

# North Georgia News

## Legal Notices for March 14, 2018

**IN THE PROBATE COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
**IN RE: ESTATE OF**  
**MADISON DREW SNOW, MINOR**  
**ESTATE NO. 14-74**  
**NOTICE**  
Date of second publication, if any March 14, 2018  
TO: John William Snow, III and Jasmine Snow  
You are hereby notified that J. Jason Henson and Amy B. Henson have filed a Petition seeking to resign as temporary guardian(s) of the above-named Minor and for Sheila Hughes to be appointed as successor temporary guardian. All objections to the Petition for resignation as temporary guardian and the appointment of the successor 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 timely objection to the Petition is filed, 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., Ste. B,  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Mar7,14,21,28)B

**IN THE PROBATE COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
**IN RE: ESTATE OF**  
**LEWIS THOMAS MURPHY JR., DECEASED**  
**ESTATE NO. 18-19**  
**PETITION BY PERSONAL REPRESENTATIVE FOR**  
**WAIVER OF BOND AND/OR GRANT OF CERTAIN**  
**POWERS**  
**NOTICE**  
Sonia J. Murphy has/have petitioned for waiver of bond 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 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, and must be filed with the Court on or before April 2, 2018. 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  
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N(Mar7,14,21,28)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Mikael Raed-Suhayle Kaser, III  
All debtors and creditors of the estate of Mikael Raed-Suhayle Kaser, 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, 2018.  
By: Eveningstar Rudi-Marie Ray-Terry  
18 4 Point Trail  
Blairsville, GA 30512  
N(Mar7,14,21,28)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Benjamin William Jones, III  
All debtors and creditors of the estate of Benjamin William 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 26th day of February, 2018.  
By: Wanda Joyce Jones  
77 Shaw Rd.  
Blairsville, GA 30512  
N(Mar7,14,21,28)B

**IN THE PROBATE COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
**IN RE: ESTATE OF**  
**RUTH ANN JOHNSON a/k/a BETTY ANN JOHNSON, DECEASED**  
**ESTATE NO. 18-26**  
**PETITION FOR LETTERS OF ADMINISTRATION**  
**NOTICE**  
TO: Any Unknown Heirs  
Wendy L. Mascoe has petitioned for (Letters of Administration) to be appointed Administrator(s) of the estate of Ruth Ann Johnson a/k/a Betty Ann Johnson deceased, of said County. All interested parties are 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 April 2, 2018. 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.  
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By: Kristin Stanley  
Clerk of the Probate Court  
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N(Mar7,14,21,28)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Chanel Willene Hilliard, III  
All debtors and creditors of the estate of Chanel Willene Hilliard, 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, 2018.  
By: Eva Knight Underwood  
589 Jim Maloy Rd.  
Helena, GA 31037  
N(Mar7,14,21,28)B

**IN THE PROBATE COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
**IN RE: ESTATE OF**  
**LOUISE M. SPRAYBERRY, DECEASED**  
**ESTATE NO. 18-24**  
**NOTICE OF PETITION TO FILE FOR YEAR'S SUP-**  
**PORT**  
The Petition of Loyal Gene Sprayberry for a year's support from the estate of Louise M. Sprayberry, Deceased, or Decedent's (Surviving Spouse), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before March 26, 2018, 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 on or before the time stated in the preceding sentence. 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.  
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Judge of the Probate Court  
By: Kristin Stanley  
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N(Feb28,Mar7,14,21)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Rhonda Gayle Eason,  
All debtors and creditors of the estate of Rhonda Gayle Eason, 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, 2018.  
By: Anthony Brian Williams  
3773 Murphy Hwy.  
Blairsville, GA 30512  
N(Feb28,Mar7,14,21)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Martha R. Dixon,  
All debtors and creditors of the estate of Martha R. Dixon, 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, 2018.  
By: Sabrina N. Lunsford  
135 Rusty Ln.  
Blairsville, GA 30512  
Christopher L. Nix  
429 Mountain Top View Rd.  
Young Harris, GA 30582  
N(Feb28,Mar7,14,21)B

**NOTICE OF INCORPORATION**  
Notice is given that Articles of Incorporation which will incorporate Public Safety Advisors, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code (O.C.G.A. Section 14-2-201.1). The initial registered office of the corporation is located at 152 Orvin Lance Drive, Suite B, Blue Ridge, Fannin County, Georgia 30513, and its initial registered agent at such address is G. William Little, III.  
G. William Little, III  
G. William Little, III Blue Ridge Law, PC,  
Attorneys at Law  
Attorney for Public Safety Advisors, Inc.  
N(Mar14,21)P

**TRADE NAME REGISTRATION**  
**AFFIDAVIT**  
Georgia, Union County  
To whom it may concern: Please be advised that Enotah Valley Enterprises, LLC whose address is 948 Faith Acres Road, Blairsville GA 30512 is the owner of the certain business now being carried on at 948 Faith Acres Road, Blairsville GA 30512 in the following trade name, to-wit: PuroClean of Enotah Valley, and that the nature of said business is: Water, Fire, Mold and Bio-Hazard Damage Restoration and Cleaning Services. This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this County.  
This the 5th day of March 2018.  
N(Mar14,21)B

**NOTICE OF SALE**  
Be advised that the personal property listed below, presently at Mountain Country Storage Inc., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 632-7422, will be sold at public auction on March 26, 2018 at 12:00 pm to the highest bidder. Auction will be held on www.storage-treasures.com. Auction will start March 12, 2018 & close March 26, 2018 at 12:00 pm. Said property will be sold to recover outstanding storage charges in accordance with the leasing agreements executed between Mountain Country Storage Inc and the below named parties. The property and the location of the same are as follows:  
By Order for Service by Publication dated the 14th day of February, 2018, you are hereby notified that on the 24th day of January, 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. The putative father Tristen Graham also filed a Petition for Legitimation regarding the above-named child. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication.  
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 18th day of April, 2018, at 10:00 a.m., at the Union County Courthouse, Blairsville, Georgia.  
The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.  
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 14th day of February, 2018.  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
N(Feb28,Mar7,14)B

**IN THE JUVENILE COURT OF Union COUNTY**  
**STATE OF GEORGIA**  
**IN THE INTEREST OF:**  
T.G.  
DOB: 05-20-2006  
SEX: MALE  
CHILD UNDER THE AGE OF EIGHTEEN  
case no. 144-18]-7A  
**NOTICE OF DEPENDENCY HEARING**  
TO: KENDRA CARDINALI, mother of the above-named child  
By Order for Service by Publication dated the 14th day of February, 2018, you are hereby notified that on the 24th day of January, 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. The putative father Tristen Graham also filed a Petition for Legitimation regarding the above-named child. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication.  
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 18th day of April, 2018, at 10:00 a.m., at the Union County Courthouse, Blairsville, Georgia.  
The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.  
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 14th day of February, 2018.  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
N(Feb28,Mar7,14)B

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**UNION COUNTY**  
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18 4 Point Trail  
Blairsville, GA 30512  
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Dwain Brackett  
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By: Kristin Stanley  
Clerk of the Probate Court  
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Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Feb28,Mar7,14,21)B

**ADVERTISEMENT FOR BIDS**  
City of Blairsville Airport is receiving bids for a 12,000 gallon Jet A fuel tank. Sealed bids will be received through Friday, March 30, 2018 at City Hall located at 62 Blue Ridge Street, Blairsville. Bid opening will take place at the same location on Tuesday, April 3, 2018 at 2:00 p.m. All bids must be done by the following specs:  
1 – 12,000 Gallon – UL 142 AST, D/W Tank, Saddles, Jet-A Lined, Ladders, E-Vents  
1 – MOR 354-0300 AV – 3” Updraft Vent  
1 – MOR 9095AA3300AEVR – O.V.P. Valve  
1 – MOR 918C-0100 AG – Clock Gauge w/ Alarm  
1 – 918GH – 12,000 Gallon Tank Label  
1 – MOR 178GSP0100AC – 2” Stick Port Cap  
1 – MOR 800A-A0400 1C – 2” Fill Adaptor (Floating Suction)  
1 – MOR 800CA0400 1C – 2” Dust Cap (Floating Suction)  
3 – MOR 184-2500 MB – 4” x 2” x 2” D.T. Bushing  
1 – EBW 606-300-01 – 1” Anti-Siphon Valve  
3 – MOR 691B-0500 2U – 1” Ball Valve  
1 – GFI 114000-10 – Hand Pump HP-100  
1 – MOR 286FDI3400 AS – 60 Mesh Line Strainer  
2 – MOR 246DRF0300 AV – 3” Swing Check Valve  
1 – MOR 800A-A0600 1C – 3” Fill Adaptor  
1 – MOR 800CA0600 1C – 3” Dust Cap  
1 – MOR 711-007S 1V – ¾” Solenoid Valve  
4 – NIBCO NLD32223K – 3” Butterfly Valve  
1 – NIBCO NLD32223K – 2” Butterfly Valve  
1 – MOR 346FDI-0300 AV – 3” Ext Emergency Valve  
1 – BLACKMER 5 HR – Pump-5 HP Motor  
1 – ALT S2Z1-75 – Ground Reel  
1 – LT SR715-1 – Sump Recovery Vessel  
1 – LES Motor Starter – Assembly  
1 – LES Exproof Light – Fixture and Bulb  
1 – MOR 710F-240-300 1V – Solenoid Valve  
1 – PMC M25-C-2M – LC Meter Assembly  
1 – RCI 3905-25-10-12FF – 1 ¼” x 75’ Hose Reel  
1 – ALT 543742-040-075 – 1 ¼” x 75’ Hose  
1 – OPW 2955AJ-0200 – Overwing Nozzle  
1 – OPW 764-0065 – 3” Floating Suction  
1 – CP-WP-120-07 – Water Defense Probe  
1 – PECOFacet HCS-333-1436 – Coalescer/Separator Vessel Assembly  
1 – Krueger K-2-96” – Interstitial Leak Gauge  
1 – Decal Package – Labels, Signs  
1 – NewPig #KIT202 – Spill Kit  
2 – Fire Extinguishers – 40-B  
1 – ALT GTP-917-1 – 2” G.D. Swivel Coupler  
2 – ALT GTP-917-1 – 2” G.D. Swivel Couplers  
1 – ALT GPT-8392-B-X-50 – Mini Deadman  
1 – ALT 347GF-R4CM100QD20 – Single Point Nozzle  
1 – Freight  
Scope of Work: 1. Deliver Fuel System; 2. Set Tank on Concrete Slab (furnished by others); 3. Make Final Connection on Electrical; 4. Start System Up; 5. Circulate Jet-A (one and one half times); 6. Secure Sample for Soak Test; 7. System Warranty for 12 Months; 8. Furnish State Fire Marshal Permits.  
If you have any questions, contact Mayor Jim Conley at 706-745-2000.  
N(Feb28-Mar28)B

**NOTICE OF SALE UNDER POWER, UNION COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Lewis Kenneth Jordan to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Financial Group, Inc dated 12/23/2013 and recorded in Deed Book 964 Page 523 Union County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$ 123,469.00, 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 for such other area as designated by Order of the Superior Court of said county) within the legal hours of sale on April 03, 2018 (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 9th District, 1st Section, Land Lot 34, of Union County, Georgia, and being Lot 7, of Chapel Hill Subdivision, containing 1.059 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated August 14, 1995, and recorded in Union County, Georgia records in Plat Book 34, Page 142. Said plat is incorporated herein, by reference here to, for a full and complete description of the above described property.  
Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.  
Subject to all easements and restrictions of record; if any, as recorded in Union County, Georgia records in Deed Book 229, Pages 572-573. Subject to matters appearing on Plat as recorded in Union County, Georgia records in Plat Book 34, Page 142.  
Subject to a Transmission Line Easement as recorded in Union County, Georgia records in Deed Book 90, Page 281.  
Subject to an easement to Blue Mountain EMC as recorded in Union County, Georgia records in Deed Book 229, Page 213.  
Grantors also grant to Grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.  
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 having been given).  
Said property is commonly known as 47 Country View Drive, 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): Lewis Kenneth Jordan or tenant or tenants.  
JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.  
JPMorgan Chase Bank, NA  
Homeowner's Assistance Department  
345 Vision Drive  
Columbus, Ohio 43219  
1-866-550-5705  
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.  
JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Lewis Kenneth Jordan  
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.  
1031-903A  
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-903A  
N(Mar7,14,21,28)B

**NOTICE OF SALE UNDER POWER, UNION COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Lewis Kenneth Jordan to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Financial Group, Inc dated 12/23/2013 and recorded in Deed Book 964 Page 523 Union County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$ 123,469.00, 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 for such other area as designated by Order of the Superior Court of said county) within the legal hours of sale on April 03, 2018 (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 9th District, 1st Section, Land Lot 34, of Union County, Georgia, and being Lot 7, of Chapel Hill Subdivision, containing 1.059 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated August 14, 1995, and recorded in Union County, Georgia records in Plat Book 34, Page 142. Said plat is incorporated herein, by reference here to, for a full and complete description of the above described property.  
Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.  
Subject to all easements and restrictions of record; if any, as recorded in Union County, Georgia records in Deed Book 229, Pages 572-573. Subject to matters appearing on Plat as recorded in Union County, Georgia records in Plat Book 34, Page 142.  
Subject to a Transmission Line Easement as recorded in Union County, Georgia records in Deed Book 90, Page 281.  
Subject to an easement to Blue Mountain EMC as recorded in Union County, Georgia records in Deed Book 229, Page 213.  
Grantors also grant to Grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.  
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 having been given).  
Said property is commonly known as 47 Country View Drive, 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): Lewis Kenneth Jordan or tenant or tenants.  
JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.  
JPMorgan Chase Bank, NA  
Homeowner's Assistance Department  
345 Vision Drive  
Columbus, Ohio 43219  
1-866-550-5705  
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.  
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JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Lewis Kenneth Jordan  
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.  
1010-952A  
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-952A  
N(Mar7,14,21,28)B

**NOTICE OF SALE UNDER POWER, UNION COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by C. Daniel Smith and Cynthia R Smith to Mortgage Electronic Registration Systems, Inc. as nominee for Traditio Mortgage, LLC dated 9/12/2014 and recorded in Deed Book 986 Page 226 Union County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 304,000.00, 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 03, 2018 (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 9th District, 1st Section, Land Lot 211 of Union County, Georgia, containing 0.79 acres, more or less, and being Lot Three (3) of Phase One of Nottely Shores Subdivision, as shown on a plat of survey by M.E. Richards, Union County Surveyor, dated 12/30/86 and recorded in Union County records in Plat Book S, Page 120, Union County Deed records. Said plat of survey is incorporated herein by reference thereto for a more complete and accurate metes and bounds description of the above-described property.  
Being and intended to be all that property conveyed by Warranty Deed dated January 5, 2001 from C. Daniel Smith and Cynthia R Smith to C. Daniel Smith and Cynthia R. Smith, recorded January 12, 2001 in Deed Book 362, Pages 36-38, Union County Deed records.  
AND:  
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 211 of Union County, Georgia, and being Lot 4 of Nottely Shores Subdivision, Phase 1, containing 0.77 Acres, more or less, as shown on a plat of survey by M.E. Richards, Union County Surveyor, dated December 30, 1986 and recorded in Union County records in Plat Book S, Page 120, Said plat of survey is incorporated herein by reference thereto for a more complete and accurate metes and bounds description of the above-described property.  
Being and intended to be all that property conveyed by Warranty Deed dated September 6, 2005 from Hartley Investment Properties, Inc. and Clark Investment Properties, Inc. to C. Daniel Smith and Cynthia R. Smith, recorded September 12, 2005 in Deed Book 602, Page 453-454, Union County Deed records.  
Subject to all easements, restrictions and rights-of-way (including rights of others, if any, in and to the use of same) as shown on plat recorded in Union County Records in Plat Book P, Page 167 and Plat Book S, Page 120. Subject to Affidavit of Possession recorded in Union County Records in Deed Book 147, Pages 141-142.  
Subject to Grant of Flowage Easement recorded in Union County Records in Deed Book EE, Page 124.  
Subject to Declaration of Restrictions, Limitations and Covenants Running With The Land recorded in Union County Records in Deed Book 150, Pages 181-182 and Deed Book 157, Pages 12-13.  
Subject to Easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Book 147, Pages 760-762.  
Subject to conveyance of all subdivision roads to Union County recorded in Union County Records in Deed Book 155, Page 726.  
Subject to riparian rights, if any, of others in and to water located on or adjacent to the above-described property.  
Previously conveyed to Grantor in Warranty Deed recorded in Union County Records in Deed Book 150, Page 201 and Deed Book 150, Page 183, was all right, title and interest the Grantor had to the land which is located West of the above lot which lies below the 1785 elevation of Lake Nottley and runs to the centerline of Young Cane Creek, subject to the TVA easement.  
Benefited by conveyance of a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress as shown in Warranty Deed recorded in Union County Records in Deed Book 602, Pages 453-454.  
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 having been given).  
Said property is commonly known as 765 Nottely Shores, 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): C. Daniel Smith and Cynthia R Smith or tenant or tenants.  
Centar, FSB  
Mortgage Servicing Representative  
425 Phillips Boulevard  
Ewing, NJ 08618  
customerservice@loanadministration.com  
1-800-223-6527  
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.  
Lakeview Loan Servicing, LLC as agent and Attorney in Fact for C. Daniel Smith and Cynthia R Smith  
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