

North Georgia News

Legal Notices for September 19, 2018

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
MICHAEL W. MUEHLBAUER, DECEASED
ESTATE NO. 18-128
NOTICE
IN RE: The Petition to Probate Will in Solemn Form and for Letters of Administration with Will Annexed 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 October 1, 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(Sep15,12,19,29)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Florence Lee Winkler,
All debtors and creditors of the estate of Florence Lee Winkler, 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 21st day of August, 2018.
By: Susie Winkler
PO Box 347
Young Harris, GA 30582
N(Sep15,12,19,29)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
James Haul Davis a/k/a James Hall Davis, DECEASED
ESTATE NO. 18-125
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Patricia Sue Hughes has petitioned (for Letters of Administration) to be appointed Administrator of the estate of James Haul Davis a/k/a James Hall Davis, 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 September 24, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Aug29,Sept15,12,19)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Willis A. Hughes,
All debtors and creditors of the estate of Willis A. Hughes, 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 21st day of August, 2018.
By: Anthony Brian Hughes
2780 US Hwy 80 W,
Garden City, GA 31408
N(Aug29,Sept15,12,19)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
MICHELLE DIANE MARION, DECEASED
ESTATE NO. 18-126
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Catherine D. Marion has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Michelle Diane Marion, 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 September 24, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Aug29,Sept15,12,19)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Richard F. Schuldes,
All debtors and creditors of the estate of Richard F. Schuldes, 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 21st day of August, 2018.
By: Derek Matthew Schuldes
170 Fountain Oaks Dr.
Blairsville, GA 30512
N(Aug29,Sept15,12,19)B

PUBLIC NOTICE
Public Input Requested for the State of Georgia's
Draft Consolidated Annual Performance and Evaluation Report (CAPER) FFY2017/ SFY2018
The State of Georgia, in compliance with applicable U.S. Department of Housing and Urban Development (HUD) regulations, has prepared a draft version of the State's Consolidated Annual Performance and Evaluation Report (CAPER) for the Federal Fiscal Year 2017. The CAPER is the annual review of the State's performance in meeting the goals and objectives identified in the 2013-2017 Consolidated Plan and FY 2018 Annual Action Plan. Note that the CAPER also includes the State CDBG Performance and Evaluation Report (State PER) for the State of Georgia Community Development Block Grant (CDBG) Program. The State of Georgia encourages citizens, public agencies and other interested parties to review the contents of its draft CAPER and to submit their written comments.

The report will be available for review on September 7, 2018 after 5 p.m.
https://dca.ga.gov/node/4565
The report may also be obtained upon request from the Georgia Department of Community Affairs by calling (404) 679-4840 or by e-mail to housingplanning@dca.ga.gov. TDD users may call (404) 679-4915 to request a copy. All written comments should be submitted by email or postal mail no later than Wednesday, September 26, 2018 at 5:00 p.m. Georgia Department of Community Affairs Housing Finance and Development Attn: CAPER – GHFA HOME Admin 60 Executive Park South, NE Atlanta, GA 30329-2231

Comentario Publico con Respecto al Borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual 2017-2018 Del Estado de Georgia
El Estado de Georgia, en cumplimiento de las regulaciones aplicable del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD, por sus siglas en inglés), ha preparado un borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual (CAPER, por sus siglas en inglés) por el año fiscal federal 2017. El CAPER es la revista anual de los desempeños del Estado de lograr las metas y los objetivos identificados por el Plan Consolidado 2013-2017 y el Plan de Acción 2017. Note que el CAPER también incluye el Reporte del Desempeño y Evaluación por el Paquete de Subvención para el Desarrollo Comunitario (CDBG) del Estado de Georgia (PER del Estado, por sus siglas en inglés). El Estado de Georgia le anima a los ciudadanos, agencias públicas, y otras partes interesadas revisar los contenidos del borrador del CAPER y entregar los comentarios escritos. El informe estará disponible para su revisión a las 5:00pm del 7 de septiembre 2018.
https://dca.ga.gov/node/4565
El público puede llamar directamente al Departamento de Asuntos Comunitarios de Georgia (Department of Community Affairs, DCA) a 404-679-4840 o a través de la línea TDD al (404) 679-4915 para recibir una copia escrita del borrador. También se puede escribir a housingplanning@dca.ga.gov.
Comentario público debe ser entregado por email o correo postal a más tardar a las 5:00pm el miércoles de 26 de septiembre 2018.
Georgia Department of Community Affairs Housing Finance and Development Attn: CAPER – GHFA HOME Admin 60 Executive Park South, NE, Atlanta, GA 30329-2231
https://dca.ga.gov/node/4565
N(Sep19,29)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
BARBARA L. BORTON, DECEASED
ESTATE NO. 18-135
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Brenda L. Borton has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Barbara L. Borton, 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 9, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Sep112,19,26,0c3)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robin Elizabeth Dell,
All debtors and creditors of the estate of Robin Elizabeth Dell, 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 7th day of September, 2018.
By: Karen C. Jordan
4932 Birchleaf Dr.
Raleigh, NC 27606
N(Sep112,19,26,0c3)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE:
JIMMY CHARLES EARLY, DECEASED
ESTATE NO. 18-137
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Martha W. Elliott a/k/a Martha Elliott-Early for a year's support from the estate of Jimmy Charles Early 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 9, 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(Sep112,19,26,0c3)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.

A TRACT OF LAND IN LAND LOT 174 16th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 3/4 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR; ESTATE OF AUDREY DYER LEDFORD, BY AND THROUGH ITS DULY QUALIFIED ADMINISTRATOR MICHELLE MARSHALL, MICHELLE MARSHALL (INDIVIDUALLY), ANGELA LEDFORD, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 18-CV-136-SG
NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 174 of the 16th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 174, of Union County, Georgia, containing 3/4 acres, more or less described as follows: BEGINNING at an iron pin on Pine Top Road; then is a Southwesterly direction to an iron pin; thence due North to an iron pin; thence due East to the starting point, being more particularly described as Tract 2, 0.750 acres on that certain plat of survey filed in Plat Book 56, Page 318, Union County, Georgia Records.
As described in Deed Book 171, page 330, Union County, Georgia. Further described as Map & Parcel 120028.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication entered by the Court on August 22, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 14th day of September, 2018.
Judy L. Odum
Clerk of Superior Court, Union County
N(Sep112,19,26,0c3)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
DORIS LEE MURPHY, DECEASED
ESTATE NO. 18-133
NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Nathaniel Beaver, Sarah Payne
[List here all heirs having unknown addresses to be served by publication]
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 October 9, 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(Sep112,19,26,0c3)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Nancy M. Owenby,
All debtors and creditors of the estate of Nancy M. Owenby, 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 7th day of September, 2018.
By: Paul Owenby
95 One Tree Hill
Blairsville, GA 30512
N(Sep112,19,26,0c3)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.

A TRACT OF LAND IN LAND LOT 65, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.13 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR; CAROLYN SUE MERRITT, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 18-CV-135-SG
NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 65 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 65, of Union County, Georgia, containing 1.13 acres, more or less and being Lot 3, of Rocky Top Heights, Phase III, as shown on a plat of survey by M.E. Richards, Union County Surveyor, dated September 6, 1985 and recorded in Union County Records in Plat Book P, Page 86. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Lot 3 is subject to a roadway easement on the Southern boundary.
Subject to restrictions recorded in Union County Records in deed Book 131, Pages 329-330. Subject to an easement to Blue Ridge Mountain E.M.C. recorded in Union County Records in Deed Book 130, Pages 614-616.
As described in Deed Book 452, Page 645. Further described as Map & Parcel 051A089.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication entered by the Court on August 22, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 4th day of September, 2018.
Judy L. Odum
Clerk of Superior Court, Union County
N(Sep112,19,26,0c3)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.

A TRACT OF LAND LYING AND BEING IN THE 9th DISTRICT, 1st SECTION, LAND LOT 272, OF UNION COUNTY, GEORGIA, BEING 0.44 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR; DAVID K. BANKS; ESTATE OF DAVID K. BANKS, HEIRS KNOWN OR UNKNOWN, MELISSA BANKS N/A/K/A MELISSA CATTANACH, KEITH BANKS, INDIVIDUALLY AND IN THEIR CAPACITIES AS EXECUTOR, HEIRS, AND BENEFICIARIES OF THE ESTATE OF DAVID K. BANKS, 1ST FRANKLIN FINANCIAL A/K/A 1ST FRANKLIN FINANCIAL CORPORATION, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 18-CV-179-SG
NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 272 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 272, of Union County, Georgia, containing 0.44 acres, more or less and being known as Lot 11 and part of Lot 10, of Mountain View Subdivision, as shown on a plat of survey by Lane S. Bishop & Associates, Inc., G.R.L.S. #1575, dated February 23, 1988 and recorded in Plat Book T, Page 173, of the Union County Records, said plat being incorporated herein by reference.
Subject to a 40 foot wide road right of way and utility easements as shown on the above referenced plat of survey.
As described in Deed Book 306, page 191, Union County, Georgia Records. Further described as Map & Parcel 802283.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on June 29, 2018, and that by reason of an Order for Service by Publication entered by the Court on August 22, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 4th day of September, 2018.
Judy L. Odum
Clerk of Superior Court, Union County
N(Sep112,19,26,0c3)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.

A TRACT OF LAND IN LAND LOT 41, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR; BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 18-CV-142-SG
NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 41 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Raper-Owenby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property.
As described in Deed Book 114, Page 357. Further described as Map & Parcel 034100.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 30, 2018, and that by reason of an Order for Service by Publication entered by the Court on August 22, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 4th day of September, 2018.
Judy L. Odum
Clerk of Superior Court, Union County
N(Sep112,19,26,0c3)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Robert M. Thomas, Jr to Chase Manhattan Bank USA, N.A., dated February 25, 2004, recorded in Deed Book 514, Page 85, Union County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 1117, Page 54, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00), 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 Tuesday in October, 2018, 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 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 Notla 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 aka Lori A. 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) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association as Attorney in Fact for Robert M. Thomas, Jr. McCalla Rayermer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 241 of the 9th District, 1st Section of Union County, Georgia, And being 0.43 acre, more or less, as per plat of survey for Robert M. Thomas, Jr. by M.E Richards, Union County Surveyor, dated 1/22/87 and recorded in Plat Book S, Page 138, records of the Clerk of the Superior Court of Union County, Georgia, the description of said property contained in said plat being expressly incorporated herein by reference as the description of the property hereby conveyed MR/mono 10/2/18 Our file no. 5237218 - FT3
N(Sep15,12,19,29)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 aka Lori A. 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 October 02, 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 Notla 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 Potete 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 Notla 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 aka Lori A. 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 aka Lori A. Gavin LVP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1120-22005A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-22005A
N(Sep15,12,19,29)B