

North Georgia News

Legal Notices for May 6, 2020

CITATION IN THE SUPERIOR COURT OF GEORGIA

DOCKET NO. 20-CV-55-JP
IN REM
DEPARTMENT OF TRANSPORTATION
VS.
2,339 acres of land; and Veronica Tunucci; Patricia Madry; Julia Tunucci; and Frederick Tunucci, individually
The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein-after described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:
That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 5 day of March, 2020; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title same in the Department of Transportation; and, in pursuance of

Parcel No. 51 20-A.
Such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$67,900.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;
In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condormer has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.
That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-19, to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.
The said property, as thus affected, is described as follows:
SEE PAGE 20-A and 20-B FOR DESCRIPTION
This 15 day of April, 2020.

Judy L. Odum
Clerk Superior Court
UNION COUNTY
Parcel No. 51 20.
PROJECT NO.: APD00-0056-02(029) UNION COUNTY
P.I. NO.: 122900
PARCEL NO.: 51
REQUIRED R/W: 2.339 acres of land
PROPERTY OWNERS: Veronica Tunucci; Patricia Madry; Julia Tunucci; and Frederick Tunucci, individually.

RIGHT OF WAY
ALL THAT TRACT or parcel of land lying and being in Land Lots 215 & 216, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:
Beginning at a point 91.69 feet left of and opposite station 218+05.00 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 42°37'10.1" E a distance of 76.20 feet to a point 135.00 feet left of and opposite station 218+64.63 on said construction centerline laid out for SR 515/US 76; thence N 77°37'00.9" E a distance of 399.53 feet to a point 170.00 feet left of and opposite station 222+27.86 on said construction centerline laid out for SR 515/US 76; thence S 80°36'07.1" E a distance of 176.09 feet to a point 140.00 feet left of and opposite station 223+90.00 on said construction centerline laid out for SR 515/US 76; thence N 66°35'58.6" E a distance of 79.89 feet to a point 17.00 feet left of and opposite station 224+57.02 on said construction centerline laid out for SR 515/US 76; thence S 57°46'57.4" E a distance of 72.25 feet to a point 141.09 feet left of and opposite station 225+16.54 on said construction centerline laid out for SR 515/US 76; thence S 56°23'58.4" E a distance of 161.80 feet to a point 68.10 feet left of and opposite station 226+54.43 on said construction centerline laid out for SR 515/US 76; thence S 49°47'43.6" E a distance of 73.96 feet to a point 30.17 feet left of and opposite station 227+16.77 on said construction centerline laid out for SR 515/US 76; thence S 49°26'10.5" E a distance of 22.84 feet to a point 18.50 feet left of and opposite station 227+36.40 on said construction centerline laid out for SR 515/US 76; thence northwesterly 372.30 feet along the arc of a curve (said curve having a radius of 6932.07 feet and a chord distance of 372.31 feet on a bearing of N 85°58'18.6" W) to the point 6.58 feet left of and opposite station 223+65.69 on said construction centerline laid out for SR 515/US 76; thence N 87°30'38.4" W a distance of 489.81 feet to a point 72.07 feet left of and opposite station 224+54.00 on said construction centerline laid out for SR 515/US 76; thence northwesterly 88.13 feet along the arc of a curve (said curve having a radius of 1217.75 feet and a chord distance of 88.11 feet on a bearing of N 89°35'02.1" W) back to the point of beginning. Said tract containing 2.339 acres, more or less.

The title, estate or interest in the above described land required by Condormer and now taken by Condormer for public use is as follows: Fee simple title to the above described land being shown described within on the attached plats dated April 19, 2017; last revised: Sheet No. 29 on February 13, 2019; Sheet No. 29 on February 13, 2019; Sheet No. 30 on January 25, 2019, and attached hereto as Annex 1-A.
Parcel No. 51 20-A.
(NApr29,May6)

CITATION IN THE SUPERIOR COURT OF GEORGIA

DOCKET NO. 20-CV-54-JP
IN REM
DEPARTMENT OF TRANSPORTATION
VS.
2,350 acres of land; and Veronica Tunucci; Patricia Madry; Julia Tunucci; and Frederick Tunucci, individually
The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein-after described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:
That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 5 day of March, 2020; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title same in the Department of Transportation; and, in pursuance of

Parcel No. 55 19.
Such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$20,000.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;
In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condormer has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.
That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-19, to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.
The said property, as thus affected, is described as follows:
SEE PAGE 20-A and 20-B FOR DESCRIPTION
This 15 day of April, 2020.

Judy L. Odum
Clerk Superior Court
UNION COUNTY
Parcel No. 55 20.
PROJECT NO.: APD00-0056-02(029) UNION COUNTY
P.I. NO.: 122900
PARCEL NO.: 55
REQUIRED R/W: 2.350 acres of land
PROPERTY OWNERS: Veronica Tunucci; Patricia Madry; Julia Tunucci; and Frederick Tunucci, individually.

RIGHT OF WAY
ALL THAT TRACT or parcel of land lying and being in Land Lots 215 & 216, 17th District, 1st Section, Union County, Georgia, being more particularly described on the attached plats marked Annex 1-A and being more particularly described as follows:
Beginning at a point 23.00 feet left of and opposite station 228+00.61 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 53°01'11.3" W a distance of 101.11 feet to a point 69.13 feet left of and opposite station 227+10.63 on said construction centerline laid out for SR 515/US 76; thence N 53°23'01.5" W a distance of 168.44 feet to a point 149.31 feet left of and opposite station 225+69.20 on said construction centerline laid out for SR 515/US 76; thence N 43°21'48.3" W a distance of 1.07 feet to a point 150.00 feet left of and opposite station 225+68.43 on said construction centerline laid out for SR 515/US 76; thence southeasterly 142.89 feet along the arc of a curve (said curve having a radius of 2350.00 feet and a chord distance of 142.87 feet on a bearing of S 81°54'15.1" E) to the point 150.00 feet left of and opposite station 227+02.20 on said construction centerline laid out for SR 515/US 76; thence S 80°09'44.2" E a distance of 207.80 feet to a point 150.00 feet left of and opposite station 229+10.00 on said construction centerline laid out for SR 515/US 76; thence S 9°50'15.8" W a distance of 10.00 feet to a point 98.35 feet left of and opposite station 233+50.00 on said construction centerline laid out for SR 515/US 76; thence S 79°39'00.0" E a distance of 238.45 feet to a point 108.35 feet left of and opposite station 233+50.00 on said construction centerline laid out for SR 515/US 76; thence S 9°50'15.8" W a distance of 125.00 feet to a point 125.00 feet left of and opposite station 235+00.04 on said construction centerline laid out for SR 515/US 76; thence S 80°09'44.2" E a distance of 46.03 feet to a point 125.00 feet left of and opposite station 235+00.04 on said construction centerline laid out for SR 515/US 76; thence S 80°09'44.2" E a distance of 29.21 feet to a point 150.00 feet left of and opposite station 237+45.93 on said construction centerline laid out for SR 515/US 76; thence S 22°35'16.2" E a distance of 37.25 feet to a point 116.51 feet left of and opposite station 237+63.25 on said construction centerline laid out for SR 515/US 76; thence S 45°46'42.1" E a distance of 166.55 feet to a point 3.54 feet left of and opposite station 238+89.04 on said construction centerline laid out for SR 515/US 76; thence N 80°05'49.0" W a distance of 625.96 feet to a point 37.75 feet left of and opposite station 232+60.53 on said construction centerline laid out for SR 515/US 76; thence northwesterly 460.24 feet along the arc of a curve (said curve having a radius of 6932.07 feet and a chord distance of 460.16 feet on a bearing of N 81°59'56.3" W) back to the point of beginning. Said tract containing 2.350 acres, more or less.

The title, estate or interest in the above described land required by Condormer and now taken by Condormer for public use is as follows: Fee simple title to the above described land being shown described within on the attached plats dated April 19, 2017; last revised: Sheet No. 31 on January 25, 2019; Sheet No. 31 on July 20, 2018; Sheet No. 33 on January 25, 2019, and attached hereto as Annex 1-A.
Parcel No. 55 20-B.
(NApr29,May6)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ira Thomas Harkins, All debtors and creditors of the estate of Ira Thomas Harkins, deceased, late of Union County, Georgia, are hereby notified to render their claims and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 1st day of May, 2020.
By: Thomas Harris Harkins
1912 Rockbrook Court
Snellville, GA 30078
(NMay6,13,20,27)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of John G. Cook, All debtors and creditors of the estate of John G. Cook, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 1st day of May, 2020.
By: Jeffrey Langley
1905 SW Amarillo Ln.
Palm City, FL 34990
(NMay6,13,20,27)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Enotah Judicial Circuit
CASE NO. 2020-CV-102
STATE OF GEORGIA, ex rel
Jeffrey Langley
DISTRICT ATTORNEY,
Enotah JUDICIAL CIRCUIT,
Plaintiff,
vs.
ITEM #1
ITEM #2
\$100.00 in United States Currency
ITEM #3
Smith and Wesson Revolver, Serial # 38341, Unknown Model
ITEM #3
Taurus Millennium 9mm Pistol, Model #PT111, Serial # TS676178
ITEM #4
Unknown Make and Model Bolt Action Rifle Multiple Stamped Numbers, 194958 (bolt), 133137 (magazine), 214597 (stock) and 22566 (Barrel),
Defendants in rem,
RE PROPERTY OF Dale Raymond Queen, SARAH MAE MCCARTY, BARRY WAYNE GERALD, Purported Owners/Interest Holders

COMPLAINT FOR FORFEITURE OF THE PROPERTY Comes now the State of Georgia, by and through Jeffrey Langley, District Attorney for the Enotah Judicial Circuit and files this complaint for forfeiture pursuant to O.C.G.A. Sections 16-13-49 (b) and 9-16-12 and shows the Court the following:
1. The property sought to be forfeited is described in the above-styled caption and is incorporated herein by reference thereto the same as if fully set out herein (hereinafter "the defendant property")
2. The defendant property is presently in the custody of the Union County Sheriff's Department and is located within the county and within the venue of and subject to the jurisdiction of this Court.

3. In March of 2020 Narcotics Investigator Jay McCarter of the Union County Sheriff's Department spoke with a Confidential Informant who stated he/she could purchase methamphetamine for a controlled substance, from Dale Queen who also utilized the name "Clint". A check of Dale Queen's Facebook page confirmed that Queen used the name "Clint".
4. On March 19, 2020 Narcotics Investigators with Union County Sheriff's Department utilized a Confidential Informant to purchase to purchase approximately one-eight (1/8) of an ounce of methamphetamine, a controlled substance, from Dale Queen, a/k/a "Clint" at his residence at 285 Page Little Road, Blairsville Georgia. This buy was audio and videotaped.

5. On April 16, 2020 Narcotics Investigators with the Union County Sheriff's Department utilized a Confidential Informant to purchase approximately one-eight (1/8) of an ounce of methamphetamine, a controlled substance, from Dale Queen, a/k/a "Clint" at his residence at 285 Page Little Road, Blairsville, Georgia. This buy was audio and videotaped.
6. On April 17, 2020 Narcotics Investigators obtained a search warrant for Dale Raymond Queen's residence as well as arrest warrants for the two sales of methamphetamine. These warrants were served on April 17, 2020.

7. Dale Raymond Queen was present when the warrants, both search and arrest, were served. Also present were Sarah Mae McCarty and Barry Wayne Gerald. Queen's residence is a camper located within the camper next to the area where Queen sits. Items 1,2,3 and 4 were all found in close proximity to the methamphetamine.
10. Part of Item#1 were five twenty dollar bills which had been given to the Confidential Informant by Narcotics Officers and utilized in one of the two controlled buys described above.
11. Item #1 is contraband and subject to forfeiture in the State of Georgia pursuant to the provisions of O.C.G.A. 16-13-49(b) in that Item #1 was (a) directly or indirectly used or intended for use to facilitate the Sale of a Controlled Substance to wit: Methamphetamine in violation of O.C.G.A. 16-13-20(a) and/or (b) proceeds derived or realized from the Sale of Methamphetamine and/or (c) was found in close proximity to a controlled substance to wit: Methamphetamine.

12. The defendant weapons, Items 2,3,4, are contraband and subject to forfeiture to the State of Georgia pursuant to O.C.G.A. 16-30-49(b) in that the weapons were available for use to facilitate drug crimes in that the weapons were within reach of Dale Raymond Queen while said Dale Raymond Queen was committing the crimes of Trafficking of a Controlled Substance to wit: Methamphetamine in violation of O.C.G.A. 16-13-31 and in violation of O.C.G.A. 16-11-106(1-4) and/or proceeds derived or realized therefrom and/or were found in close proximity to methamphetamine and/or other property which is subject to forfeiture.
13. The names and addresses of all known persons who may be owners and/or interest holders of the defendant property, or any part thereof, are as follows:
Dale Raymond Queen
Union County Jail
Blairsville, GA 30512
Sarah Mae McCarty
Union County Jail
Blairsville Georgia 30512
Barry Wayne Gerald
Union County Jail
Blairsville Georgia 30512

WHEREFORE THE STATE OF GEORGIA PRAYS
(1) That all purported owners and/or interested holders listed herein be personally served with a copy of the complaint and summons;
(2) That all purported owners and/or interest holders who are unknown, who reside out of state, who depart the state, who are not found, who conceal themselves so as to avoid service, be served by publication by publishing a notice in the North Georgia News, the official legal organ for Union County, once per week for two consecutive weeks as provided by O.C.G.A. 9-16-12(b)(3);
(3) That this Court hold a hearing within sixty days of the service of this complaint as provided by O.C.G.A. 9-16-12(f);
(4) That the Court enter judgment in favor of the State of Georgia declaring the defendant property or any part thereof forfeited to the State of Georgia pursuant to the provisions of O.C.G.A. 16-13-49;
(5) That the Court retain jurisdiction to direct the property to be sold and the proceeds of the forfeited property as provided by O.C.G.A. 9-16-19;

(6) That the State of Georgia be afforded such other relief and remedies as are available under law and for due process to enforce the forfeiture.
Respectfully Submitted
/s/ Jeffrey Langley
Jeffrey Langley
District Attorney
Enotah Judicial Circuit
Ga Bar # 436610
/s/ Buster Landreau
Sidney Landreau
Assistant District Attorney
Enotah Judicial Circuit
65 Courthouse Street, Box 6
Blairsville, GA 30512
676-439-6027
slandreau@paga.org
CIVIL ACTION NUMBER SVC2020000102

NOTICE OF SUMMONS
The above Petition for Forfeiture was filed in the above styled action on April 28, 2020 seeking the forfeiture of the above property on account of a Violation of the Georgia Controlled Substances Act pursuant to O.C.G.A. Section 16-13-19.
Any owner or interest holder is hereby notified he/she must file with the Clerk of said Court and serve upon the Plaintiff's attorney, a verified answer under penalty of perjury within thirty (30) days of the date of last publication herein with. Failure to do so will result in a judgment by default being taken against you for the relief demanded in the complaint.
Judy Odum
Clerk Superior Court of Union County
65 Courthouse Street
Blairsville, GA 30546
Plaintiff's Attorney
Sidney Landreau
Assistant District Attorney
65 Courthouse Street Box 6
Blairsville, GA 30546
(NMay6,13)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Miguel A. Cascante Cubero ("Grantor") to Oglen, LLC ("Grantee"), dated September 26, 2014, recorded October 9, 2014, in Deed Book 987, Pages 674-678, as assigned by Assignment to 7 Land Inc., dated April 17, 2018, recorded April 19, 2018, in Deed Book 1106, Page 548, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Eighteen Thousand Six Hundred Seventy-Five Dollars and 00/100 (\$18,675.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2020, the following described real property to wit:
All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Forty-nine, (114) of Owen Glen Subdivision, Phase III containing 1.18 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 06/13/13, as recorded in Plat Book 66, Pages 63-67, ("Plat") Union County records, which description is incorporated herein by reference and made a part hereof.
The property is conveyed subject to the Designated Drain Field Area as shown on the aforesaid Plat.
The property is conveyed subject to the 50' Stream Buffer as shown on the aforesaid Plat.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Mollie Stephens, Edward Stephens, June Stephens and Oliver Stephens, all heirs at Law of Samuel J. Stephens, deceased to E.S. Dockery, dated April 15, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 36 (top), aforesaid Records.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated March 21, 1951, filed for record January 1, 1957 at 10:00 a.m., recorded in Deed Book NN, Page 457 (bottom), aforesaid Records.
The property is conveyed subject to the Blanket Easement from Ivy Log Development, LLC to Blue Ridge Mountain Electric Membership Corporation, a cooperative corporation, undated, filed for record October 4, 2006 at 11:45 a.m., recorded in Deed Book 671, Page 111, aforesaid Records.
The property is conveyed subject to the Easement as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Theodore B. Adams and Brandy C. Adams, as joint tenants with rights of survivorship and not as tenants in common, dated January 18, 2008, filed for record January 29, 2008 at 2:30 p.m., recorded in Deed Book 745, Page 120, aforesaid Records.
The property is conveyed subject to the Easements as conveyed in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Tim Hanson and Linda Hanson, as joint tenants with rights of survivorship, not as tenants in common, dated November 5, 2008, filed for record November 6, 2008 at 11:30 a.m., recorded in Deed Book 779, Page 441, aforesaid Records.
The property is conveyed subject to the Grant of Flowage Easement from Charles S. Mauney to United States of America, dated December 30, 1941, filed for record December 30, 1941, recorded in Deed Book EE, Page 427, aforesaid Records.
The property is conveyed subject to the Covenants and Restrictions recorded in Deed Book 657, Pages 152-164; Deed Book 744, Pages 85-94; Deed Book 769, Pages 649-716 as amended in Deed Book 774, Pages 499-510; and Deed Book 821, Pages 276-335, as amended in Deed Book 832, Pages 726-737 as amended in Deed Book 976, Page 492-496, Union County Georgia records.

The property is conveyed subject to the reciprocal easement and operating agreement recorded in Deed Book 789, Pages 717-743 and Deed Book 821, Pages 248-275, Union County, Georgia records.
The property is conveyed subject to the right of way to Union County, Georgia as recorded in Deed Book 192, Page 162, Union County, Georgia records.
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' 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.

To the best knowledge and belief of Grantee, the above described property is in the possession of Miguel A. Cascante Cubero or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.
Oglen, LLC as assigned to 7 Land, Inc. as Attorney in Fact for Miguel A. Cascante Cubero
5/06/2020; 5/13/2020
5/20/2020; 5/27/2020
(NMay6,13,20,27)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Spartan Warrior Holdings, LLC to Anchor Loans, LP, dated January 19, 2018, and recorded in Deed Book 1096, Page 220, Union County, Georgia transferred to Anchor Loans, LP by Assignment recorded in Deed Book 1180, Page 671, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$119,920.00, 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 in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2020, to wit: June 2, 2020, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 79, of Union County, Georgia, and being Lot 1, containing 1.00 acre, more or less, as shown on a plat of survey by Buchanan & Associates, Inc., dated March 30, 1989, and recorded in Union County, Georgia, records in Plat Book 27, Page 203. Said Plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Commonly known as: 18 Kimbrell Lane, Blairsville, GA 30511
Map #1905-054
The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given).
Said property is commonly known as 18 Kimbrell Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best of my knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Spartan Warrior Holdings, LLC, c/o Randal Weikle, as Managing Member or tenant or tenants.
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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation of the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) 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 nonjudicial 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 in the preceding paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the holder of the security deed is: Anchor Loans, LP
5230 Las Virgenes Rd., Suite 105
Calabasas, CA 91302
Phone: 310-395-0010
Fax: 310-395-0130

The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the holder of the mortgage to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being

Anchor Loans, LP
Attorney in fact for
Spartan Warrior Holdings, LLC and Randal Weikle
Richard B. Maner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
FC20-103
(NMay6,13,20,27)

STATE OF GEORGIA UNION COUNTY NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Cynthia S. Cornine and Christopher S. Cornine, Grantors, in favor of Wight Away, LLC, dated October 5, 2016, and recorded at Deed Book 1052, Page 627, of the Union County records (hereinafter the "Security Deed"), conveying the hereinafter described property to secure a Note of even date in the original principal amount of \$35,000.00 with interest thereon as set forth therein, Wight Away, LLC (Lender), as attorney-in-fact for Grantors Cynthia S. Cornine and Christopher S. Cornine, will sell 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 June, 2020 (to wit: June 2, 2020) the following:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 9 of Union County, Georgia, containing 2 acres, more or less, bounded on the North by a new severance line, on the East by a marked U.S. Forest Service line, on the South by a marked U.S. Forest Service line, and on the West by the lot line and land now or formerly known as the "Old Bob King tract", and being more particularly described by metes and bounds as follows:
BEGINNING on the U.S.F.S. corner in the Bob King lot line and about 890 feet South from the corner of Lots on the North Carolina line marked by a 24" painted stone and on the West by the lot line and land now or formerly known as the "Old Bob King tract", and being more particularly described by metes and bounds as follows:
BEGINNING on the U.S.F.S. corner in the Bob King lot line and about 890 feet South from the corner of Lots on the North Carolina line marked by a 24" painted stone and on the West by the lot line and land now or formerly known as the "Old Bob King tract", and being more particularly described by metes and bounds as follows:
BEGINNING on the U.S.F.S. line 578.30 feet E crossing new road at 53 feet of a total 440 feet to a U.S.F.S. marked corner at an 8' mangle; thence running with the marked U.S.F.S. line N17 00E 186 feet to an iron pipe set in the U.S.F.S. line; thence running with a new severance line N78 30W 396 feet across section 16 crossing new road at 412 feet passing 9 feet South of the spring (now or formerly in use), 496 feet total to a set iron pipe corner in the Old Bob King lot line; thence running with the old line and old fence South 25 feet across a spring branch flowing westerly 75 across another branch to the point of beginning, a total of 189 feet.

Also, a road easement as described in that Warranty Deed from Charles Gilbert to James A. Passmore, et ux, recorded in Deed Book 106, Page 269, Union County Georgia records, for ingress and egress to the above described property, and a right to use and take water from a spring located near the northeast corner of the above described property together with the right to establish and maintain the necessary pipes across property in order to take needed water as described in said Warranty Deed.
To the best knowledge and belief of the undersigned, the real property is in the possession of Cynthia S. Cornine and Christopher S. Cornine or others with the permission of Grantors, and may be known having a physical address of 160 NC Roberson Rd, Blairsville, GA 30512.
The real property will be sold on an "AS IS, WHERE IS" basis, without recourse against Lender and without representation or warranty of any kind or nature whatsoever with respect thereto, with no assurance afforded as to the exact acreage contained in the real property description and subject to, among other exceptions, all of the following: (a) all taxes and assessments (including taxes and assessments, which are liens, but not yet due or payable), assessments and utility bills that are valid liens and encumbrances upon any of the real property and which are prior in the right to the Security Deed; (b) all valid zoning ordinances; (c) all valid federal tax liens (if any) affecting any of the real property and the proceeds of the sale of the real property and the proceeds thereof, including, but not limited to, the right of redemption of the United States Government, if any such rights validly exist; and (d) any and all easements, limitations, restrictions, reservations, covenants, encumbrances and other matters to which the Security Deed is subordinate in terms of priority as a matter of public record.

The indebtedness evidenced by the Note and secured by the Security Deed has been declared immediately due and payable because of default by Grantors under the Note, including, but not limited to, default resulting from the failure to pay the indebtedness as and when due in accordance with the Note. The proceeds of the sale of the real property shall be applied in accordance with the Security Deed to the payment of the unpaid indebtedness under the Note and all fees, costs, charges, and expenses of the sale and of all proceedings in connection therewith, including, without limitation, attorney's fees incurred by Lender (notice of intent to collect attorneys' fees having been given as provided by law).
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 as provided above.
Pursuant to O.C.G.A. §44-14-162.2, further notice is hereby given that Brian Wight, whose mailing address and telephone number are: 190 Trinity Place, Blairsville, GA 30512; 706-897-5600; is the individual who is acting as Lender to have full authority to negotiate, amend and modify all terms of the Security Deed and Note secured thereby; however, such individual is not required by law to negotiate, amend or modify any of such terms.
WIGHT AWAY, LLC
By: Brian Wight, Managing Member
Brian Wight, Cynthia S. Cornine and Christopher S. Cornine
LAWRENCE S. SORGEN, ESQ.
Attorney for Lender
P.O. Box 67
Hiawassee, GA 30546
(706) 896-4113
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE
(NMay6,13,20,27)

STATE OF GEORGIA UNION COUNTY NOTICE OF SALE UNDER POWER IN SECURITY DEED

By virtue of a Power of Sale contained in that certain Security Deed from Helton Falls Lodge, LLC with Stephen Keith Cooper signing as Manager to Richard E. Stafford, Vernon P. Halverson and Brett Cook dated February 15, 2013 recorded in Deed Book 937, pages 580-582, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Five Thousand and No/100 (\$405,000.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2020, the following described property:
Tract One:
All that tract or parcel of land lying and being in Land Lot 33, 16th District, 1st Section of Union County, Georgia, containing 2.40 acres, more or less, and being more particularly described as follows: BEGINNING at the intersection of the centerline of Helton Creek Road and the East right of way of