

North Georgia News

Legal Notices for July 22, 2020

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Joan Morris Bell,
All debtors and creditors of the estate of Joan Morris Bell, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 26th day of June, 2020.
By: Angela Nelson
PO Box 562
Blairsville, GA 30514
(N,Jul18,15,22)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Nicholas Pozerycki,
All debtors and creditors of the estate of Nicholas Pozerycki, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 26th day of June, 2020.
By: Beverly Ford Pozerycki
700 Freedom Blvd., Apt 263
Canton, GA 30114
(N,Jul18,15,22)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Terry Ray Stroud,
All debtors and creditors of the estate of Terry Ray Stroud, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 26th day of June, 2020.
By: April JaNene Shinpaugh
PO Box 412
Blairsville, GA 30514
(N,Jul18,15,22)

NOTICE
Announcement for GMRC Workforce Development Board Meeting
The Georgia Mountains Regional Commission, Workforce Development Board will meet on July 30, 2020 at 3:00 p.m. The meeting will be a zoom virtual meeting at, <https://us02web.zoom.us/j/89681233350?pwd=RXhVNVY5SjBhbnNoZWVZUzZlZVZGZDZ09>
Meeting ID: 896 8123 3350
Password: 127754
Dial by phone
+1 929 436 2866 US (New York)
Meeting ID: 896 8123 3350
Password: 127754
(N,Jul22)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
HAYDEN SENTZ,
Plaintiff,
v.
KYLE AUSTIN SENTZ,
Defendant.
CAPN: SUCV202000082
ORDER OF PUBLICATION
It appearing by Affidavit given by the 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 conceals himself to avoid Service of Summons, and it 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 17 day of April, 2020.
Honorable Judge Joy Parks
Superior Court of Union County
65 Courthouse St., Suite 8
Blairsville, GA 30512
Prepared By:
Kenya L. Patton, P.C.
GA Bar No. 567255
Attorney for Plaintiff
448 Blue Ridge Street
Blairsville, Georgia 30512
Telephone: (706)745-2142
kenyapattontlaw@gmail.com
(N,Jul22,29,Aug5,12)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Claudia Brown Todd,
All debtors and creditors of the estate of Claudia Brown Todd, 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, not with-standing the order of judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 10th day of July, 2020.
By: Maria Todd Price
4475 Wimberly Way
Douglasville, GA 30028
Phillip M. Todd
131 Liberty Church Ln.
Blairsville, GA 30512
(N,Jul15,22,29,Aug5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Joseph James Marko Jr.,
All debtors and creditors of the estate of Joseph James Marko 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, not with-standing the order for judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 10th day of July, 2020.
By: Susan Marie Schuster
203 N. Esplanade
Alpharetta, GA 30009
(N,Jul22,29,Aug5,12)

IN THE PROBATE COURT
STATE OF GEORGIA
NOTICE TO DEBTORS AND CREDITORS
RE: ESTATE OF
KEITH HOWARD SCHOENFELDT, DECEASED
ESTATE NO. 20-65
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Lee D. Schoenfeldt has petitioned to be appointed Administrator of the estate of Keith Howard Schoenfeldt, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition, not with-standing the order for judicial state of emergency, must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 3, 2020. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N,Jul18,15,22,29)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP, OR OTHERS
STATE OF GEORGIA
The undersigned does hereby certify that Anasley Atlanta Real Estate, LLC is conducting a business as Anasley Atlanta Real Estate in the City of Blairsville and the County of Union in the State of Georgia under the name of Anasley Real Estate and that the nature of the business is Real Estate Brokerage Services and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Chris Burell, 3035 Peachtree Road, Suite 202, Atlanta, GA 30305.
Chris Burell
Principal Broker
(N,Jul18,15,22)

IN THE PROBATE COURT
STATE OF GEORGIA
NOTICE TO DEBTORS AND CREDITORS
RE: ESTATE OF
SANDRA JEAN CHITWOOD, DECEASED
ESTATE NO. 20-67
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Leland Martin Chitwood has petitioned to be appointed Administrator of the estate of Sandra Jean Chitwood, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 17, 2020. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N,Jul22)

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF CHERYL JASLOWSKI FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ANDREW S. JASLOWSKI, 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 August 3, 2020, not with-standing the order for judicial state of emergency.
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
(N,Jul22)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
LALLAH W. BRANCA, DECEASED
ESTATE NO. 20-35
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Any unknown heirs of Lallah Branca
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before August 17, 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
(N,Jul22,29,Aug5,12)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Medley I. Garner,
All debtors and creditors of the estate of Medley I. Garner, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 17th day of July, 2020.
By: Patsy Garner Wood
807 Pine Valley Dr.
Forest Park, GA 30297
(N,Jul22,29,Aug5,12)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Riley Haines,
All debtors and creditors of the estate of Charles Riley Haines, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 17th day of July, 2020.
By: Phillip D. Haines
5220 N. Frederick Pike
Winchester, VA 22603
Douglas Haines
313 Parkway Ste
Winchester, VA 22601
(N,Jul22,29,Aug5,12)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: the Name Change of Randy Lee Maarref, Petitioner
Civil Action Case Number: 20-CV-175-JP
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Randy Lee Maarref filed a petition in the Union County Superior Court on July 16, 2020, to change the name of Randy Lee Maarref to Randy Lee Amerson Jr. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 7/16/20
Randy Lee Maarref
1163 Old Gumlog Road
(N,Jul22,29,Aug5,12)

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 101 10th DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 1.14 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLACKLOCK, AND ALL OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 17-CV-266-SG
NOTICE OF SUMMONS
TO: JO M. BAGWELL, ESTATE OF JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
TO: WESLEY T. WINGO, ESTATE OF WESLEY T. WINGO, HEIRS KNOWN OR UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
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 the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property and egress.
As described in Deed Book 163, page 569, Union County, Georgia Records. Further described as Map & Parcel 057094.
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 July 9, 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 T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020.
Honorable Judy Odum
Clerk of Union County Superior Court
(N,Jul22,29,Aug5,12)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 272 OF UNION COUNTY, GEORGIA, BEING 0.44 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DAVID K. BANKS, ESTATE OF DAVID K. BANKS, HEIRS KNOWN OR UNKNOWN, MELISSA BANKS N/K/A MELISSA CATTANACH, KEITH BANKS, INDIVIDUALLY AND IN THEIR CAPACITIES AS EXECUTOR, HEIRS, AND BENEFICIARIES OF THE ESTATE OF DAVID K. BANKS, 1ST FRANKLIN FINANCIAL A/K/A 1ST FRANKLIN FINANCIAL CORPORATION, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 18-CV-179-SG
NOTICE OF SUMMONS
TO: DAVID K. BANKS
WHEREABOUTS UNKNOWN
TO: MELISSA BANKS n/k/a MELISSA CATTANACH
LAST KNOWN ADDRESS: 753 Sleepy Mountain Lane, 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 June 29, 2018, as to the following property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 272, of Union County, Georgia, containing 0.44 acres, more or less and being known as Lot 11 and part of Lot 10, of Mountain View Subdivision, as shown on a plat of survey by Lane S. Bishop & Associates, Inc., G.R.L.S.#1575, dated February 23, 1988 and recorded in Plat Book T, Page 173, of the Union County Records, said plat being incorporated herein by reference.
Subject to a 40 foot wide road right of way and utility easements as shown on the above referenced plat of survey.
As described in Deed Book 306, page 191, Union County, Georgia Records. Further described as Map & Parcel B02283.
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 July 9, 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 T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020.
Honorable Judy Odum
Clerk of Union County Superior Court
(N,Jul22,29,Aug5,12)

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 41, 9th DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 18-CV-142-SG
NOTICE OF SUMMONS
TO: JAMES F. HAWCO, ESTATE OF JAMES F. HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914
TO: BRIDGET HAWCO, ESTATE OF BRIDGET HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914
A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC, on May 24, 2018, as to the following property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Raper-Owenby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property.
As described in Deed Book 114, Page 357. Further described as Map & Parcel 034100.
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 July 9, 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 T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020.
Honorable Judy Odum
Clerk of Union County Superior Court
(N,Jul22,29,Aug5,12)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
JAMES E. TAYLOR, Plaintiff
v.
Elizabeth A. Taylor, Defendant
Civil Action No. 20-CV-166-BL
NOTICE OF SUMMONS - SERVICE BY PUBLICATION
TO: Elizabeth A. Taylor, defendant named above.
You are hereby notified that the above-styled action seeking complaint for divorce was filed against you in said court on July 8, 2020 and that by reason of an order for service of summons by publication entered by the court on July 8, 2020 you are hereby commanded and required to file with the clerk of said court and serve upon James Taylor, plaintiff, whose address is 345 Young Harris Street, Unit 2776, Blairsville, GA 30512 an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint.
Witness the hand of the Honorable T. Buckley Levins, Judge of said Court
This is the 8 day of July, 2020
Judy L. Odum
Clerk of Superior Court
(N,Jul15,22,29,Aug5)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: the Name Change of:
Deanne Marie Branden, Petitioner
Civil Action Case Number: 2020CV159BL
NOTICE OF PETITION
TO CHANGE NAME OF ADULT
Deanne Marie Branden filed a petition in the Union County Superior Court on July 6, 2020, to change the name from Deanne Marie Branden to Deanne Marie Hanshaw.
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 7/6/2020
Deanne Marie Branden
1978 Jones Creek Road
Blairsville, GA 30512
(N,Jul15,22,29,Aug5)

STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by VANCE ALLEN HARRIS II to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC., its successors and assigns, in the original principal amount of \$121,428.00 dated November 17, 2014 and recorded in Deed Book 990, Page 740, Union County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER in Deed Book 1172, Page 607, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 01, 2020, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 154 OF UNION COUNTY, GEORGIA, CONTAINING 1.312 ACRES, MORE OR LESS, AND BEING DESCRIBED AS LOT #1 OF FRANK GARRETT FARM S/D AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., JAMES L. ALEXANDER, G.R.L.S. NO. 2653, DATED MARCH 26, 1998, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41, PAGE 46. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED MARCH 27, 1998, FROM TAMMY C. THOMAS AND JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND JERRY A. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 286, PAGE 380,
BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED DATED OCTOBER 30, 2001, FROM JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 398, PAGE 733
SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 8, PAGE 70 AND PLAT BOOK 41, PAGE 46. Said property being known as: 1309 GARRETT CIR, BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are VANCE ALLEN HARRIS II or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (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.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd., Coppell, TX, 75019
1-888-480-2432
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for VANCE ALLEN HARRIS II
Robertson, Anschutz, Schneid & Crane LLC
10700 Abbott's Bridge Road, Suite 170 Duluth, GA 30097 Phone: 470.321.7112
File # 19-380927 - AmE
(N,Jul22,29,Aug5,12,19,20)

STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER
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 Deed to Secure Debt given by DENNIS MANUEL LOPEZ AND LINDA J LOPEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR HOME STAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS, dated 07/06/2016, and Recorded on 07/07/2016 in Deed Book No. 1042 and Page No. 487, UNION COUNTY, GEORGIA RECORDS, AND BEING SUBJECT TO PENNYMAC LOAN SERVICES, LLC (The Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$113,423.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in August, 2020, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, GEORGIA, BEING 10-A OF NUTTLEY BEND SUBDIVISION, CONTAINING 0.525 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES INC DATED FEBRUARY 4, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 105, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS CONVEYED WITH THE WATER RIGHTS TO THE WELL ON LOT 10B AS RECORDED IN DEED BOOK 171, PAGE 660, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE WATER RIGHTS TO THE WELL SERVICING LOT 10A AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 122, PAGE 357, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 125, PAGE 381 UNION COUNTY, GEORGIA RECORDS.
THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY OVER THE SUBDIVISION ROADS. 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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt 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), (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 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 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS MANUEL LOPEZ AND LINDA J LOPEZ, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000008741712 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.
(N,Jul18,15,22,29)

STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER
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 Deed to Secure Debt given by DENNIS MANUEL LOPEZ AND LINDA J LOPEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR HOME STAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS, dated 07/06/2016, and Recorded on 07/07/2016 in Deed Book No. 1042 and Page No. 487, UNION COUNTY, GEORGIA RECORDS, AND BEING SUBJECT TO PENNYMAC LOAN SERVICES, LLC (The Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$113,423.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in August, 2020, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, GEORGIA, BEING 10-A OF NUTTLEY BEND SUBDIVISION, CONTAINING 0.525 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES INC DATED FEBRUARY 4, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 105, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS CONVEYED WITH THE WATER RIGHTS TO THE WELL ON LOT 10B AS RECORDED IN DEED BOOK 171, PAGE 660, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE WATER RIGHTS TO THE WELL SERVICING LOT 10A AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 122, PAGE 357, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 125, PAGE 381 UNION COUNTY, GEORGIA RECORDS.
THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY OVER THE SUBDIVISION ROADS. 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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
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