

North Georgia News

Legal Notices for September 14, 2022

NOTICE OF 2nd DUI CONVICTION
UNION COUNTY
PROBATE COURT
CONVICTED PERSON
Jason Allen DeGreef
OFFENSE DATE
7/16/2022
OFFENSE LOCATION
Blue Ridge Hwy
(Blairsville, GA)
CASE DISPOSITION
\$2010.00 Fine, 12 Months Probation, 30 Days of Community Service, 3 days in county jail, Submit to Substance Abuse Evaluation & any treatment deemed necessary, Risk Reduction School (DUI program), Surrender Driver's License, Surrender license plates, Interlock ignition device, Submit \$ 25.00 photo publication fee, Random alcohol/drug test, 4th amendment waiver, NO alcohol or drugs, Pre-clear RX's, Specimen admissibility/Records release, Victim Impact Panel.

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Rosalie Ann Morenz
All creditors of the estate of Rosalie Ann Morenz, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 19th day of August, 2022
By: Aaron John Morenz
13004 30th St. E
Parrish, FL 34219
(N/Aug24,31,Sept7,14)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Merle S. Jones
All creditors of the estate of Merle S. Jones, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 19th day of August, 2022
By: Garry Bryan Jones
705 Gulfview Dr.
Panama City Beach, FL 32413
Susan Jones Cook
1330 Orange Hill Rd.
Blairsville, FL 32428
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
(N/Aug24,31,Sept7,14)

THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF GLEDA JO WEAVER
DECEASED
ESTATE NO. 2021-163
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF MARY ANN STEPHENS FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF GLEDA JO WEAVER, DECEASED.

To Whom it may concern:
This is to notify you of a filing objection, if there is any, to the above-referenced petition, in this Court on or before September 26, 2022.
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/Aug31,Sept7,14)

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Georgia Self Storage Act (210-215)
Notice is hereby given that the undersigned self storage units will be sold at a public sale by competitive bidding, in their entirety to the highest bidder, on or after September 14, 2022 at 12:30pm to satisfy the lien of the Lessor, with Inn Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. The sale will be conducted under the guidance of Storage Auction.com on behalf of the facilities' management. Units will be available for viewing prior to the sale on Storage Auction.com. The terms of the sale will be cash only to the highest bidder. A 10% buyer's premium will be charged per unit. All sales are final. Inn Storage Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 72 hours or sooner.
Inn Storage LLC 87 Butternut Lane Blairsville GA 30512
A10 John Benton
(N/Aug31,Sept7,14)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
Longbridge Financial LLC,
Plaintiff,
v.
David Williams, Fred Williams, and All Unknown Heirs of Martha L. Williams, and the United State of America on behalf of the Department of Housing and Urban Development, Defendants.
Civil Action No. SUCV2022000150
NOTICE OF PUBLICATION
By order for service by publication dated August 9, 2022, David Williams, Fred Williams, and the Unknown Heirs of Martha L. Williams are hereby notified that Longbridge Financial LLC filed suit against them for Equitable Reformation and Declaratory Judgement on May 16, 2022.

David Williams, Fred Williams, and the Unknown Heirs of Martha L. Williams are required to serve upon Plaintiff's Attorney, Jessica H. Bareis, an answer in writing within sixty (60) days of the date of the order granting service by publication.
Witness, the Honorable Raymond E. George
This 24th day of August, 2022.
CLERK,
Superior Court of Union County, Georgia
FOR: Jessica H. Bareis
Georgia Bar No. 926998
Attorney for Plaintiff
Fidelity National Law Group
4170 Ashford Dunwoody Road
Suite 475
Atlanta, Georgia 30319
Direct: (770) 325-4811
Email: Jessica.Bareis@fnf.com
Attorney for Plaintiff
(N/Aug30,Sept7,14,21)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF JOHN RICHARD BURNETTE
a/k/a JOHN RICHARD BURNETT
DECEASED
ESTATE NO. 22-118
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Angela Denise Burnette has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of John Richard Burnette a/k/a John Richard Burnett, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 26, 2022.
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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N/Aug31,Sept7,14,21)

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION
TO: TITO FIGUEROS OR THE ESTATE OF TITO FIGUEROS, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. 48-4-45, et. seq.)
TAKE NOTICE THAT:
This Notice is given pursuant to O.C.G.A. 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed of the following described property, to wit:
All that tract or parcel of land lying and being in the 9Land Lots 256, 257, 264, 285 & 293, 9th District, 1st Section, Union County, Georgia, and being Lot 224, containing 3.47 acres, more or less, in Riverside on Lake Nottely Subdivision, Phase 3, and being shown on a plat of survey by Blue Ridge Mountain Surveying, Inc. dated April 24, 2014, as recorded in Plat Book 66, Page 199-200 ("Plat") Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. Said property being described in Deed Book 980, Page 396, and shown in the Tax Sale Deed in Deed Book 1261, Page 391-392, and further described as Map & Parcel 039 021 D224.

The right to redeem has expired but the law requires notice be sent. Your opportunity to discuss this matter will expire and be forever foreclosed and barred on or after October 1, 2022.
The Tax Deed to which this notice relates is dated May 4, 2021, and recorded in the Office of the Clerk of Superior Court of Union County, Georgia, in Deed Book 1261, Page 391-392. To discuss this matter at any time before October 1, 2022, please contact the Office of Cary D. Cox, P.C. using the information provided below.
PLEASE BE GOVERNED ACCORDINGLY.
Cary D. Cox
Cary D. Cox, P.C.
Attorney for Riverside on Lake Nottely
Georgia Bar No. 192295
P.O. Box 748
Blairsville, GA 30514
706.745.7420
(N/Aug31,Sept21)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF David Randall Brunson
All creditors of the estate of David Randall Brunson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 26th day of August, 2022.
BY: Andrew L. Brunson
13910 Claysparrow Rd.
Charlotte, NC 28278
ATTORNEY: Barry A. Lee
84 River St.
Ellijay, GA 30540
(N/Aug31,Sept7,14,21)

NOTICE OF NAME CHANGE.
PLEASE TAKE Notice that on the 1st day of September, 2022, Shane Mitchell Helphenshine filed a Petition in the Superior Court of Union County, Georgia, seeking a name change from Shane Mitchell Helphenshine to Shane Mitchell Gore. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matters raised by said Petition.
(N/Aug31,21,28,Oct5)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: JERRY ALLEN WEBB
a/k/a JERRY A. WEBB
DECEASED
ESTATE NO. 22-122
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of Amy Lynn Webb for a year's support from the estate of Jerry Allen Webb a/k/a Jerry A. Webb, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before October 11, 2022, 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.
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/Aug31,21,28,Oct5)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Kenneth Dale Compton
All creditors of the estate of Kenneth Dale Compton, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 9th day of September, 2022
By: Carol Sue Compton
157 Ashley Circle
Blairsville, GA 30512
(N/Aug31,21,28,Oct5)

NOTICE OF NAME CHANGE.
PLEASE TAKE Notice that on the 12th day of August, 2022, Christopher Douglas McVay filed a Petition in the Superior Court of Union County, Georgia, seeking a name change from Christopher Douglas McVay to Christopher Douglas Kanschat. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matters raised by said Petition.
(N/Aug24,31,Sept7,14)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF SUSAN BOTTS BEAVERS
DECEASED
ESTATE NO. 22-114
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
LD Beavers has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Susan Botts Beavers, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 19, 2022.
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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N/Aug24,31,Sept7,14)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF RODGER WILLIAM HALL
DECEASED
ESTATE NO. 22-115
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Rodger W. Hall Jr. has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Rodger William Hall, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 19, 2022.
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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N/Aug24,31,Sept7,14)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Robert J. McMurtrie
All creditors of the estate of Robert J. McMurtrie, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 2nd day of September, 2022.
BY: Ronald J. McMurtrie
3443 Pinestream Rd.
Atlanta, GA 30327
ATTORNEY: E. Kayla Chen
3350 Riverwood Parkway Suite 1600
Atlanta, GA 30339
(N/Aug31,21,28)

STATE OF GEORGIA COUNTY OF UNION
IN RE: ESTATE OF ALFRED STEVEN DANSKER, DECEASED
NOTICE TO CREDITORS
All creditors of the Estate of Alfred Steven Dansker, deceased, late of Union County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me at 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512.
This 31st day of August, 2022.
David E. Barrett
Alfred Steven Dansker, Deceased
David E. Barrett, LLC
Attorney at Law
108 Blue Ridge Highway, Suite 6
Blairsville, GA 30512
706-745-0250
(N/Aug31,21,28)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: The Name Change of Brenda Calio
Petitioner.
Civil Action Case Number: 22-CV-282-RG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Brenda Lynn Calio filed a petition in the Union County Superior Court on September 9, 2022 to change the name from: Brenda Lynn Calio to BreLynn Grazia Niokeleta Calio.
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 9/2/22
Name: Brenda Lynn Calio
Address: 99 Serenity Dr
Blairsville, GA 30512
(N/Aug31,21,28)

NOTICE
Notice is given that articles of organization which will form DATA ACQUISITION AND CONTROL, LLC have been delivered to the Secretary of State for filing in accordance with the Georgia Limited Liability Company Act. The initial registered office of the corporation will be located at 79 Maple Lane, Blairsville, GA, 30512, and its initial registered agent at that address is James Edward Willis.
(N/Aug31,21,28)

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Notice is hereby given ERYKA DAWN LAGER has filed a Petition to Change the Name of a Minor, with the Superior Court of Union County, Georgia on the 31st day of August, 2022, praying for a change in the name of minor child from ADILYN CLAIRE BEAVER to ADILYN CLAIRE LAGER.
Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must file with said court within 30 days of the filing of said Petition.
This _____ day of _____ 2022.
Kenya L. Patton, P.C.
Attorney Petitioner
(N/Aug31,14,21,28)

NOTICE OF SERVICE BY PUBLICATION
NOTICE OF SERVICE BY PUBLICATION Superior Court of Carroll County, Case No. SUCV2022000613, Mar Distribution, Inc. Plaintiff v. Richard R. Rogers, Jr., Defendant To; In Rem: Against Real Property Having Carroll County Tax Parcel ID1070446: All Persons Known or Unknown Who Claim or Might Claim an Interest in The Property Adversely to Plaintiff; MARS DISTRIBUTION, INC. AS Unknown Heirs or Successors of Richard R. Rogers, Jr. By Order Granting Service by Publication Dated August 23, 2022 Entered On August 23, 2022, You Are Hereby Notified That On June 16, 2022, Plaintiff, Mars Distribution, Inc. Filed A Petition To Quiet Title In The Superior Court Of Carroll County, Case No. SUCV2022000613. The Subject Matter of The Petition To Quiet Title Is That Plaintiff Seeks To Quiet Title to And Cancel any Interest You May Have To The Property Commonly Known as: LAND LOT/DISTRICT: 179/5; 3.31 ACRES, MORE OR LESS, LOT 38 EMERALD POINT SUBDIVISION DEED BOOK/PAGE:73/167 PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHT -OF-WAY AND EASEMENTS, REAL PROPERTY KNOWN AS-251 EMERALD POINTE DR, CARROLLTON, GA. PARCEL 1070446 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS. LESS AND EXCEPT: ALL PARCELS OTHER THAN 1070446 And More Particularly Described in The Petition To Quiet Title Which Is Available For You To Review In The Office Of The Clerk Of The Superior Court In Carroll County, You Are Commanded to Be and Appear at The Court In Which The Action Is Pending Within Sixty (60) Days Of The Order Granting Service By Publication. You Are Commanded to File with The Clerk of The Superior Court of Carroll County, And To Serve Upon Plaintiffs Attorney, Kenya L. Patton P.C., 44 Blue Ridge Street, Suite B, Blairsville, Georgia 30512 an Answer to The Petition To Quiet Title in Writing Within Sixty (60) Days of the Date of the Order Granting Service By Publication. This 29th Day of August 2022.
(N/Aug31,21,28)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from LAURA J CUSHMAN and DAN J CUSHMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, INC., dated December 12, 2005, recorded December 20, 2005, in Deed Book 620, Page 538-556, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-one Thousand and 00/100 dollars (\$81,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper, there will be sold 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 October, 2022, all property described in said Security Deed including but not limited to the following described property:
ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 192, 9TH DISTRICT 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 0.75 ACRE AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO., RS #222B, DATED 5/30/04 AND RECORDED IN PLAT BOOK 54 PAGE 244.
UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. GRANTOR HEREIN RETAINS A EASEMENT FOR ACCESS AND UTILITIES TO HER ADJOINING PROPERTY
ALONG THE 20 FOOT ACCESS AND UTILITIES EASEMENT WHICH RUNS TO AND FROM BRADLEY ROAD, AS SHOWN ON SAID PLAT.
Said legal description being controlling, however the property is more commonly known as 510 BRADLEY ROAD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LAURA J CUSHMAN, DAN J CUSHMAN, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 833-685-8589/888-480-2432. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
as Attorney in Fact for LAURA J CUSHMAN, DAN J CUSHMAN
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. NAT-22-02467-2
Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022
rslaw.com/property-listing
(N/Aug31,21,28)

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated February 28, 2013, from Beverly S. Schuette to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., recorded on March 15, 2013 in Deed Book 933 at Page 692 Union County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper by Assignment and said Security Deed having been given to secure a note dated , in the amount of \$96,100.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on October 4, 2022 the following described real property (hereinafter referred to as the "Property"): LAND SITUATED IN THE COUNTY OF UNION IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 64 OF UNION COUNTY, GEORGIA, CONTAINING 0.785 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC. DATED MARCH 16, 2004, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 54, PAGE 61. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. COMMONLY KNOWN AS 3600 BERTSON CIR, BLAIRSVILLE, GA 30512 the debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Beverly S. Schuette. The property, being commonly known as 3600 Berton Cir, Blairsville, GA, 30512 in Union County, will be sold as the property of Beverly S. Schuette, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Drive, Lewisville, TX 75067-4177, 888-480andnot;2432 . The foregoing notwithstanding, notice in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The undersigned will execute a deed in the purchaser as provided in the aforementioned Security Deed.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022
(N/Aug31,21,28)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from KAREN WHITTLE and DERECK WHITTLE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC., dated April 9, 2007, recorded April 13, 2007, in Deed Book 702, Page 647, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Five Thousand Eight Hundred and 00/100 dollars (\$205,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association as Trustee for Truman 2021 SC9 Title Trust, there will be sold 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 October, 2022, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 83 OF UNION COUNTY, GEORGIA, CONTAINING 1.28 ACRE, MORE OR LESS, AND BEING LOT FIVE (5) OF COORS RUN SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 5/12/88, AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK U, PAGE 53, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY, SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 151, PAGES 372-374, UNION COUNTY RECORDS. SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 152, PAGE 740-741 AND IN DEED BOOK 160, PAGES 464-465, UNION COUNTY RECORDS. SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.
Said legal description being controlling, however the property is more commonly known as 283 V ADDINGTON RD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KAREN WHITTLE, DERECK WHITTLE, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Management Services, LLC, Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR TRUMAN 2021 SC9 TITLE TRUST
as Attorney in Fact for KAREN WHITTLE, DERECK WHITTLE
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. RLM-16-03299-3
Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022
rslaw.com/property-listing
(N/Aug31,21,28)

STATE OF GEORGIA UNION COUNTY NOTICE OF SALE UNDER POWER
By virtue of the power of sale contained in that certain Deed to Secure Debt from Gregg Avadanian to Dorothy B. Vining and Troy B. Vining (Original Lender), dated July 14, 2014, filed for record July 18, 2014, and recorded in Deed Book 980, Pages 207-212, Union County, Georgia Records, said Deed to Secure Debt having been given to secure a Note dated July 14, 2014, in the original principal sum of One Hundred Thirteen Thousand Dollars (\$13,000.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday, October 4, 2022, the property described on Exhibit "A" attached hereto and incorporated herein by reference. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees.
The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Terry Clark, 2614 Crestwood Avenue, New Smyrna Beach, Florida 32168, (386) 290-2696. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.
Said property will be sold as the property of Gregg Avadanian, subject to: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.
The sale will be conducted subject to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and also subject to the provisions of O.C.G.A. § 9-13-172.1 which permits the rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances.
Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).
Notice of Nonjudicial Sale of Property has been given to the Internal Revenue Service as described in IRC § 7425.
To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is: Gregg Avadanian or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, and as provided in said deed, and the undersigned will execute a deed in the purchaser as provided in the aforementioned Security Deed.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Dorothy Vining
as Attorney-in-Fact for Gregg Avadanian
Christopher A. Jones
Christopher A. Jones, LLC
9 East Jarrard Street
P.O. Box 1250
Cleveland, Georgia 30528
Phone: (706) 865-1829
EXHIBIT A
(LEGAL DESCRIPTION)
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 229 and 240, Union County, Georgia, designated as Lot 1 of Covered Bridge Estates, containing 1.070 acres, more or less, as shown on plat of survey by James L. Alexander, GRLS No. 2653, dated June 2, 1999 and recorded in Plat Book 44, Page 172, Union County Records, to which reference is hereby made for a more complete and accurate legal description.
(N/Aug31,21,28)