# **North Georgia News**

# Legal Notices for September 6, 2017

# STATE OF GEORGIA

NATIC OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Donald C. Wintermute, Sr., All debtors and creditors of the estate of Donald C. Wintermute, Sr., deceased, late of Union ald C. Wintermute, Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment tate are required to make inimedia to the Personal Representative(s). This 9th day of August, 2017. By: Douglas G. Wintermute 99 Bramble Ln. Cleveland, GA 30528

N(Aug16,23,30,Sept6)

# STATE OF GEORGIA

UNION COUNTY Notice to debtors and creditors

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Julius Kermit Chambers, All debtors and creditors of the estate of Ju-lius Kermit Chambers, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 11th day of August, 2017. By: Angela Kay Chambers Dills 223 Hicks Gap Rd. Blairsville, GA 30512 Wuent62.330.Septible

N(Aug16,23,30,Sept6) IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ROGER ALLEN DYER, DECEASED ESTATE NO. 17-95

ROGER ALLEN DYER, DECEASED ESTATE NO. 17-95 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Pamela R. Pitts has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Roger Allen Dyer, 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 writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before September 11, 2017. All pleatings/ob-jections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, 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 objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing.

a later date. If no objections are filed, u tion 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

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF IN RELESTATE OF RICKEY M. MCILVOY, DECEASED ESTATE NO. 17-91 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

NOTICE Kayla Renee Majors has petitioned (for Let-ters of Administration) to be appointed Ad-ministrator of the estate of Rickey M. Mcllvoy, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby noti-fied 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 11, 2017. All pleadings/objections must be singed before a the court on or before September 11, 2017. 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.

nied, the petition may c hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT County of Union State of Georgia In Re: Estate of Nancy sue Tinsley, deceased **ESTATE NO. 17-83** 

ESTATE NO. 17-83 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Emmett J. Arnold, Esq. has petitioned (for Let-ters of Administration to be appointed Ad-ministrator of the estate of Nancy Sue Tinsley, deceased efficience how acceased, or said county. (The peridoner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby noti-12-261.) All interested parties are hereby noti-fied 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 11, 2017. 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 If any objections are filed, a hearing will be If any objections are filed, a nearing 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(Aug16.23.30.Sept6)

# NOTICE

(For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF BEVENLY J. PENNEY FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF

ROBERT VADEN JONES, DECEASED. To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 18, 2017. BE NOTIFIED FURTHER: All objections to the activities methods in writing activities for the

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 fil-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent party. Contact probate court personnel at the following address/stelephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion 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

(706)439-6006

ESTATE NO. 17-101

To: Jerry James Bullock, Jr You are hereby notified that Robert Bradly Lester & Shawna Renee Lester has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All ob-jections to the Petition to the appointment of a bemporary quardian or the appointment of a guardian(s) of the above-named Minor. All ob-jections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact Probate Court personnel for the required amount of filing fees. NOTE: If a natural guardian files a timely objec-tion to the creation of the temporary guardian-ship, the Petition will be dismissed. If a natural guardian files an objection to the appoint-ment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing. Dwain Rrackett

without a hearing. 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 V(Sept6.13)B

## **NOTICE OF INCORPORATION**

Notice is given that the Articles of Incorpora-tion that will incorporate Bayside POA Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-profit Corporation Code. The initial registered office of the corporation is located at 57 Sears Way, Blairsville, Georgia 30512, and its ini-tial registered agent at such address is Jack Lance, Jr.

## NOTICE OF INCORPORATION

N(Sept6.13)P

NOTICE OF INCORPORATION Notice is given that the Articles of Incorpora-tion that will incorporate Union County Re-publican Party, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 276 Lost Forest Road, Balarsville, Georgia 30512, and its initial registered agent at such address is Dale A. Allison, Jr. Nisente.19 (Sept6.13)P

NGept6.13)P NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00 Pursuant to 0.C.G.A 9-16-11(a) TAKE NOTICE that on June the 20th, 2017, law enforcement officers of the Union County Sheriff's Office seized the following property: 1) a certain white in color 2002 Ford Explorer, a motor vehicle, bearing Georgia License and Registration Tag Number RAR9551 (hereinafter Property 1); and \$15,760.62 (Fifteen Thousand, Seven Hundred, and Sixty Dollars in United States Currency (hereinafter Property 2) and a mixture of greater than 200 (Two Hundred) grams of Methamphetamine, a listed Schedule II Controlled Substance, at 433 Brackett Creek Lane, Blairsville, Union County, Georgia, during the course of a law enforcement investigation and the execution of a related Search Warrant and the execution of a related Search Warrant The seized property was directly or indirectly used or intended for use to facilitate the dis-tribution of trafficking in Methamphetamine, a listed Schedule II Controlled Substances, in a listed Schedule II Controlled Substances, in Union County, Georgia, in violation of 0.C.G.A. §16-13-30(b) and is therefore subject to the forfeiture provisions of 0.C.G.A. §16-3-49(b). And further, that said property is/are the pro-ceeds derived or realized therefrom and/or was found in close proximity to Methamphetamine and therefore is further subject to forfeiture pursuant to the provisions of the same. FURTHER TAKE NOTICE

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: RICHARD H. CROWELL, DECEASED **ESTATE NO. 17-97** 

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

NUTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT The Petition of Linda L. Crowell for a year's support from the estate of Richard H. Crowell 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 September 25, 2017 why said Petition should not be granted. All objections to the Petition must be in writ-ing, 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 objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objecrequired 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 ug30,Sept6,13,20)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from LINDA F. SWIN-SON, RONALD G. SWINSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR VILLAGE CAPITAL AND INVEST-MENT, LLC, dated January 20, 2015, recorded January 30, 2015, in Deed Book 997, Page 203, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Nine Thousand Five Hun-dred Sixty and 00/100 dollars (\$129,560.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Village Capital & Investment, LLC, there will be sold at public outry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in October, 2017, all property described in said Security Deed including but not limited to the following described property: 6.29 ACRES, MORE OR LESS, LYING AND BEING IN LAND LOT 78 OF THE 16TH DISTRICT, 15T SECTION OF UNION COUNTY, GEORGIA AND BE-ING TRACT "C," AS PER PLAT OF SURVEY FOR MRS. EUNICE SWINSON BY JACK STANLEY, UNION COUNTY GEORGIA SURVEYOR DATED MAY 11, 1981, AAD BEING MORE PARTICULAR-LY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE CENTER OF OLD SULLIVAN ROAD, SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHWEST CORNER OF PROPERTY OF GRANTOR AND THE NORTHWEST CORNER OF PROPERTY NOW OF FORMERLY OWNED BY MARJORIE S. MCCUR-LEY, THENCE TWO COURSES AND DISTANCES ALONG THE CENTERLINE OF SAID DISTANCES ALONG THE CEN WITH IT.

Said legal description being controlling, how-ever the property is more commonly known as 855 OLD SULLIVAN RD, BLAIRSVILLE, GA

as 855 OLD SULLIVAN 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 and Note. The indebtedness re-maining 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 and Note.

sold on a Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the bersigned. The safe 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; assess-mants: lines: ancumbrance: restrictions: the property; all zoning ordinances; assess-ments; 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 posses-sion of the property is LINDA F. SWINSON, RON-ALD G. SWINSON, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. NOTICE OF SALE UNDER POWER

REFIGURE OF SHEET OF THE OF TH THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Tracie Lynn Crutchfield to Mortgage Electronic Registration Systems, Inc., as nominee for Corridor Mort-gage Group, Inc., its successors and assigns, dated February 27, 2015, recorded in Deed Book 999, Page 333, Union County, Georgia Re-cords, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 1066, Page 57, Union County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DULARS (5124,990.00). THAT PURPOSE. ONE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$124,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tues-day in October, 2017, the following described property: SEE EXHIBIT "A" ATACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby day in October, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the in-debtedness as and when due and in the man-ner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record supe-rior to the Security Deed first set out above. Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Tracie Lynn Crutch-field or a tenant or tenants and said property is more commonly known as 1395 Town Creek School Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Tracie Lynn Crutch-field McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30071 www.forclosurehotine.net EXHIBIT "A" All tract or parcel of land lying and being in Land Lot 53, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 1.701 acres, as shown on a plat of survey for Cora Lot 53, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 1.701 acres, as shown on a plat of survey for Cora Dixon by Cleveland & Cox Land Survey ing, LLC, Roger L. Owenby, G.R.L.S. #2763, dated June 26, 2013 and filed of record on February 23, 2015 in Plat Book 67, Page 93 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete de-scription of the above described property. The above described property is conveyed together with and subject to that certain Well & Water Distribution Easement Agreement and Access Easement Agreement filed of record in Deed Book 998, Pages 730-34 in the Office of the Clerk of Superior Court, Union County, Georgia. MR/kdh 10/3/17 Our file no. 5209417 - FT7 N(Sept61.320.27)8

# STATE OF GEORGIA

N(Sept6,13,20,27)B

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Lori Andersen to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mort-gage Services, Inc., its successors and as-signs dated March 11, 2008, and recorded in Deed Book 752, Page 572, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$125,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in and our said independences due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, October 3, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the prop-erty described in said Deed, to-wit:

erty described in said Deed, to-wit: All that tract or parcel of land lying and being in the 11 District, 1st Section, Land Lot 339 of Union County, Georgia, and being Lot 2, Suches View Subdivision, containing 1.301 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. dated January 14, 1997, and last revised March 27, 2001, and re-corded in Union County Records in Plat Book 49, Page 97. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER STATE OF GEORGIA UNION COUNTY WHEREAS, Taylor W. Jones ("Borrower"), did execute and deliver to United Community Bank North Georgia ("Original Lender") that certain Security Deed (the "Security Deed"), made as of June 24, 2002, filed and recorded on July 8, 2002 in Deed Book 423, Page 372, with the Clerk of the Superior Court of Union County, Georgia (the "Union County Records"), as such Security Deed was modified on June 20, 2009, as filed and recorded in Deed Book 808, Page 613, as modified on January 27, 2010, as filed and recorded in Deed Book 825, Page 185, in the Union County Records, modified on April 4, 2011, as filed and recorded in Deed Book 864, Page 332, in the Union County Records, as modified on October 4, 2011, as filed and recorded in Deed Book 885, Page 767, in the Union County Records, as modified on April 6, 2012, as filed and recorded in Deed Book 902, Page 359, in the Union County Records, as granted, sold, assigned, transferred and con-veyed by Original Lender to Great 0ak Pool 1, LLC, pursuant to that Assignment of Security Interest, effective as of June 21, 2013, filed and recorded July 9, 2013 in Deed Book 946, Page 618, in the Union County Records, as amended and modified by the Easement Agreement in Deed Book 1003, Page 356 in the Union County Records, as amended and modified by the Agreement Regarding Easement in Deed Book 1008, Page 366, and as further granted, sold, assigned, transferred and conveyed to AC 21A, LLC ("Holder"), pursuant to that Assignment of Debt and Lien, effective as of August 16, 2017, filed and recorded August 18, 2017 in Deed Book 1002, Page 336, in the Union County Re-cords (the Security Deed, as so modified and assigned, is hereinafter called the "Security Instrument"); and WHEREAS, under and pursuant to the Security

assigned, is hereinafter called the "Security Instrument"); and WHEREAS, under and pursuant to the Se-curity Instrument, Borrower thereby irrevo-cably mortgaged, granted, bargained, sold, conveyed, transferred, pledged, set over and assigned, and granted a security interest to Holder (as successor and assign of Original Lender), its successors and assigns, with power of sale, in all of Borrower's estate, right, title and interest in, to and under any and all of the following described property, whether then owned or thereafter acquired (collectively, the "Property"):

owned or thereafter acquired (collectively, the "Property"): All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 184 of Union County, Georgia, containing 12.241 acres, more or less, as shown on a plat of survey by LandTech Services, Inc., James L. Alexander, G.R.L.S. No. 2653, dated June 5, 2002, and recorded in Union County Records in Plat Book 48, Page 107. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above-described property. property.

complete description of the above-described property. The property conveyed by this deed to secure debt shall include all of Grantor's rights and easements under and subject to that certain Easement Agreement between Allison Jones Cippola and Grantor (acting by and through his duly appointed guardian and conservator Margaret Downing) dated April 8, 2015, and recorded April 8, 2015, at Deed Book 1003, pages 54-57, of the Records of the Clerk of the Superior Court of Union County. Being and intended to be the same property conveyed by Warranty Deed dated April 28, 1973, from Junior E. Davis and Irene Patterson Davis in favor of Taylor W. Jones and recorded in Union County Records in Deed Book 74, Page 151. Being and intended to be the same property conveyed by Warranty Deed dated April 28, 1973, from Archie Patterson in favor of Taylor W. Jones and recorded in Union County Re-cords in Deed Book 74, Page 150. Being and intended to be the same property conveyed by Warranty Deed dated June 24, 1974, from E.C. Wintermute in favor of Taylor W. Jones and C. Larry Hamrick and recorded in Union County Records in Deed Book 81, Page 71. Being and intended to be the same property conveyed by Warranty Deed dated June 24, 1978, from E.C. Wintermute in favor of Taylor W. Jones and C. Larry Hamrick and recorded in Union County Records in Deed Book 81, Page 71.

in Union County Records in Deed Book 81, Page 71. Being and intended to be the same property conveyed by Warranty Deed dated November 1, 1975, from G. Larry Hamrick in favor of Taylor W. Jones and recorded in Union County Records in Deed Book 91, Page 91. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book C, Page 113 and in Plat Book 48, Page 107. Subject to flowage easement recorded in Union County Records in Deed Book EE, Page 252-53.

252-53

Subject to Application for Conservation Use re-corded in Union County Records in Deed Book 329, Page 765.

329, Page 765. Subject to reservation of a 25 foot road right-of-way as shown in Warranty Deed recorded in Union County Records in Deed Book 74, Pages 21-22 on the three acre tract shown as Tract 2 in Warranty Deed recorded in Union County Records in Deed Book 74, Page 151 (Junior E. Davis and Irene Patterson Davis in favor of Tavlor W. Jones.)

E. Davis and Irene Patterson Davis in favor of Taylor W. Jones.) Subject to reservation of a 25 foot road right-of-way as shown in Warranty Deed recorded in Union County Records in Deed Book 73, Page 361 on the three acre tract shown as TOGETHER WITH all of the easements, rights, privileges, franchises, tenements, heredita-ments and appurtenances then or thereafter thereunto belonging or in any way appertain-ing and all of the estate, right, title, interest, claim and demand whatsoever of Borrower claim and demand whatsoever of Borrowe therein or thereto, either at law or in equity, in acquired; WHEREAS, the Security Instrument secures, in part, that certain Note ("Loan"), with a matu-rity of June 21, 2003, executed by Borrower, as amended by the Note with a maturity date of June 201, 2010, as amended by the Prom-issory Note, dated January 27, 2010, further amended by the Promissory Note, dated April 4, 2011, further amended by the Promissory Note, dated October 4, 2011, further amended by the Promissory Note, dated April 6, 2012 by the Promissory Note, dated April 6, 2012, further amended by the Forbearance Agree-ment, dated October 6, 2012, , and payable to the Original Lender, which Loan was endorsed and assigned by Original Lender to Great Oak Pool I, LLC and then to Holder, the Loan and all

# IN THE PROBATE COURT OF UNION COUNTY State of Georgia In RE: Estate of Trinity James Demar Bullock, Minor Date of mailing, if any \_\_\_\_\_ Date of second publication, if any September 13, 2017

# IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA SHERI DENISE SMITH, PLAINTIFF

VS Jason Shane Smith, Defendant

JASON SHANE SMITH, DEFENDANT CIVIL ACTION NO:17-CV-264-SG NOTICE OF PUBLICATION By order for service of publication date the 4 day of August, 2017, you are hereby notified that on the 10th day of August, 2017 SHERI DE-NISE SMITH, filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court, and serve upon the Plaintiff an answer in writing within sixty (60) days of the date of the order for publication. WITNESS, the Honorable N. Stanley Gunter, Judge of the Superior Court. This the 10 day of August, 2017. Judy L. Odom, Clerk Union County Superior Court

Union County Superior Court N(Aug16,23,30,Sep6)

IN THE PROBATE COURT COUNTY OF UNION

STATE OF GEORGIA IN RE: ESTATE OF WILLIAM BRENT SOUTHARD, DECEASED

ESTATE NO. 17-99 Petition for letters of administration NOTICE

NOTICE Carolyn J. Southard has petitioned (for Letters of Administration) to be appointed Administra-tor of the estate of William Brent Southard, 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 October 2, 2017. All pleadings/objecobjections, and must be filed with the court on or before October 2, 2017. All pleadings/objec-tions must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, 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 objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett

Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 429-606 (706) 439-6006

The purported owner[s] or claimant[s] of said property is said to be: Christie Ann Blair

(a/k/a Christie Ann Goode) 473 Brackett Creek Lane Blairsville, GA 30512 Matthew Ryan Vaughn 433 Brackett Creek Lane airsville, GA 30512

Biarsville, GA 30512 AND FURTHER TAKE NOTICE that the owner or interest holder, or any other individual hold-ing a claim to said property, may file a claim to the seized property within thirty (30) days after service by sending the claim to the Dis-trict Attorney for the Enotah Judicial Circuit, 55 Courtheuse Streat Bay & Blainwille, CA 65 Courthouse Street, Box 6, Blairsville, 6A 30512 by certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claim-out resider; 2) dearsting of the deliveration tainini, 2) the address at which the claimin-ant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claim-ant obtained the interest and the name of the ant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who pos-sessed the property at the time of the seizure; 6) A copy of any documentation in the claim; and 7) Any additional facts supporting his or her claim.

This 17th day of August, 2017 Jeff Langley District Attorney Enotah Judicial Circuit BY: Buck Levins Assistant District Attorney 48 River Street, Suite A Hiawassee, GA 30546 (706) 896-6489 SEIZING AGENCY: Office of the Sheriff of Union County 378 Beasley Street Blairsville, GA 301512 (03/29; 04/05; 04/12) V(Aug23.30.Sept6)B

### STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Patricia Edstrom, All debtors and creditors of the estate of An uclouds and creditors of the estate 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 es-tate are required to make immediate payment to the Reprogram Representative(s) to the Personal Representative(s). This 3rd day of July, 2017. By: Daniel Lee Edstrom 5651 Kalogridis Rd. Haines City, FL 33844 N(Aug30.Sept6.13.20)B

### **STATE OF GEORGIA** UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Martha Cook Cone, All debtors and creditors of the estate of

An declars and creditors of the estate of Martha Cook Cone, 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 es-tate are required to make immediate payment to the Personal Representative(s) to the Personal Representative(s). This 14th day of August, 2017. By: Todd Penland Cone PO Box 397 Blairsville, GA 30514 N(Aug30,Sept6,13,20)B

with the holder of the Security Deed.

with the holder of the Security Deed. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Village Capital & Investment, LLC, Loss Miti-gation Dept., 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370

397-5370. VILLAGE CAPITAL & INVESTMENT, LLC

VILLAGE CAPITAL & INVESTMENT, LLC as Attorney in Fact for LINDA F. SWINSON, RONALD G. SWINSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. DMI-17-04345-1 Ad Run Dates 09/06/2017, 09/13/2017, 09/20/2017, 09/27/2017 www.rubinlublin.com/oroperty-listings.phpc

www.rubinlublin.com/property-listings.phpc (Sept6,13,20,27)B

for ingress and egress to the above described property, and rights to an easement for park-ing and turnaround, as recorded in Deed Book 482 at Page 337. Said property is known as 90 Suches View Drive, Suches, GA 30572, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien whether or not now due and

standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Seawite Doed first each of the base.

covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor.

with the secured creditor. The property is or may be in the possession of Lori Moose, a/k/a Lori Andersen a/k/a Lori T. Moose a/k/a Lori Andersen a/k/a Lori Ander-sen Moose, successor in interest or tenant(s). Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Lori Andersen File no. 17.064890 File no. 17-064809 SHAPIRO PENDERGAST & HASTY, LLP\* Attorneys and Courselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 770-220-2535/SJ shapiroandhasty.com sinapiroanunasty.com \*THE LAW PIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 09/06, 09/13, 09/20, 09/27, 2017 [FC-NOS]

-N(Sept6,13,20,27)B

Pool 1, LLC and then to Holder, the Loan and all other documents executed in connection with the Loan are herein collectively referred to as the "Loan Documents" and WHEREAS, defaults and Events of Default (as defined in the Security Instrument) have oc-curred and are continuing under the Loan Doc-uments and the Security Instrument, specifi-cally including without limitation the failure of Borrower to make the payments due under the Loan Documents when such payments

the Loan Documents when such payments were due; and WHEREAS, by reason of such defaults and Events of Default, the Debt (as defined in the Security Instrument) has been, and is hereby, accelerated and declared immediately due and payable, and the Security Instrument has be-come, is, and is hereby subject to foreclosure as provided by law, the Loan Documents and the Security Instrument and

as provided by law, the Loan Documents and the Security Instrument; and NOW, THEREFORE, under and pursuant to the power of sale contained in the Security Instru-ment and according to the terms of the Secur-ty Instrument and the laws in such cases made and provided, Holder will expose the Property for sale, at public sale to the highest bidder, for cash on that certain first Tuesday in October, 2017, being October 3, 2017, during the legal hours for sale, before the courthouse door in Union County, Georgia. Said Property will be cold subict to any cutetanding ad valorem Union County, Georgia. 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 assessments and zoning ordinances, and matters of record su-perior to the Security Deed set out above. The Debt remaining in default and the afore-said defaults and Events of Default continuing, the cale of the Property under and purcuast

Salu defaults and events of Default continuing, the sale of the Property under and pursuant to the power of sale contained in the Secu-rity Instrument will be made for the purpose of applying the proceeds thereof, as provided for in the Security Instrument and pursuant to purplicable low: applicable law.

applicable law. The Property will be sold on an "as is, where is" basis without recourse against Holder and without representation or warranty of any kind or nature whatsoever with respect thereto, with no assurance afforded as to the exact acreage of the Real Estate. To the best of Holder's knowledge and belief, the Property is presently owned by Borrower, subject to the aforesaid interests of Holder, the Order and the matters set forth herein, and Borrower is the party in possession of the Property, subject to the aforesaid interests. The notice to Borrower has been provided

The notice to Borrower has been provided by Holder to Borrower in accordance with 0.C.G.A. § 44-14-162.2.

O.C.G.A. § 44-14-162.2. The undersigned may sell the Property or any part of the Property in such manner and order as Holder may elect and may sell that portion of the Property, which, under the laws of the State of Georgia, constitutes an estate or interest in real estate separately from that portion of the Property, which, under the laws of the State of Georgia, constitutes personalty and not an interest in the real estate, in which case separate bids will be taken therefor or and not an interest in the real estate, in which case separate bids will be taken therefor, or collectively in a single sale or lot, in which case a single bid will be taken therefor. Notice of the undersigned's intent shall be given by announcement made at the commencement of the public sole. the public sale.

the public sale. The recitals set forth hereinabove are hereby incorporated in and made a part of this Notice of Sale Under Power. To the best knowledge and belief of Holder, the described Property is in the possession of Borrower, and said Property is more commonly known as 335 Taylor Jones Drive, Blairsville

Georgia 30512. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit as to the status of the loan with the Holder of the Security Deed.

ac 21a, llc as Attorney-in-Fact for TAYLOR W. JONES /s/ Todd J. Poole Todd J. Poole, Esa Jon David W. Huffman, Esg. Poole Law Grou 315 W. Ponce de Leon Ave. Suite 344 Decatur, Georgia 30030 Telephone: 404-373-4008 Fax: 888-709-5723 THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Sept6,13,20,27)B