 658 and re-filed for record May 12, 2009, re-recorded at Deed Book 800, Page 206, Union County, Georgia Records, in the original principal amount of  
\$93,901.61, aforesaid records, together with a Promissory Note of equal date and value, 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 at UNION COUNTY, Georgia, within the legal hours of sale on the first TUESDAY in April 2021, the following described property: All that tract or parcel of land lying and being in Land Lots 93 and 124, 8th District, 1st Section, Union County, Georgia, containing 2.121 acres, more or less, as shown on Plat of Survey by Rochester & Associates, Inc., RS #2643, dated March 27, 2000, and recorded in Plat Book 44, Page 239, Union County Records, which description of said plat is hereby incorporated by reference and made a part hereof.  
Being all of the same property conveyed to Steven Marc Carnes by Warranty Deed from Floyd Elliott, dated April 23, 2009, of record in Book 798, page 657, Register's Office for Union County, Georgia. Being the same property conveyed to Floyd Elliott by Warranty Deed from Floyd Elliott and Jennifer Sue Elliott dated April 2002 and filed of record in Book 441, Page 234, Clerk's Office for Union County, Georgia. Map and Parcel ID # 007-109.  
Said legal description is controlling however, the property is commonly known as 681 Boy Scout Road, Blairsville, Georgia 30512.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note.  
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes; including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Steven Marc Carnes and /or tenant(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. VANDERBILT MORTGAGE AND FINANCE, INC. and its counsel are acting as debt collectors. Any information obtained will be used for that purpose.  
VANDERBILT MORTGAGE AND FINANCE, INC., as Attorney-in-Fact for Steven Marc Carnes. For information on modifying or altering the loan or acquiring further information about this Security Deed:  
Contact: Jason Godwin  
Godwin Law Group  
3985 Steve Reynolds Blvd, Bldg D  
Norcross, GA 30093  
Phone: 470-427-2683  
Email: jgodwin@godwinlawgroup.com  
This is an attempt to collect a debt and any information obtained will be used for that purpose.  
(Mar10,17,24,31)

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of Power of Sale contained in the Security Deed from Steven Marc Carnes to Vanderbilt Mortgage and Finance, Inc., dated April 23, 2009, filed for record April 29, 2009, recorded at Deed Book 798, Page 658 and re-filed for record May 12, 2009, re-recorded at Deed Book 800, Page 206, Union County, Georgia Records, in the original principal amount of  
\$93,901.61, aforesaid records, together with a Promissory Note of equal date and value, 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 at UNION COUNTY, Georgia, within the legal hours of sale on the first TUESDAY in April 2021, the following described property: All that tract or parcel of land lying and being in Land Lots 93 and 124, 8th District, 1st Section, Union County, Georgia, containing 2.121 acres, more or less, as shown on Plat of Survey by Rochester & Associates, Inc., RS #2643, dated March 27, 2000, and recorded in Plat Book 44, Page 239, Union County Records, which description of said plat is hereby incorporated by reference and made a part hereof.  
Being all of the same property conveyed to Steven Marc Carnes by Warranty Deed from Floyd Elliott, dated April 23, 2009, of record in Book 798, page 657, Register's Office for Union County, Georgia. Being the same property conveyed to Floyd Elliott by Warranty Deed from Floyd Elliott and Jennifer Sue Elliott dated April 2002 and filed of record in Book 441, Page 234, Clerk's Office for Union County, Georgia. Map and Parcel ID # 007-109.  
Said legal description is controlling however, the property is commonly known as 681 Boy Scout Road, Blairsville, Georgia 30512.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note.  
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes; including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Steven Marc Carnes and /or tenant(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. VANDERBILT MORTGAGE AND FINANCE, INC. and its counsel are acting as debt collectors. Any information obtained will be used for that purpose.  
VANDERBILT MORTGAGE AND FINANCE, INC., as Attorney-in-Fact for Steven Marc Carnes. For information on modifying or altering the loan or acquiring further information about this Security Deed:  
Contact: Jason Godwin  
Godwin Law Group  
3985 Steve Reynolds Blvd, Bldg D  
Norcross, GA 30093  
Phone: 470-427-2683  
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