

# North Georgia News

## Legal Notices for April 13, 2022

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF GEORGE ACHILLES MITCHELL, DECEASED**  
**ESTATE NO. 22-42**  
**PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS**  
**NOTICE**  
Matthew Albert Mitchell has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before April 25, 2022.

**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Mar30,Apr6,13,20)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF RONALD DEWITT RICH, DECEASED**  
**ESTATE NO. 21-129**  
**NOTICE**  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.  
TO: Carrie Rich  
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 April 25, 2022.

**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Mar30,Apr6,13,20)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Lisa Barlow Atkinson, All debtors and creditors of the estate of Lisa Barlow Atkinson, 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 25th day of March, 2022  
By: Paul W. Atkinson  
5724 Mount Sanitas Ave.  
Longmont, CO 80503  
N(Mar30,Apr6,13,20)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Gloria Louise Hitt, All debtors and creditors of the estate of Gloria Louise Hitt, 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 25th day of March, 2022  
By: Daniel Everett Hyatt  
1412 Rogers Rd.  
Hiawassee, GA 30546  
Matthew John DeCenzo  
7497 Berea Rd.  
Winston, GA 30187  
N(Mar30,Apr6,13,20)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Marguerite R. Wilder, All debtors and creditors of the estate of Marguerite R. Wilder, 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 25th day of March, 2022  
By: Fred G. Wilder  
1017 39th Ave. N  
St. Petersburg, FL 33703  
N(Mar30,Apr6,13,20)

**NOTICE TO DEBTORS AND CREDITORS**  
**STATE OF GEORGIA**  
**COUNTY OF UNION**  
Creditors of the Estate of Kenneth Wayne Chatham, deceased, late of Union County, Georgia, are notified to render their demands to the undersigned according to law; and all persons indebted to said Estate are required to make immediate payment to the undersigned.  
This 15 day of March, 2022  
Sydney Ray Dalton  
113 Mystic Ridge  
Blairsville, GA 30512  
Administratrix  
W. Courtney LaFon  
LaFon & Hall  
Attorney for Administratrix  
PO Box 1276  
Roswell, GA 30077-1276  
N(Mar30,Apr6,13,20)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
In re the Name Change of:  
Nancy Kelly Silivos, Petitioner  
Civil Action Case Number: 22-CV-76-JP  
**NOTICE OF PETITION**  
**TO CHANGE NAME OF ADULT**  
Nancy Kelly Silivos filed a petition in the Union County Superior Court on March 23, 2022, to change the name from: Nancy Kelly Silivos to Nancy L. Kelly.  
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Dated : 3/23/2022  
Nancy Kelly Silivos  
Petitioner, Pro se  
Name: Nancy Kelly Silivos  
Address: 162 Possum Trot Farm Road  
Suches, Georgia 30572  
N(Mar30,Apr6,13,20)

**NOTICE**  
The Georgia Department of Community Affairs (DCA) requests proposals from developers for the Project-Based Voucher (PBV) Program. PBV proposals are being accepted for up to 1,200 vouchers (the number of units to be funded) for new and existing housing construction projects within the 149 Georgia counties served by DCA. Proposals must be received by DCA no later than Friday, April 29, 2022, at 5 p.m. Participation in the PBV program requires compliance with Fair Housing and Equal Opportunity (FHEO) requirements. For more information on submitting RFPs visit: <https://www.dca.ga.gov/safe-affordable-housing/rental-housing-assistance/housing-choice-voucher-program-formerly-known-16> DCA's Project-Based Voucher waiting list is also open.  
N(Mar30,Apr6,13,20)

**REQUEST FOR CLAIMS**  
Notice is given that a Statement of Commencement of Winding Up for Kelley Patton, LLC, a Georgia limited liability company with its registered office at 5079 Ivy Log Road, Blairsville, Georgia 30512, will be delivered to the Secretary of State for filing in accordance with the Georgia Limited Liability Company Act. Kelley Patton, LLC requests that persons with claims against it present the claims to Kelley Patton, LLC, ATTN: Christopher B. Kelley, P.O. 2526, Blairsville, Georgia 30514, with a description of the particulars of the claim in writing. Notice is given that, except for claims that are contingent at the time of the filing of the Statement of Commencement of Winding Up, or that arise after the filing of the Statement of Commencement of Winding Up, a claim against the limited liability company not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after publication of this Request.  
N(Mar30,Apr6,13,20)

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME**  
**STATE OF GEORGIA**  
**COUNTY OF UNION**  
The undersigned does hereby certify that Gannon Property Management, LLC, a Georgia limited liability company, is conducting business in the County of Union, State of Georgia, under the name of Lake Nottley Escape. The nature of the business is short term rental. The name and address of the persons, firms or partnership owning and carrying on said trade or business is Gannon Property Management, LLC, 324 Lake Vista Drive, Blairsville, GA 30512. This instrument is made pursuant to provisions of O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court, Union County, Georgia. This 31st day of March, 2022.  
Gannon Property Management, LLC  
By: Deborah Kay Polley-Gannon  
Its Vice President and Secretary  
N(Mar6,13)

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
Notice is hereby given that EMILY MICHELLE GALPIN, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 18th day of March, 2022, praying for a change in the name of Petitioner from EMILY MICHELLE GALPIN to EMILY KLAIRE POL-LIN. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 18th day of March, 2022.  
By: Cary D. Cox  
P. O. Box 748  
Blairsville, GA 30514  
706-745-7420  
N(Mar23,30,Apr6,13)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Sandra Bobrowskas, All debtors and creditors of the estate of Sandra Bobrowskas, 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 18th day of March, 2022  
By: Joseph John Bobrowskas  
1 Elm St.  
Byfield, MA 01922  
N(Mar23,30,Apr6,13)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Louise Bowman, All debtors and creditors of the estate of Louise Bowman, 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 18th day of March, 2022  
By: Joseph John Bobrowskas  
1 Elm St.  
Byfield, MA 01922  
N(Mar23,30,Apr6,13)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Deborah Sue Crask, All debtors and creditors of the estate of Deborah Sue Crask, 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 18th day of March, 2022  
By: Jonathan C. Bowman  
147 Southern Forest Rd.  
Blairsville, GA 30512  
N(Mar23,30,Apr6,13)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Deborah Sue Crask, All debtors and creditors of the estate of Deborah Sue Crask, 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 18th day of March, 2022  
By: Melvin Ray Crask  
94 Butternut Creek Rd.  
Blairsville, GA 30512  
N(Mar23,30,Apr6,13)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Beverly Ann Gray, All debtors and creditors of the estate of Beverly Ann Gray, 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 18th day of March, 2022  
By: Virginia Malissa Davis  
2320 Elizabeth Ann Ln.  
Young Harris, GA 30582  
N(Mar23,30,Apr6,13)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Lois M. Henry, All debtors and creditors of the estate of Lois M. Henry, 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 18th day of March, 2022  
By: Richard E. Budd  
12051 Pilot Country Dr.  
Spring Hill, FL 34610  
N(Mar23,30,Apr6,13)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Roger Burton Labouteley, All debtors and creditors of the estate of Roger Burton Labouteley, 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 18th day of March, 2022  
By: Thomas Matthew Deliso  
933 River Rd.  
Agawam, MA 01001  
N(Mar23,30,Apr6,13)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of George Achilles Mitchell, All debtors and creditors of the estate of George Achilles Mitchell, 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 18th day of March, 2022  
By: Matthew Albert Mitchell  
1750 Providence Farms Ln.  
Alpharetta, GA 30009  
N(Mar23,30,Apr6,13)

**AUCTION**  
For online auction for April 20th to 27th.  
Auction for 265 Charlie davis Drive - Baldwin  
N(Apr6,13)

**NOTICE**  
Announcement for GMRC Workforce Development Board Meeting The Georgia Mountains Regional Commission, Workforce Development Board meeting is scheduled for April 28, 2022, at 4:00 PM. The meeting will be held at the Lavonia Railroad Depot located at 1269 East Main Street, Lavonia, GA 30553  
N(Apr13)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
Debra A. Banks, Plaintiff  
Thomas H. Banks, Defendant  
TO: Thomas H. Banks  
101 Daniels Way  
Blairsville, GA 30512  
Civil Action No. 22-CV-84-BL  
**NOTICE OF PUBLICATION**  
By Order for service by publication dated the 23rd day of March, 2022, you are hereby notified that on the 28th day of March, 2022, Debra A. Banks filed suit against you for Petition for Divorce.  
You are required to file with the Clerk of the Superior Court and to serve upon plaintiff's Pro Se, Debra A. Banks, 135 Greenhaven Lane, Blairsville, GA 30512, an Answer in writing within sixty (60) days of the date of the order for publications.  
Witness, the Honorable T. Buckley Levins, Judge of this Superior Court.  
This the 29th day of March, 2022.  
Judy L. Odum  
Deputy Clerk, Superior Court  
N(Apr6,13,20,27)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Gregory Wayne Castleberry, All debtors and creditors of the estate of Gregory Wayne Castleberry, 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 1st day of April, 2022  
By: Merritt Lynn Myers  
PO Box 2072  
Blairsville, GA 30514  
N(Apr6,13,20,27)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Linda McDaniel Stover, All debtors and creditors of the estate of Linda McDaniel Stover, 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 1st day of April, 2022  
By: Joseph Lee Stover  
2683 Alec Mtn. Rd  
Clarkesville, GA 30523  
N(Apr6,13,20,27)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Eldine Gilreath, All debtors and creditors of the estate of Eldine Gilreath, 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 1st day of April, 2022  
By: Joseph Lee Stover  
2683 Alec Mtn. Rd  
Clarkesville, GA 30523  
N(Apr6,13,20,27)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Eldine Gilreath, All debtors and creditors of the estate of Eldine Gilreath, 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 1st day of April, 2022  
By: Joseph Lee Stevens  
Electronics Supervisor  
N(Apr13-May18)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Reid Colwell  
All creditors of the estate of Reid Colwell, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 8th day of April , 2022.  
By: Paige Swartz  
PO Box 222  
Blairsville, GA 30514  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
N(Apr13,20,27,May4)

**NOTICE OF REFERENCE**  
**TO THE QUALIFIED VOTERS OF UNION COUNTY SCHOOL DISTRICT, GEORGIA**  
NOTICE IS HEREBY GIVEN that on the 24th day of May, 2022, a special election will be held at the regular polling places in all the election districts of Union County at which time there will be submitted to the qualified voters of Union County for their determination the question of whether a special sales and use tax for educational purposes of one percent shall continue to be levied, imposed and collected on all sales and uses in Union County for a period of time not to exceed twenty (20) calendar quarters and for the purpose of raising not more than \$42,000,000 of net proceeds by said tax, which shall go to the School District for the purpose of (i) adding to, renovating, repairing, improving, and equipping existing school buildings and facilities, including, but not limited to athletic facilities, cafeterias, and parking facilities; (ii) acquiring, constructing and equipping a new Elementary School; (iii) acquiring textbooks, e-books, e-book readers, computers, laptops, tablets, peripherals, and any instructional materials/equipment; (iv) acquiring school buses and fleet vehicles and maintenance equipment; (v) acquiring miscellaneous new equipment, fixtures and furnishings, including but not limited to playground equipment; (vi) acquiring technology equipment and upgrades, hardware, software and infrastructure, safety and security equipment; (vii) energy efficiency upgrades to include electrical and propane upgrades; (viii) land acquisitions for school facility expansions, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$42,000,000.

The ballots to be used at such referendum shall have written or printed thereon substantially the following:  
Yes \_\_\_\_\_  
No \_\_\_\_\_  
Shall a special one percent sales and use tax for educational purposes be imposed in Union County for a period not to exceed twenty (20) calendar quarters and for the purpose of raising not more than \$42,000,000 of net proceeds by said tax, which shall go to the School District for the purpose of (i) adding to, renovating, repairing, improving, and equipping existing school buildings and facilities, including, but not limited to athletic facilities, cafeterias, and parking facilities; (ii) acquiring, constructing and equipping a new Elementary School; (iii) acquiring textbooks, e-books, e-book readers, computers, laptops, tablets, peripherals, and any instructional materials/equipment; (iv) acquiring school buses and fleet vehicles and maintenance equipment; (v) acquiring miscellaneous new equipment, fixtures and furnishings, including but not limited to playground equipment; (vi) acquiring technology equipment and upgrades, hardware, software and infrastructure, safety and security equipment; (vii) energy efficiency upgrades to include electrical and propane upgrades; (viii) land acquisitions for school facility expansions, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$42,000,000.

The several places for holding said referendum shall be at the regular and established voting precincts of the election districts of Union County, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the referendum. All polling places will be open.  
The last day to register to vote in this referendum shall be April 25, 2022, through 5:00 p.m. Those residents of Union County qualified to vote at such referendum shall be determined in all respects in accordance with the election laws of the State of Georgia.  
This notice is given pursuant to a resolution of the Union County Board of Education adopted on January 11, 2022.  
This 11th day of January, 2022.  
/s/ Elizabeth Libby Stevens  
Elections Supervisor  
N(Apr13-May18)

**NOTICE OF SALE UNDER POWER, UNION COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Joshua C Cheek and Nicole M Cheek to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for VANDERBILT MORTGAGE AND FINANCE, INC. DBA SILVERTON MORTGAGE, its successors and assigns. dated 2/15/2019 and recorded in Deed Book 1140 Page 71 and re-recorded in Deed Book 1140 Page 344 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 \$206,196.00, 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 3, 2022 (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 the 9th District, 1st Section, Land Lot 104 of Union County, Georgia, containing 1.295 acres, more or less, and being Lot One-A (1-A) as shown on a plat of survey by Rochester & Associates, Inc., dated July 27, 1999 and recorded in Plat Book 46, Page 124, said plat being incorporated herein, by reference hereto, for a full and complete description as shown on said plat.  
Subject to a roadway easement as shown on said plat. Subject to the Restrictions as recorded in Union County Records in Deed Book 272, Page 569. Subject to an easement to Blue Ridge Mountain EMC recorded in Union County Records in Plat Book 269, Page 138.  
Together with a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.  
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 14 Teague Rd, 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): Joshua C Cheek and Nicole M Cheek 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 Joshua C Cheek and Nicole M Cheek  
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.  
1120-23363A  
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23363A  
N(Apr6,13,20,27)

**NOTICE OF SALE UNDER POWER, GEORGIA, UNION COUNTY**  
By virtue of a Power of Sale contained in that certain Security Deed from LYLE M ROBINSON, PAMELA A ROBINSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR CORRIDOR MORTGAGE GROUP, INC., dated February 26, 2016, re-recorded February 29, 2016, in Deed Book 1030, Page 700, 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 Forty-Six Thousand One Hundred Sixty-Nine and 00/100 dollars (\$146,169.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 1.825 ACRES, MORE OR LESS, AND BEING LOT TWENTY-SEVEN (27) OF ROSS RIDGE AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. BY JAMES L. ALEXANDER, GRLS #2653, DATED OCTOBER 28, 1997 AND RECORDED IN PLAT BOOK 38, PAGE 236, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.  
THE PROPERTY IS SUBJECT TO THE ROADS AND OTHER MATTERS AS SHOWN ON AFORESAID PLAT.  
THE PROPERTY IS SUBJECT TO THE RESTRICTIONS FOR ROSS RIDGE SUBDIVISION AS RECORDED IN DEED BOOK 141, PAGES 277-279, UNION COUNTY, GEORGIA RECORDS.  
THE PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 144, PAGES 167-169, UNION COUNTY, GEORGIA RECORDS.  
THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION AS RECORDED IN DEED BOOK 180, PAGE 281, UNION COUNTY, GEORGIA RECORDS.  
THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE SUB-DIVISION ROADS TO THE SUBJECT PROPERTY AS SHOWN ON THE AFORESAID PLAT.  
Said legal description being controlling, however the property is more commonly known as 218 ROSS RIDGE RD, BLAIRSVILLE, GA 30512.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.  
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; any zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.  
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LYLE M ROBINSON, PAMELA A ROBINSON, or tenants(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place, Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
as Attorney in Fact for  
LYLE M ROBINSON, PAMELA A ROBINSON  
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. SHP-22-01228-1  
Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022  
riselaw.com/property-listing  
N(Apr6,13,20,27)

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
By virtue of the power of sale contained in that certain Security Deed from Micah G Garrison and Jennifer L Garrison, to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Towne Mortgage Company dated June 7, 2018 filed for record June 8, 2018, and recorded in Deed Book 1112, at Page 24, Union County, Georgia Records, and last assigned to Towne Mortgage Company, by Assignment of Security Deed recorded on February 2, 2022, in Deed Book 1298 at Page 122-123, Union County, Georgia Records, said Security Deed having been given to secure a Note dated June 7, 2018 in the original principal sum of One Hundred Three Thousand Five Hundred Eighty-Eight and 00/100 (\$103,588.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold before the Courthouse door at Union County, Georgia, within the legal hours of sale on May 3, 2022, the property described on Exhibit "A" attached hereto and incorporated herein by this reference. The debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees.  
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 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 sale will be made with full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Towne Mortgage Company, 2170 E. Big Beaver Rd. Suite A, Troy, MI 48063. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under 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.  
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Micah G Garrison and Jennifer L Garrison, and/or tenant(s).  
Towne Mortgage Company, as Attorney-in-Fact for Micah G Garrison and Jennifer L Garrison, by its Attorney-in-Fact.  
Attorney Contact:  
C. Brent Wardrop, Esq.  
Quintairo, Prieto, Wood & Boyer, P.A.  
365 Northridge Rd, Suite 230  
Atlanta, GA 30350  
Email: Brent.Wardrop@qpwbllaw.com  
EXHIBIT A

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 263, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 1.911 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROCK ASSOCIATES, INC., RS #2599 DATED 08/10/2000 AND RECORDED IN PLAT BOOK 65, PAGE 95, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF THE RECORD HEREOF BY REFERENCE. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM THOSE CERTAIN EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS AS SHOWN ON THE AFOREMENTIONED PLAT. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A RIGHT-OF-WAY AS RECORDED IN DEED BOOK 220, PAGES 467-470, UNION COUNTY RECORDS.**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 263, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 0.89 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY MADE FOR DALE A. CLAYPOOL BY TIMOTHY A. PRESCOTT CABLE, GRLS #2582, DATED DECEMBER 23, 1993, SAID PLAT BEING RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA, IN PLAT BOOK 31, PAGE 74, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM MATTERS AS SHOWN IN THE ABOVE REFERENCED PLAT OF SURVEY. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM THE RIGHT-OF-WAY OF PAT CAMELL ROAD AS SHOWN IN THE ABOVE REFERENCED PLAT. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A RIGHT-OF-WAY AS RECORDED IN DEED BOOK 220, PAGES 467-470, UNION COUNTY RECORDS. ALSO CONVEYED HEREIN IS AN EASEMENT OF INGRESS AND EGRESS OVER THE PROPOSED 23-FEET LONG EASEMENT AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY, SAID DRIVEWAY BEING TEN FEET IN WIDTH.**

**TOGETHER WITH THE SUBJECT MANUFACTURED HOME WHICH IS AN IMMOVABLE FIXTURE, WHICH BY INTENTIONS OF THE PARTIES, SHALL CONSTITUTE A PART OF THE REALTY AND SHALL PASS WITH IT. MANUFACTURER'S SERIAL # C156727N HUD CERTIFICATION LABEL# TEN041782 AND TEN041783, MANUFACTURER'S NAME CLAYTON HOMES, DATE OF MANUFACTURE 1983.**  
This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding Federal Tax Liens.  
N(Apr6,13,20,27)