

North Georgia News

Legal Notices for March 11, 2020

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Nancy Clements Mays
All debtors and creditors of the estate of Nancy Clements Mays, 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 21st day of February, 2020.
By: William Ernest Mays
139 Harmony Bay Dr.
Eatonton, GA 31024
(NFeb26,Mar4,11,18)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carey E. Waldrip Sr.,
All debtors and creditors of the estate of Carey E. Waldrip 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 21st day of February, 2020.
By: Kay V. Waldrip
4140 Trakrock Gap Rd.
Blairsville, GA 30512
(NFeb26,Mar4,11,18)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ROBIN ELIZABETH DELL, DECEASED
ESTATED 10/27/17
AMENDED NOTICE
[For Discharge from Office and all Liability]
IN RE: 1.Petition for Discharge of Personal Representative
TO: Any Unknown Heirs of Felix Shotwell Woody
and (all and singular the heirs of said Decedent), (the beneficiaries under the will,) and to whom it may concern:
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before March 23, 2020.
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
(NFeb26,Mar4,11,18)

IN THE SUPERIOR COURT
FOR THE COUNTY OF UNION
STATE OF GEORGIA
KATHERINE J. BOORUJY, Plaintiff,
v.
JORDYN L. HOWARD, Defendant.
CAFN: SUCV2020000026
ORDER OF PUBLICATION
It appearing by Affidavit given by plaintiff, that the above-named Defendant on whom service is to be made in this case resides out of the State of Georgia, or has departed from the State, or cannot after due diligence, be found within the State, or conveys himself to avoid Service of Summons, and if further appearing, by Affidavit given by the Plaintiff, that a claim against the Defendant in respect to whom service is to be made, and that he is necessary or proper party to the action.
IT IS HEREBY CONSIDERED, ORDERED, AND DECREED that Service be made by publication as provided by law.
SO ORDERED, this 27 day of January, 2020.
Judge George
HONORARY JUDGE
SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Prepared By:
KENYA L. PATTON, P.C.
1609 Blue Ridge Street
Blairsville, GA 30512
Telephone: (706) 745-2142
Facsimile: (706) 745-3951
Kenypattonlaw@gmail.com
(NFeb19,26,Mar4,11)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
KATHERINE J. BOORUJY,
Plaintiff,
v.
JORDYN L. HOWARD,
Defendant.
NOTICE OF SUMMONS
TO: JORDYN L. HOWARD
You are hereby notified that the above-styled action seeking a divorce, was file against you in said court on the 13th of January 2010., and that by reason of an order for service of summons by publication entered by the court on the 24th of January 2020, you are hereby commanded and required to file with the clerk of said court and serve upon Kenya L. Patton, plaintiff's attorney, whose address is 448 Blue Ridge Street, Blairsville Ga, 30512 an answer to the complaint for divorce within sixty (60) days of the date of the order for service of summons by publication.
Witness the Honorable Judge George, Superior Judge of said court,
January 27th, 2020.
Judy Odum
Clerk of the Court,
Superior Com1 of Union County,
State of Georgia
(NFeb19,26,Mar4,11)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
KATHERINE J. BOORUJY,
Plaintiff,
v.
JORDYN L. HOWARD,
Defendant.
NOTICE OF SUMMONS
TO: JORDYN L. HOWARD
You are hereby notified that the above-styled action seeking a divorce, was file against you in said court on the 13th of January 2010., and that by reason of an order for service of summons by publication entered by the court on the 24th of January 2020, you are hereby commanded and required to file with the clerk of said court and serve upon Kenya L. Patton, plaintiff's attorney, whose address is 448 Blue Ridge Street, Blairsville Ga, 30512 an answer to the complaint for divorce within sixty (60) days of the date of the order for service of summons by publication.
Witness the Honorable Judge George, Superior Judge of said court,
January 27th, 2020.
Judy Odum
Clerk of the Court,
Superior Com1 of Union County,
State of Georgia
(NFeb19,26,Mar4,11)

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 155, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.261 ACRES; AND AS TO THEIR RESPECTIVE INTERESTS THEY ARE: ESTATE OF ROBERT LYDIGSEN, HEIRS OF ROBERT LYDIGSEN (KNOWN OR UNKNOWN), PHYLIS SWAHN LYDIGSEN, BARON'S RIDGE HOMEOWNER'S ASSOCIATION, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,
Respondents.
Civil Action No. 17-CV-267-SG
NOTICE OF SUMMONS
TO: WILLIAM SABIN
LAST KNOWN ADDRESS: 170 Knights Square, Blairsville, GA 30512
TO: MARY SABIN
LAST KNOWN ADDRESS: 170 Knights Square, Blairsville, GA 30512
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 August 10, 2017, as to the following property:
All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, containing 1.261 acres, more or less and being shown as Lot Twenty Two (22), of Baron's Ridge Subdivision, on a plat of survey recorded in Plat Book 58, Page 45, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.
The property is subject to the road easement as shown on said plat.
The property is subject to the power line easement to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341, Deed Book 526, Page 703 and in Deed Book 526, Page 704, Union County Records.
The property is subject to the reservation of ¾ mineral rights as recorded in Deed Book JJ, Page 473, Union County Records.
Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along the existing easement as shown on said plat.
As described in Deed Book 636, page 88, Union County, Georgia. Further described as Map & Parcel 06806522.
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 February 3, 2020. 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 Raymond George, Superior Court Judge, Union County, this 11th day of February, 2020.
Honorable Judy Odum
Clerk of Union County Superior Court
(NFeb19,26,Mar4,11)

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 Appalachian Area Crisis Pregnancy Center, Inc. conducting a business as WEC Family Resources in the City of Blairsville, County of Union in the State of Georgia, under the name of WEC Family Resources and that the nature of the business is a pregnancy and family resource center (non-profit / non-medical) and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are James Bradley (Chairman of Board), 57 Dewberry Lane, Blairsville, GA 30512, Becky L. Dyer (Executive Director), 209 Tom Place, Blairsville, GA 30512.
(NMar4,11)

NOTICE
Notice is given that articles of incorporation that will incorporate North Georgia Tri-State Amateur Radio Club, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Nonprofit Corporation Code. The initial registered office of the corporation is located at 139 Hidden View, Blairsville GA 30512 and its initial registered agent at such address is Paul Colombo.
(NMar4,11)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elmer Costley Hogue Jr.
All debtors and creditors of the estate of Elmer Costley Hogue 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 28th day of February, 2020.
By: Perry Ellis Hogue
272 Mt. Zion Rd.
Hapeville, GA 30354
Thomas Eugene Hogue
257 Madeline Way
Blairsville, GA 30512
Blanny King
407 Pleasant Grove Rd.
Blairsville, GA 30512
(NMar4,11,18,25)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Terrie R. Fisher
All debtors and creditors of the estate of Terrie R. Fisher, 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 28th day of February, 2020.
By: Travis Henry
PO Box 715
Blairsville, GA 30514
(NMar4,11,18,25)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Neva Alliene Henry
All debtors and creditors of the estate of Neva Alliene Henry, 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 28th day of February, 2020.
By: Travis Henry
PO Box 715
Blairsville, GA 30514
(NMar4,11,18,25)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, Plaintiff,
v.
WILLIAM J. GOULD, ELIZABETH S. GOULD EDWARD A. MARTIN, JUDY L. MARTIN, and ANY OTHER PARTIES THAT CLAIMS AN INTEREST IN REAL PROPERTY LOCATED AT 111 SKEENAH HIGHLAND ROAD, BLAIRSVILLE, GA 30512, Defendants.
CIVIL ACTION NO: 18-CV-149-JP
NOTICE OF SERVICE BY PUBLICATION
TO: DEFENDANT UNKNOWN HEIRS OF WILLIAM J. GOULD
You are hereby notified pursuant to an Order for Service by Publication of Superior Court of Union County Judge Parks filed on 1-7, 2020, that a Complaint with the above referenced style was filed on May 30, 2018 by Federal National Mortgage Association a/k/a Fannie Mae ("Plaintiff"). Should the relief prayed for therein be granted, the Court would issue an Order determining that Plaintiff has a first place security interest in the Property described therein. You are hereby commanded and required to file an Answer to the Complaint with the Clerk of Court within 60 days of the date of the Order for Service by Publication serve a copy of said Answer upon Plaintiff's attorney, Cory P. Sims, Albertelli Law, 100 Galleria Parkway, Suite 960, Atlanta, Georgia 30339.
This 21st day of January 2020.
Judy L Odum
Clerk of Superior Court of Union County, Georgia
(NMar11,18,25,Apr1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Denise Ann Holton,
All debtors and creditors of the estate of Denise Ann Holton, 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 6th day of March, 2020.
By: Gayle Marshall Kuskuk
83 Dean Gap Acres
Blairsville, GA 30512
(NMar11,18,25,Apr1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of David James Lovell,
All debtors and creditors of the estate of David James Lovell, 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 6th day of March, 2020.
By: Victoria Wiggers
115 Walnut Springs Rd.
Blairsville, GA 30512
(NMar11,18,25,Apr1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Earl Francis Wiggers Jr.
All debtors and creditors of the estate of Earl Francis Wiggers 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 6th day of March, 2020.
By: Victoria Wiggers
115 Walnut Springs Rd.
Blairsville, GA 30512
(NMar11,18,25,Apr1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of David James Lovell,
All debtors and creditors of the estate of David James Lovell, 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 6th day of March, 2020.
By: Victoria Wiggers
115 Walnut Springs Rd.
Blairsville, GA 30512
(NMar11,18,25,Apr1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Earl Francis Wiggers Jr.
All debtors and creditors of the estate of Earl Francis Wiggers 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 6th day of March, 2020.
By: Victoria Wiggers
115 Walnut Springs Rd.
Blairsville, GA 30512
(NMar11,18,25,Apr1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ernest Worley,
All debtors and creditors of the estate of Ernest Worley, 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 6th day of March, 2020.
By: June C. Worley
124 Creeping Cedar Ln.
Blairsville, GA 30512
(NMar11,18,25,Apr1)

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF ALLISON JONES CIPPOLA FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF DIANE P. JONES, DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 23, 2020.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
(NMar11)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ernest Worley,
All debtors and creditors of the estate of Ernest Worley, 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 6th day of March, 2020.
By: June C. Worley
124 Creeping Cedar Ln.
Blairsville, GA 30512
(NMar11,18,25,Apr1)

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF ALLISON JONES CIPPOLA FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF DIANE P. JONES, DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 23, 2020.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
(NMar11)

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF STEVEN R. SANFORD FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF RAYMOND P. SANFORD, DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 23, 2020.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
(NMar11)

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF STEVEN R. SANFORD FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF RAYMOND P. SANFORD, DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 23, 2020.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
(NMar11)

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by John C. Culver to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southern Highlands Mortgage, LLC, its successors and assigns dated 5/29/2007 and recorded in Deed Book 710 Page 718 and modified at Deed Book 909 Page 550 Union County, Georgia records; as last transferred to or acquired by Trust Bank s/b/m to Branch Banking and Trust Company, conveying the after-described property to secure a Note in the original principal amount of \$150,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 7, 2020 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOTS 53 AND 56 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT 4A OF SEVEN SPRINGS ACRES SUBDIVISION AS SHOWN ON THE PLAT OF SURVEY BY JACK STANLEY, DATED DECEMBER 28, 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK Q, PAGE 238. SAID PLAT OF SURVEY BEING INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN ON THE PLAT OF SURVEY. SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 142, PAGES 180-181.
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 is commonly known as 2868 Chapman Lane, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): John C. Culver or tenant or tenants.
Trust Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Trust Bank
Mortgage Loan Servicing
P.O. Box 2467
Greenville, SC 29602-2467
1-800-827-3722

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Trust Bank s/b/m to Branch Banking and Trust Company as agent and Attorney in Fact for John C. Culver
Aldridge Ptte, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1207-1372A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1372A
(NMar11,18,25,Apr1)

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 Virginia K Cahoon to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southpoint Financial Services, Inc., its successors and assigns, dated February 13, 2016, recorded in Deed Book 1030, Page 198, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1183, Page 541, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$161,324.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2020, 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. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Virginia K Cahoon or a tenant or tenants and said property is more commonly known as 227 Seminole 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. Lakeview Loan Servicing, LLC as Attorney in Fact for Virginia K Cahoon McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A" Permanent Parcel No.: 024 035 A06 All that tract or parcel of lying and being in Land Lot 18, 17th District, 1st Section, Union County, Georgia, containing 0.835 acre, and being shown as Lot Six (6) of Seminole Ridge Subdivision on a plat of survey by Rochester & Associates, Inc. RS#2298, dated April 7, 2004 and recorded in Plat Book 54, 122, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof. MR/kco 5/5/20 Our file no. 5846520 - FT5
(NMar11,18,25,Apr1)

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 Virginia K Cahoon to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southpoint Financial Services, Inc., its successors and assigns, dated February 13, 2016, recorded in Deed Book 1030, Page 198, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1183, Page 541, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$161,324.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2020, 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. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Virginia K Cahoon or a tenant or tenants and said property is more commonly known as 227 Seminole 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. Lakeview Loan Servicing, LLC as Attorney in Fact for Virginia K Cahoon McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A" Permanent Parcel No.: 024 035 A06 All that tract or parcel of lying and being in Land Lot 18, 17th District, 1st Section, Union County, Georgia, containing 0.835 acre, and being shown as Lot Six (6) of Seminole Ridge Subdivision on a plat of survey by Rochester & Associates, Inc. RS#2298, dated April 7, 2004 and recorded in Plat Book 54, 122, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof. MR/kco 5/5/20 Our file no. 5846520 - FT5
(NMar11,18,25,Apr1)

NOTICE OF SALE UNDER POWER
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