## North Georgia News

## Legal Notices for April 20, 2022

IN THE PROBATE COURT OF UNION COUNTY

IN THE PROBLE COOK OF SMICH COOK
STATE OF GEORGIA
IN RE: ESTATE OF
GEORGE ACHILLES MITCHELL, DECEASED
TOTAL TO A SOLUTION OF SMICH COOK
TOTAL TO ESTATE NO. 22-42

PETITION BY PERSONAL REPRESENTATIVE FOR

WAIVEN
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.

tions 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 must be filed with the Court on or before April 25, 2022. BE NOTIFIED FURTHER: All objections to the

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 tact 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

Address (706) 439-6006

Telephone Number

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

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 filling 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 filling fees. If any objections are tact 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

Address (706) 439-6006 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 esthe law, and an persons innoceded 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
NMM30Au6,13200

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 hepiesentative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 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

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 County (September 1) County, Georgia, are hereby notified to render the demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 25th day of March, 2022

By: Fred G. Wilder 1017 39th Ave. N St. Petersburg, FL 33703

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 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

BlairsVille, GA 30512 Administratrix W. Courtney LaFon LaFon & Hall Attorneys for Administratrix PO Box 1276

Roswell, GA 30077-1276

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA In re the Name Change of: Nancy Kelly Silivos, Petitions Civil Action Case Number: 22-CV-76-JP

NOTICE OF PETITION 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

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

Address: 162 Possum Trot Farm Road Suches, Georgia 30572

NOTICE The Georgia Department of Community Affairs (DCA) requests proposals from developers for the Project-Based Voucher (PBV) Program. PBV

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.

REQUEST FOR CLAIMS

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 lvy 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 claims in writing. Notice is given that, except for claims that are contingent at the time of the filling 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 arise arter the iming of the statement of Con-mencement 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.

THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
PATSY GREENE EFIRD, DECEASED ESTATE NO. 2021-111

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF STEVEN NEAL EFIRD FOR
DISCHARGE AS EXECUTOR OF THE ESTATE OF
PATSY GREENE EFIRD, DECEASED.

PAIST VALENCE PIND, DECEASED.
TO Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before May 2, 2022
BE NOTIFIED FURTHER: All objections to the

be NOTIFIED FURTHERS: 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 filling 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 filling fees. If any objections are 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

NOTICE
The undersigned hereby certify that they are conducting a business at 426 Cleveland St., Ste. 3 in the City of Blairsville, County of Union, State of Georgia under the name of Traditions Health, and that the nature of the business is hospice services, and that said business is composed of the following partnership: Homestead Hospice of Blairsville, LLC, 426 Cleveland St., Ste. 3, Blairsville, GA 30512.

STATE BOARD MEMBER TO HOLD PUBLIC HEARING

Martha Zoller to Host

State Board of Education Ninth District Public

State Board of Education William District Funith Hearing
The State Board of Education will hold a public hearing for citizens in the Ninth Congressional District on Tuesday, May 3, 2022. The meeting will be held from 7:00 p.m. – 8:00 p.m. at Lumpkin County Board of Education, 56 Indian Drive, Dahlonega, GA 30533.
The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public educa-

performance and problems of public educa-tion. Persons wishing to speak should sign in

The Georgia Department of Education does not discriminate on the basis of disability in not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Geraldine Price at sboeadmin@doe.k12.ga.us no later than 72 hours before the scheduled event.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Debra A. Banks, Plaintiff Thomas H. Banks, Defendant 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 filed 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 free publications.

for publications.
Witness, the Honorable T. Buckley Levins,
Judge of this Superior Court. This the 29th day of March, 2022.

Deputy Clerk, Superior Court

**STATE OF GEORGIA** 

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Gregory Wayne Castleberry, All debtors and creditors of the estate of Greg-ory Wayne Castleberry, deceased, late of Union County, Georgia, are hereby notified to render 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

e, 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

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

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 El-dine Gilreath, deceased, late of Union County, Georgia, are hereby notified to render their

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: Carolyn Ann Chapman 832 Wolfpen Gap Rd. Suches, 6A 30572

N(Apr6,13,20,27)

IN THE PROBATE COURT OF UNION COUNTY

ESTATE NO. 2022-60

Date of second publication, if any April 27,

TO: David McCollum TO: David McCollum
You are hereby notified that Angela Dawn
Ledford has filed a Petition seeking to be appointed temporary guardian(s) of the abovenamed Minor. All objections to the Petition to
the appointment of a temporary guardian or
the appointment of the Petitioner(s) as temthe appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filling fees.

ningent party. Contact Probate Court person-nel for the required amount of filing fees. NOTE: If a natural guardian files a timely objec-tion to the creation of the temporary guardian-ship, the Petition will be dismissed. If a natural guardian files an objection to the appoint-ment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing. **Dwain Brackett** 

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 (706) 439-6006 Telephone Number

NOTICE OF SALE
Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 5/4/2022, at 10:00 am to the highest bidder. The auction will be held on www. est bidder. The auction will be field on www. storageauctions.com and will start 4/20/2022, & close 5/4/2022, at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows: Unit #119 - Cal Pollard: Lamps, Furniture, Misc

**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
acid ectate are required to make immediate to said estate are required to make immediate to said estate are required to flake filling 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

NOTICE OF REFERENDUM TO THE QUALIFIED VOTERS OF

NOTICE OF REFERENDUM
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
or 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, 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.

paid with sales and use tax proceeds will be \$42,000,000.

shall have written or printed thereon substantially the following:

Yes \_\_\_\_\_\_ No Shall a special one percent sales and use tax Shall a Special one pericein 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, acquiring textbooks, 6-blooks, 6-blook readers, computers, laptops, tablets, peripherals, and any instructional materials/equipment; (iv) acquiring school buses and fleet vehicles and maintenance equipment; (v) acquiring miscel-laneous new equipment, fixtures and furnishings, including but not limited to playground ings, including but not infinite to prayground 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 over a such research and 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

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Douglas Gerald Nation,
All debtors and creditors of the estate of Douglas Gerald Nation, deceased, late of Union Douglas ceraid vation, 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 April, 2022
By: Shaye Marie Young

450 Weaver Rd. Ellijay, GA 30536

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
CHARLES RAYMOND AMARA III, DECEASED **ESTATE NO. 22-26** PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Julie Anne Amara has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Charles Raymond Amara III deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said netition. 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 May 16, 2022. BE NOTIFIED FURTHER: All objections to the petition must be in writing setting forth the 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.

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

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF William H. Cannady Jr.
All creditors of the estate of William H. Cannady Jr., 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

to make immediate payment to Representative. This 15th day of April, 2022. BY: Scott W. Cannady 609 Wingspread Peachtree City, GA 30269 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30512 N(Apr20,27,May4,11) NOTICE OF SALE UNDER POWER,

UNION COUNTY
Pursuant to the Power of Sale contained in a

Pursuant to the Power of Sale Contained in a Security Deed given by Joshua C Cheek and Nicole M Cheek to Mortgage Electronic Regis-tration 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 at Deed Book 1140 Page 3/44 Uping Courby. at 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 se-cure a Note in the original principal amount of \$206,196.00, with interest at the rate specified \$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 1.299

of Union County, Georgia, containing 1.299 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 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 nay the indebt deness as and when due and

among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this rity Deed. The door 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

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.

terms of the mortgage.
PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village,

CA 91361 1-866-549-3583

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 rewhich may not be of record, (c) the right of redemption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

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 helder of the Constitution and such that the status of the loan with mation and adolt of the status of the load 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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as revoided immediately above. Illial collimination and adult of the status of the loan as provided immediately above. PennyMac Loan Services, LLC as agent and At-torney 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.

1120-233334
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

NOTICE OF SALE UNDER POWER

RECORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from LYLE M ROB-INSON, PAMELA A ROBINSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR CORRIDOR MORT-GAGE GROUP, INC., dated February 26, 2016, 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 **ELECTRONIC REGISTRATION SYSTEMS INC. AS** last sold, assigned and transferred to NewRez LIC 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

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 AFORE-SAID PLAT.
THE PROPERTY IS SUBJECT TO THE RESTRIC-

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 SUBDIVISION ROADS TO THE SUBJECT PROPERTY GRESS AND EGRESS OVER AND DUPON THE SUB-DIVISION ROADS TO THE SUBJECT PROPERTY AS SHOWN ON THE AFORESAID PLAT. Said legal description being controlling, how-ever 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

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 payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is 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 con-

firmation 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

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 FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 ners. GA 30071 Telephone Number: (877) 813-0992 Case No.

Telephone Number: (8/7) 813-0992 case No. SHP-22-01228-1
Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022
rlselaw.com/property-listing

STATE OF GEORGIA

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

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 filled 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 deth has been and is berefly dehereto 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, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage hereto and incorporated herein by this refer-

amend, and modify all terms of the mortgage with the debtor is: Towne Mortgage Company, 2170 E. Big Beaver Rd. Suite A, Troy, MI 48083. 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 sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptey 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. Eso.

Attorney Contact C. Brent Wardrop, Esq. Quintairos, Prieto, Wood & Boyer, P.A. 365 Northridge Rd, Suite 230 Atlanta, GA 30350 Email: Brent.Wardrop@qpwblaw.com

EMBIT. 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 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 ALL HAI HARD OF PARCEL OF LAND LYING AND BEING IN LAND LOT 263, 9TH DISTRICT, 1ST SECTION, UNION COUNTYS, GEORGIA, CONTAINING 0.89 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY MADE FOR DALE A. CLAYPOOL BY TIMOTHY A. PRESCOTT 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 COLWELL ROAD AS SHOWN IN THE ABOVE REFERENCED PLAT, THE PROPERTY IS SUBJECT TO AND BENEFITS FROM THE RIGHT-OF-WAY OF PAT COLWELL ROAD AS SHOWN IN THE ABOVE REFERENCED PLAT, THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A RIGHT-OF-WAY AS RECORDED

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 #CL567ZTN. HUD CERTIFICATION LABEL# TENO41782 AND TENO41783,
MANUFACTURET'S NAME CLAYTON HOMES,
DATE OF MANUFACTURE 1983.
This sale will be made subject to any right of

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.