

North Georgia News

Legal Notices for April 11, 2018

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO: Kathleen Leonard
A Pre-Warrant hearing will be held in Magistrate Court on April 18, 2018 at 10:00 a.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Theft of Services O.C.G.A. §16-8-5.
By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
N(Mar28,Apr4,11)P

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald Frederick Weaver.
All debtors and creditors of the estate of Donald Frederick Weaver, 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 12th day of March, 2018.
By: Bonnie Jill Weaver
1143 Forest Dr.
Blairsville, GA 30512
N(Mar28,Apr4,11)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Letha Alean Teague,
All debtors and creditors of the estate of Letha Alean Teague, 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 16th day of March, 2018.
By: Randall Teague
3245 Mulkey Gap Rd.
Blairsville, GA 30512
N(Mar28,Apr4,11)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Eugene Francis Nix,
All debtors and creditors of the estate of Eugene Francis Nix, 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 15th day of March, 2018.
By: Barbara Andrea Freeman
4177 Pepperdine Dr.
Decatur, GA 30034
N(Mar28,Apr4,11)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Shelly Muriel Eby,
All debtors and creditors of the estate of Shelly Muriel Eby, 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 13th day of March, 2018
By: Hattie A. Jackson
1573 John Deer Ln.
Hiawassee, GA 30546
N(Mar28,Apr4,11)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gertrude Raper.
All debtors and creditors of the estate of Gertrude Raper, 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 8th day of March, 2018.
By: Jessica Anne Tolbe
67-2087 Pakeke St.
Wainae, HI 96792
N(Mar21,28,Apr4,11)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jessie May Collins,
All debtors and creditors of the estate of Jessie May Collins, 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 8th day of March, 2018.
By: Judith W. Collins Snow
54 Cozy Cove Place
Blairsville, GA 30512
N(Mar21,28,Apr4,11)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sandra Kay Bradley,
All debtors and creditors of the estate of Sandra Kay Bradley, 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 6th day of March, 2018
By: Kenneth Wayman Bradley
31 Bradley Farm Rd.
Blairsville, GA 30512
N(Mar21,28,Apr4,11)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE OF PETITION TO CHANGE NAME
18-CV-73-SG.
Notice is hereby given that Brittany Collins filed a Petition for Change of Name of Minor in the Superior Court of Union County, Georgia on the 19th day of March, 2018, praying for a change in the name of the minor child from Peyton Marie Snow to Peyton Marie Collins. Notice is hereby given pursuant to the law to any interested or affected party to appear in said Court and file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
N(Mar28,Apr4,11,18)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS
**STATE OF GEORGIA
COUNTY OF UNION**
The undersigned does hereby certify that Deborah Renee Forcier-Lynn conducting a business as Cultural Alignment Solutions / Lantz Technologies Group in the City of Union, County of Union in the State of Georgia, under the name of Cultural Alignment Solutions and that the nature of the business is Consulting / Coaching and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are DBA Lantz Technologies Group.
N(Apr4,11)P

NOTICE OF SALE
Notice is given that Gumlog Storage will sell the contents of rental unit #24, said contents belonging to Glen Fugate. Said sale shall take place on Wednesday, April 25, 2018 outside the Gumlog Storage Units located at the intersection of 129 N (Murphy Hwy) and Gumlog Road, Blairsville, Ga.
N(Apr11,18)P

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
**IN RE: ESTATE OF
JAMES THURMAN WHITE, DECEASED**
ESTATE NO. 18-36
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Unknown Heirs
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 May 7, 2018.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Apr11,18,25,May2)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gertrude Raper.
All debtors and creditors of the estate of Gertrude Raper, 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 28th day of March, 2018.
By: Jamie Thebert n/k/a Jamie Sue Crump
528 Rich Gap Rd.
Blairsville, GA 30512
N(Apr11,18,25,May2)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Anneliese Theresia Burnsworth,
All debtors and creditors of the estate of Anneliese Theresia Burnsworth, 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 5th day of April, 2018.
By: Clyde Hermann Burnsworth
84 Butterfly Ln.
Blairsville, GA 30512
N(Apr11,18,25,May2)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Clarence B. Payne Jr.,
All debtors and creditors of the estate of Clarence B. Payne 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, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of March, 2018.
By: Keith Edward Dayton
74 Dogwood Ln.
Hiram, GA 30141
N(Apr11,18,25,May2)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
**IN RE:
DORRIS MCDARIS, DECEASED**
ESTATE NO. 18-39
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Deane Wayne McDaris for a year's support from the estate of Dorris McDaris 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 May 7, 2018, why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
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(Apr11,18,25,May2)B

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF WILLIAM HOWARD MCCARTER and DORA J. COLWELL FOR DISCHARGE AS EXECUTORS OF THE ESTATE OF PAULINE CLARA MCCARTER, 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 April 23, 2018.
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(Apr11)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Marie R. Crump,
All debtors and creditors of the estate of Marie R. Crump, 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 28th day of March, 2018.
By: Jamie Thebert n/k/a Jamie Sue Crump
528 Rich Gap Rd.
Blairsville, GA 30512
N(Apr11,18,25,May2)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Anneliese Theresia Burnsworth,
All debtors and creditors of the estate of Anneliese Theresia Burnsworth, 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 5th day of April, 2018.
By: Clyde Hermann Burnsworth
84 Butterfly Ln.
Blairsville, GA 30512
N(Apr11,18,25,May2)B

**IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN THE INTEREST OF:
C. R.
DOB: 05-23-2016
SEX: FEMALE
Case no. 144-18J-16A
C. R.
DOB: 06-05-2014
SEX: FEMALE
Case no. 144-18J-17A
**CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF TERMINATION HEARING**
TO: Travis Redford and LaTosha Redford, parents of the above-named children
By Order for Service by Publication dated the 7th day of March, 2018, you are hereby notified that on the 31st day of January, 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named children and this Court found it to be in the children's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights. If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your children, the Court can enter a judgment ending your rights to your children.
If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children or your children's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named children by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your children will be legally freed to be adopted by someone else.
Even if your parental rights are terminated:
1) You will still be responsible for providing financial support (child support payments) for your children's care unless and until your children are adopted;
2) Your children can still inherit from you unless and until your children are adopted; and
3) Your children can still pursue any civil action against you.
This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 13th day of June, 2018 at 9:00 a.m. in the Union County Courthouse, Blairsville, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 7th day of March, 2018.
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Apr11,18,25,May2)B

**NOTICE OF SALE UNDER POWER,
UNION COUNTY**
Pursuant to the Power of Sale contained in a Security Deed given by Constance B. James to Mortgage Electronic Registration Systems, Inc. as a nominee for United Community Mortgage Services, Inc
dated 1/6/2016 and recorded in Deed Book 1026 Page 607 Union County, Georgia records; as last transferred to or acquired by U.S. BANK NATIONAL ASSOCIATION, conveying the after-described property to secure a Note in the original principal amount of \$ 113,525.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 01, 2018 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 312, 9th District, 1st Section of Union County, Georgia, containing 0.77 acre and being Lot Ten-B (10-B) of Hickory Heights Subdivision as shown on a plat of survey made by Jack Stanley, C.S., dated February 28, 1976, revised April 1, 1981 and recorded in Union County Records in Plat Book J, Page 202 to which reference is heremade for a full and complete description here.
This property is subject to the restrictive covenants recorded in Deed Book 94, Page 93 and revised in Deed Book 109, Page 300, Union County Records.
The property is conveyed subject to the right of way to Union County, Georgia graded in Deed Book 135, Page 11, Union County Records.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 24 Hickory Trl , Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Constance B. James or tenant or tenants.
U.S. BANK NATIONAL ASSOCIATION is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
U.S. BANK NATIONAL ASSOCIATION
4801 Frederica Street
Owensboro, KY 42301
1-855-698-7627
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172-1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
U.S. BANK NATIONAL ASSOCIATION as agent and Attorney in Fact for Constance B. James Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1292-351A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1292-351A
N(Apr4,11,18,25)B

**STATE OF GEORGIA
UNION COUNTY**
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 Mortgage Services, Inc., its successors and assigns 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 said Deed, will on the first Tuesday, May 1, 2018, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property 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 recorded in Union County Records in Plat Book 49, Page 97. 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 subdivision roads for ingress and egress to the above described property, and rights to an easement for parking and turnaround, as recorded in Deed Book 482 at Page 337.
Said property is known as 90 Suches View Drive f/k/a 2520 Suches View Drive, Suches, GA 30572, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses 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 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 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 T Andersen a/k/a Lori Andersen Moose, successor in interest or tenant(s). Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Lori Andersen
File no. 17-064809
SHAPIO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300
Atlanta, GA 30246
770-220-2535/MW
shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Apr4,11,18,25)B

**NOTICE OF SALE UNDER POWER,
UNION COUNTY**
Pursuant to the Power of Sale contained in a Security Deed given by Timothy Gavin and Lori Gavin to Mortgage Electronic Registration Systems, Inc. as a nominee for Bank of England dated 11/15/2016 and recorded in Deed Book 1055 Page 663 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 142,373.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 01, 2018 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 124, 8th District, 1st Section, Union County, Georgia, being Lot 23, containing 1.11 acres, more or less, of the Notta Vista, II Subdivision, as per plat of survey by Jack Stanley, Union County, Surveyor, dated April 1984 and recorded in Plat Book P, Page 14, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof.
The property is subject to all matters as shown on the aforesaid plat.
The property is subject to the Covenants and Restrictions as recorded in Deed Book 133, Pages 456-458, Union County, Georgia Records.
The property is subject to a Flowage Easement as recorded in Deed Book EE, Pages 358-361, Union County, Georgia.
Grantor hereby grants and conveys to grantee the right of access in and to the waters of Lake Nottley over and across that portion of the flowage easement in favor of the United States of America, from Mary Poteteete Davenport to the United States of America dated December 22, 1941, recorded in Deed Book EE, Page 358, which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottley being non-exclusive and subject to the rights of others to use the same.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 260 Notta Vista II , Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin or tenant or tenants.
PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services, LLC
Loss Mitigation
3043 Townsgate Road #200, Westlake Village, CA 91361
1-866-549-3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172-1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
PennyMac Loan Services, LLC as agent and Attorney in Fact for Timothy Gavin and Lori Gavin
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1120-21804A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-21804A
N(Apr4,11,18,25)B

**NOTICE OF SALE UNDER POWER,
UNION COUNTY**
Pursuant to the Power of Sale contained in a Security Deed given by Timothy Gavin and Lori Gavin to Mortgage Electronic Registration Systems, Inc. as a nominee for Bank of England dated 11/15/2016 and recorded in Deed Book 1055 Page 663 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 142,373.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 01, 2018 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 124, 8th District, 1st Section, Union County, Georgia, being Lot 23, containing 1.11 acres, more or less, of the Notta Vista, II Subdivision, as per plat of survey by Jack Stanley, Union County, Surveyor, dated April 1984 and recorded in Plat Book P, Page 14, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof.
The property is subject to all matters as shown on the aforesaid plat.
The property is subject to the Covenants and Restrictions as recorded in Deed Book 133, Pages 456-458, Union County, Georgia Records.
The property is subject to a Flowage Easement as recorded in Deed Book EE, Pages 358-361, Union County, Georgia.
Grantor hereby grants and conveys to grantee the right of access in and to the waters of Lake Nottley over and across that portion of the flowage easement in favor of the United States of America, from Mary Poteteete Davenport to the United States of America dated December 22, 1941, recorded in Deed Book EE, Page 358, which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottley being non-exclusive and subject to the rights of others to use the same.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 260 Notta Vista II , Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin or tenant or tenants.
PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services, LLC
Loss Mitigation
3043 Townsgate Road #200, Westlake Village, CA 91361
1-866-549-3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172-1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
PennyMac Loan Services, LLC as agent and Attorney in Fact for Timothy Gavin and Lori Gavin
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1120-21804A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-21804A
N(Apr4,11,18,25)B

**NOTICE OF SALE UNDER POWER,
UNION COUNTY**
Pursuant to the Power of Sale contained in a Security Deed given by Timothy Gavin and Lori Gavin to Mortgage Electronic Registration Systems, Inc. as a nominee for Bank of England dated 11/15/2016 and recorded in Deed Book 1055 Page 663 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 142,373.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 01, 2018 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 124, 8th District, 1st Section, Union County, Georgia, being Lot 23, containing 1.11 acres, more or less, of the Notta Vista, II Subdivision, as per plat of survey by Jack Stanley, Union County, Surveyor, dated April 1984 and recorded in Plat Book P, Page 14, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof.
The property is subject to all matters as shown on the aforesaid plat.
The property is subject to the Covenants and Restrictions as recorded in Deed Book 133, Pages 456-458, Union County, Georgia Records.
The property is subject to a Flowage Easement as recorded in Deed Book EE, Pages 358-361, Union County, Georgia.
Grantor hereby grants and conveys to grantee the right of access in and to the waters of Lake Nottley over and across that portion of the flowage easement in favor of the United States of America, from Mary Poteteete Davenport to the United States of America dated December 22, 1941, recorded in Deed Book EE, Page 358, which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottley being non-exclusive and subject to the rights of others to use the same.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 260 Notta Vista II , Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin or tenant or tenants.
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