North Georgia News

Legal Notices for September 23, 2020

IN THE SUPERIOR COURT OF UNION COUNTY, STATE OF GEORGIA
IN RE: the name change of: Sharon Tyler,

CIVIL ACTION FILE #: 20-CV-224-BL

CIVIL ACTION FILE #: 20-CV-224-BL
NOTICE OF PUBLICATION
You are hereby notified that on the 31 day of
August, 2020, Sharon Tyler, filed a Petition to
Change Name in the Superior Court of Union
County. Sharon Tyler desires to change his/her
from Sharon Kaye Hall Tyler to Sharon Hall-Tyler. Any interested party has the right to appear
in this case and file objections within 30 days
after the Petition to Change Name was filed.
Signed this 31 day of August, 2020
Judy L. Odom

Judy L. Odom
Clerk of Superior Court, Union County
Sharon Tyler, Petitioner, Pro Se
696 Old Bald Mountain Road
Blairsville, GA 30512-7400
985-518-4224

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carol Gooch,
All debtors and creditors of the estate of All debtors and creditors of the estate of Carol Gooch, 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

tate are required to make immedia to the Personal Representative(s). This 4th day of September, 2020. By: Annette Gooch 135 Mt. Airy Rd. Suches, GA 30572

REQUEST FOR PROPOSAL
The Union County Fire Department is requesting proposals from qualified fire/apparatus
manufacturers for a Custom Fire Engine / Pumper. Pumper.
Proposals will be received by the Union County
Fire Department 507 Shoe Factory ROAD
BLAIRSVILLE, Georgia 30512 until 4:00 PM local time on october 20, 2020. Late proposals
will not be considered nor returned. Proposals
will be formally accepted and acknowledged
at the Ulion County Eiro Penartment by estet

will be formally accepted and acknowledged at the Union County Fire Department by staff personnel.

The Proposal documents and specifications are available for inspection on the Union County website at www.unioncountyga.gov and at the Union County Fire Department 507 Shoe Factory Road, Blairsville, Georgia 30512; phone 706-439-6091 or fax 706-439-6087.

Proposals may not be withdrawn for ninety (90) days after the time and date set for closing, except as allowed by O.C.G.A. Union County reserves the right to reject any and all proposals and to waive any technicalities.

proposals and to waive any technicalities.

RFP DOCUMENTS ARE AVAILABLE AT THE
UNION COUNTY, GEORGIA WEBSITE: www.union countyga.gov. N(Sept16,23,30,0ct7)

NOTICE

NOTICE
RE: Estate of Yvonne E. Badertscher,
All debtors and creditors of the estate of
Yvonne E, Badertscher, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representive(s) of the estate, according to the
law, and all persons indebted to said estate
are required to make immediate payment to
the Personal Representive(s).
This sylvayne Badertscher
71 E3rd ct
Chulluota, FL. 32766
N(Septi6,23,80,0ct7)

N(Sept16,23,30,0ct7)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA LOANCARE, LLC

v. Henry Felton Jones, A/k/a/ Henry F. Jones Jr.; Henry Felton Jones, as administra-tor of the estate of emily pelt Jones,

DECEASED DECEASED
FRANCES ELIZABETH JONES;
WILLIAM ALVIS JONES; AND ANY OTHER PARTY,
KNOWN OR UNKNOWN, WHO HAVE OR CLAIM,
ANY RIGHT, TITLE OR INTEREST IN THE SUB-JECT PROPERTY

JECT PROPERTY
Defendant(s).
CIVIL ACTION
FILE NO. SUCV2019000453
NOTICE OF PUBLICATION
TO: OCCUPANT - TENANT - RESIDENT of real
property located at Current Owner/ 3430 Loving Road, Morganton, Georgia 30560; HENRY
FELTON JONES, A/K/A/ HENRY F. JONES JR;
HENRY FELTON JONES, AS ADMINISTRATOR OF
THE ESTATE OF EMILY PELT JONES, DECEASED;
FRANCES ELIZABETH JONES; WILLIAM ALVIS
JONES; All other parties, known or unknown, JONES; All other parties, known or unknown, who have or claim to have any adverse and/or possessory right, title, or interest in the subject property.

possessory right, title, or interest in the subject property. You are hereby notified that the above styled action seeking Declaratory Judgment, Quiet Title, And Equitable Subrogation was filed against you in said Court on December 12, 2019 and that by reason of an Order for Service by Publication entered by the Court on September 2, 2020, you are hereby commanded and required to file with the Clerk of said Court and serve upon Plaintiff's Attorney whose address is

Robertson Abbotts Bridge Road, Suite 170 Duluth, Ga 30097

unutum, sa 30097
an answer to the complaint within sixty (60)
days of the date of the Order for Service by
Publication.
Witness the Honorable Raymond E George,
Judge of this Court.
This 10th day of September, 2020.
Judy L. Odom

Judy L. Odom Clerk, Superior Court

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Selma Jones Bradley a/k/a Selma

All debtors and creditors of the estate of Sel-ma Jones Bradley a/k/a Selma Irene Bradley, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal

This 4th day of September, 2020. By: David Jonathan Bradley 1215 Evergreen Park Statham, GA 30666 N(Sept9,16,23,30)

Representative(s).

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lallah W. Branca,
All debtors and creditors of the estate of

Lallah W. Branca, deceased, late of Union Lanan W. Branca, 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 4th day of September, 2020. By: Janet V. Sanders 121 Dockery Ridge Rd. Young Harris, GA 30582

IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
RUTH AILEEN MEDFORD a/k/a RUTH C. MED-FORD. DECEASED

PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Bonnie A. Medford has petitioned to be appointed Administrator of the estate of Ruth Aileen Medford alk/a Ruth C. Medford, 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 nettition must be in writcause 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 5, 2020. 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. tion may be granted without a hearing Dwain Brackett
PROBATE JUDGE

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 ept9,16,23,30)

IN THE PROBATE COURT COUNTY OF UNION IN RE: ESTATE OF GLENN DARYLL LECROY, DECEASED ESTATE NO. 20-81 Petition for Letters of Administration

NOTICE
Mildred H. LeCroy has petitioned to be appointed Administrator of the estate of Glenn
Daryll LeCroy, 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 filled with the court on or before October 12,
2020. All pleadings/objections must be signed De tiled with the court on or before October 12, 2020. 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 pro-bate court personnel at the following address/ bate court personner at the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objec-tions 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

NOTICE OF SUPERIOR COURT OF UNION COUNTY TO: Jessica Louise Dodson

Address Unknown Address Unknown
By Order of the Court for Service by Publication dated August 25, 2020, you are hereby
notified that on August 11, 2020, William Bradley Dodson filed suit against you for Divorce.
You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of August 11, 2020.

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert Edward Garner,
All debtors and creditors of the estate of Rob-

STATE OF GEORGIA

ert Edward Garner, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 28th day of August, 2020. By: Linda Sharon Garner 222 Glenwood Ave., Apt. 211 Raleigh, NC 27603

IN THE JUVENILE COURT OF TOWNS COUNTY STATE OF GEORGIA IN THE INTEREST OF:

AM
DOB: 07-03-2019
SEX: FEMALE
CHILDREN UNDER THE AGE OF EIGHTEEN

OF EIGHTEEN
case no. 139-20J-21A
NOTICE OF DEPENDENCY HEARING
TO: Katlynn Merritt and Tam Mai
By Order for Service by Publication dated the
27 day of August 2020, you are hereby notified that on August 12, 2020, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging the child as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication

The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 4th day of November, 2020 at 9:00 a.m., at the Towns County Courthouse, ee Georgia.

The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not be to the total to the stage of the sta able to hire a lawyer without undue financial and to the a lawyer without thicke inhalted hardship, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 27 day of August 2020. Jeremy Clough Jeremy Clough

Honorable Jeremy Clough Judge, Juvenile Court Towns County, Georgia Enotah Judicial Circuit Luvenile Court

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Barbara J. Harkins, All debtors and creditors of the estate of Barbara J. Harkins, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s).

This 18th day of September, 2020. By: Jeff Harkins 3145 S. Point Rd. Belmont, NC 28012 STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Betty Sue Henderson, All debtors and creditors of the estate of Betty Sue Henderson, deceased, late of Union

Detry suc neutrons the tested, tate of official 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 Demand Representative (s). to the Personal Representative(s). This 18th day of September, 2020. By: Shirley Christine Aldridge 178 Hester Gap

178 Hester Gap Cleveland, GA 30528

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary C. Puccio,
All debtors and creditors of the estate of Mary

An debuts and crediturs of the estate of wary C. Puccio, 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

tate are required to make immedia to the Personal Representative(s). This 18th day of September, 2020. By: David James Kennerly 145 Tillman Ln. Athens, GA 30606 N(Sept23,30,0ct7,14)

IN THE PROBATE COURT OF UNION COUNTY

IN RE: ESTATE OF

DAVID WILLIAM MCCLUGAGE, DECEASED **ESTATE NO. 20-56**

NOTICE

ESTATE NO. 20-56
NOTICE
IN RE: The Petition to Probate Will in Solemn
Form in the above-referenced estate having
been duly filed,
TO: William James McClugage
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
19, 2020.
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
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

Address (706) 439-6006 Telephone Number

Sept23,30,0ct7,14)

ADVERTISEMENT FOR BIDS BLAIRSVILLE MUNICIPAL AIRPORT BLAIRSVILLE, GEORGIA

BLAIRSVILLE, GEORGIA
Sealed bids will be received by the City of
Blairsville, Blairsville, Georgia at the Office
of Mayor Jim Conley, 62 Blue Ridge Street,
Blairsville, GA 30512 September 25, 2020 until
10:00 AM Local Time and at that hour opened
and publicly read aloud for the improvements
the Alignet as listed begin Places note that. to the Airport as listed herein. Please note that bids will only be considered by those bidders and subcontractors currently pre-qualified with the Georgia Department of Transporta-

tion.

PROJECT DESCRIPTION
The work consists of furnishing all labor, equipment, and materials and performing all work in strict accordance with the plans and specifications for: specifications for:
RUNWAY REHABILITATION AND DISPLACED THRESHOLDS
The location of the work is at the Blairsville

Municipal Airport, Blairsville, Georgia.

Prospective bidders should read the following instructions carefully before submitting their bids. For each item on the bid form there is a space provided for the price to be shown in numerals and words. All notations must be in include the process of the process numerals and words. All notations must be in ink. Totals read at the opening of bids are not guaranteed to be correct and no final award of contract will be made until the bid and extensions have been verified.

A Bidder's bond must be executed on the form the property of the property

A Bidder's bond must be executed on the form furnished by the Owner, and the required bond, cash, cashier's check, or certified check must accompany each proposal, in the amount of 5% of the total amount of the proposal. A 100% performance bond and a 100% payment bond will be required of the Contractor at time of contract execution. A Georgia Resident Agent must countersign all bonds from a surety company authorized by law to do business in this State pursuant to a current certificate of authority to transact surety business by the Commissioner of Insurance; no bond shall be approved unless the surety is on the United States Department of Treasury's list of apapproved unless the Surely is off the United States Department of Treasury's list of approved bond sureties.

The successful bidder will be required to provide the Owner with the affidavit required by OCGA 36-91-21 (e) Competitive Award Re-

quirements.
All work under the contract shall be completed within Sixty (60) calendar days from the issuance of the notice to proceed.
Liquidated damages for delays in completion will be in accordance with the following

Original Contract Amount Daily Charge \$ 0- \$49,999 \$200

\$ 0-\$49,999 \$350 \$50,000-\$199,999 \$350 \$200,000 and over \$500 Payment will be made monthly on completed work. Retailage will be held by the Owner to a maximum of ten percent (10%) of each prog-Copies of the plans, specifications, and bid forms may be on file at the following loca-

the Document Processing Center, Construct warde Dd. Cuita ONA Cincin

the City of Blairsville/City Hall office: 62 Blue Ridge Street, Blairsville, GA 30512 and the Engineer's office, Croy Engineering, 200 North Cobb Pkwy, Bldg. 400, Suite 413,

They may be examined at these offices with-

A non-refundable deposit of \$150.00 is re-A non-retundable deposit of \$150.00 is required for a hard copy of the plans and bid documents. A non-refundable deposit of \$50.00 is required for an electronic copy of the plans and bid documents in pdf format sent via email. Construction Plans and Specifications up to be before the plans and Specifications of the plans and Specifications of the plans and Specifications. fications may be obtained at the office of the Engineers. All Contractor's must be on the plan holders list in order to be considered for work

Envelopes containing bids must be sealed, addressed to the undersigned, and marked as follows: "Bid for Construction at Blairsville Municipal Airport, Blairsville, Georgia. Croy Engineering Project 1555.008." Bids will be re-quired to remain open for acceptance or rejec-tion for one hundred and twenty (120) calendar days after the date of opening of bids. IMPORTANT NOTICE TO BIDDERS

IMPORTANT NOTICE TO BIDDERS: The following regulations and requirements apply to this

Buy American Preferences (Title 49 USC, Chap-ter 501) All acquired steel and manufactured products installed under the AIP assisted projproducts instance under the Arr assisted project must be produced in the United States. Foreign Trade Restriction: Denial of Public Works contracts to suppliers of goods and services of countries that deny procurement market access to US contractors (DOT Reg. 49 CFR Part 30)

Government wide debarment and suspension and government wide requirements for drug free workplace. (DOT Regulation 49 CFR Part

Davis-Bacon Act (DOL Regulation 29 CFR Part

Affirmative Action to Ensure Equal Employ-Amirmative Action to Ensure Equal Employment Opportunity (Executive Order 11246 and DOL Regulation 41 CFR Part 60)
DBE DBLIGATION. The bidder shall make good faith efforts, as defined in Appendix A of 49
CFR Part 26, Regulations of the Office of the

Secretary of Transportation, to subcontract 10.31% percent of the dollar value of the prime contract to small business concerns owned and controlled by socially and economically disadvantaged individuals (DBE). In the event that the bidder for this collectation guilding. that the bidder for this solicitation qualifies as a DBE, the contract goal shall be deemed to have been met. Individuals who are rebuttably presumed to be socially and economically disadvantaged including: women, African American, Hispanics, and Native Americans, Asian-Pacific Americans, and Asian-Indian Americans. The apparent successful competitor will be required to submit, with the bid, information concerning the DBE's that will participate in this contract. The information will include the name and address of each that the bidder for this solicitation qualifies tion will include the name and address of each DBE, a description of the work to be performed by each named firm, and the dollar value of the contract. If the bidder fails to achieve the to provide, with the bid, documentation dem-onstrating that it made good faith efforts in attempting to do so. A bid that fails to meet these requirements will be considered non-responsive.

Contractor and Subcontractor must state affirmatively that the firm has registered with and is participating in a federal work authorization program in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.
Title VI Solicitation Notice:
The City of Blairsville, Georgia, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d.

to 20004-4) and the Regulations, hereby noti-fies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enter-prises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The bidder must have at his disposal the necessary accuracy import to automate the project when essary equipment to put on the project when

essary equipment to put on the project when notice is given to begin work and to do the work within the time specified. The proposal of any bidder will be rejected if the award of the work for which the proposal is submitted, may, in the judgment of the Owner, affect the workmanship, financing or progress of other work awarded to the bidder in the same letting or other work makets. ting or other work which the bidder may have under contract THE RIGHT TO REJECT ANY OR ALL BIDS AND TO WAIVE INFORMALITIES IS RESERVED TO THE

Mayor Jim Conley City of Blairsville, Georgia

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Joshua Taylor and Heather Marie Taylor to Mortgage Electronic Registration Systems, Inc. as (MERS) as nominee for Mortgage Financial Group, Inc. dated October 25, 2017, and recorded in Deed Book 1088, Page 649, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage, LLE 078/A Mr. Cooper, securing a Note in the original principal amount of \$179,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in Security Deed executed by Joshua Taylor and amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, October 6, 2020, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 126 of Union County, Georgia, containing 1.484 acres, more or less, as shown oh a plat of survey, dated May 8, 1992, and recorded in Union County records in Plat Book 45, Page 46. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above

incorporated herein, by reference hereto, for a full and complete description of the above described property.

The property is subject to an easement to Union County, Georgia as recorded in Deed Book 159, Page 213, Union County records.

Said property is known as 552 Fortenberry Rd, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to con-

provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Joshua Taylor, Heather Marie Taylor and Heather Marie Taylor, successor in interest or

header Marie Taylor, successor in interest of tenant(s). Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Joshua Taylor and Heath-er Marie Taylor File no. 20-077052

File Io. 20-07/052 SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346

Atlanta, GA 30346
(770) 220-2535/SB
Shapiroandhasty.com
"THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

ROTICE OF SALE ONDER TOWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from WILLIAM GRANT PENDLEY, ELIZABETH FAY PENDLEY to MORT-PENDLEY, ELIZÁBETH FAY PENDLEY to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES INC, dated June 16, 2008, recorded June 23, 2008, in Deed Book 765, Page 474, 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 Ninety-Five Thousand and 00/100 dollars (\$195,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/h/a Shellpoint Mortgage Servicing, there will be 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 October, 2020, 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 THE 9TH DISTRICT, 1ST SECTION, LAND LOT 214 OF UNION COUNTY, GEORGIA, AND BEING TRACT 1, CONTAINING 3.771 ACRES, MORE OR LESS, AND BEING TRACT 2, CONTAINING 0.503 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES. INC., DATED JULY 17, 2003 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 53, PAGE 34. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
ALSO CONVEYED IS A 5 FOOT NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO LAKE NOTTELEY, AS SHOWN ON CORRECTIVE WARRANTY DEED RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 744, PAGES 176-177.
Said legal description being controlling, how-Said legal description being controlling, how-

ever the property is more commonly kn 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 remain-Security Deed. The Indeptedness remain-ing 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.

Security used.

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; 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 WILLIAM GRANT PENDLEY, ELIZABETH FAY PENDLEY, or tenants(s). outstanding ad valorem taxes (including taxes

LEY, ELIZABETH FAY PENULEY, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. Please note that, pursuant to O.C.G.A. § 44-14-

Please note that, pursuant to Cooking 3
162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: 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. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE as Attorney in Fact for

WILLIAM GRANT PENDLEY, ELIZABETH FAY 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

Telephone Number: (877) 813-0992 Case No. SHP-20-01067-1 Ad Run Dates 09/09/2020, 09/16/2020, 09/23/2020, 09/30/2020 rlselaw.com/property-listing N(Sept9,16,23,30)

NOTICE OF SALE UNDER POWER

GEORGIA, Union COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Enrique
Torres to Bank OZK as Successor by Merger
with Community and Southern Bank dated
07/16/2014 recorded in Deed Book 980 Page 305, Union County, Georgia Records, conveying the after-described property to secure a Note in the amount of Forty Four Thousand Nine Hundred Twenty Five Dollars and 00/100 (\$ \$44,925.00) with interest thereon as set for therein, there will be sold at public outcry to

therein, there will be sold at public outery to the highest bidder for cash before the court-house door of Union County, Georgia, within the legal hours of sale on Tuesday, 10/06/2020 the following described property:
All that tract or parcel of land lying and being in Land Lots 220, 221, 248, and 249, 9th District, 1st Section, Union County, Georgia, being Lot 40, containing 2.73 acres, more or less, as shown on a Final Plat for Northshore dated 04/24/14 by Blue Ridge Mountain Surveying, Inc., RS #3007, as recorded in Plat Book 66, page 225-227, Union County, Georgia records which description is incorporated herein by

page 225-227, Union County, Georgia records which description is incorporated herein by reference and made a part hereof.

The property is subject to the road easement as shown on aforesaid Plat.

The property is conveyed subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 978, Pages 41-42, Union County records.

records.
The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Northshore as recorded in Deed Book 978, Pages 43-

owners Association and Limitations for worth-shore as recorded in Deed Book 978, Pages 43-62, Union County, Georgia records.
The property is conveyed subject to the Road License Agreement as recorded in Deed Book 399, Page 201 and Deed Book 432, Page 81, Union County, Georgia records.
The property is conveyed subject to the Trans-mission Line easement as recorded in Deed Book 351, Page 49, Union County records.
The property is conveyed subject to the Right of Way Agreement as recorded in Deed Book 534, Page 82, Union County, Georgia records. The property is conveyed subject to the Flow-age Easement as recorded in Deed Book EE Page 544, Union County, Georgia records. The property is conveyed subject to the min-eral/mining rights reserved in Deed Book MM, Page 37, Deed Book N, Page 590 and Deed Book Q, Page 453, Union County, Georgia records. The property is conveyed subject to the 60'

u, rage 403, union County, Leorgia records. The property is conveyed subject to the 60' Water Oak Lane Access & Utility Easement as shown on the aforesaid Plat. The property is conveyed subject to all set-backs and other matters of the aforesaid Plat.

The property is conveyed subject to all setbacks and other matters of the aforesaid Plat. Grantor grants to grantee access for ingress and egress from Pat Colwell Road to the above-described property as shown on the aforesaid Plat.

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 said Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and 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.

To the best knowledge and belief of the undersigned, the party in possession of the property is or a tenant or tenants.

Pursuant to O. C. G. A. §44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend, or modify all terms of the above described mortgage is as follows: Bank

to negotiate, anient, of industry at terms of the above described mortgage is as follows: Bank OZK, attn: Dale Crowe, 3102 N. Oak Street Ext., Valdosta, GA 31602, or call 229-259-7874. The foregoing notwithstanding, nothing in O. C. G. A.§44-14-162.2 shall be construed to reside Ref. of the control of the guire Bank OZK to negotiate, amend or modify the terms of the Deed to Secure Debt described

to negotiate, amend, or modify all terms of the

herein.
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.
This 31st day of August, 2020.
Bank OZK as Successor by Merger with Community and Southern Bank AS ATTORNEY IN FACT FOR Enrique Torres
Wolfson & Osmus LLC

Wolfson & Osmus LLC Attorneys at Law 1010 Williams Street Valdosta, GA 31601 (229) 257-0080 State Bar No. 578435

NOTICE OF BRANCH OPENING Application of United Community Bank, 177 Highway 515 East, Blairsville, Union County, Georgia 30512 for authority to establish a branch at 4018 Forest Drive, Richland County, Columbia SC 29204, is being made with the Federal Deposit Insurance Corporation, as well as the Georgia Department of Banking and Fi-

Any person wishing to comment on this appli-Any person wisning to comment on this appli-cation may file his or her comments in writ-ing with the regional director of the Federal Deposit Insurance Corporation at its regional office, 10 Tenth Street, NE, Suite 800, Atlanta, Georgia 30309-3906 or with the Department of Banking and Finance, State of Georgia, 2990 Brandywine Road, Suite 200, Atlanta, Georgia 30341-5565. Comments by intersected native Brandywine Road, Suite 200, Atlanta, Georgia 30341-5565. Comments by interested parties must be received by the appropriate regional director or the Department of Banking and Finance within 15 days from the date of this publication. The non-confidential portions of the application are on file with the regional office of the FDIC and the Department of Banking and Finance and are available for review in their offices during regular business hours. Photocopies of the non-confidential portion of the application file will be made available upon request.

NOTICE OF BRANCH OPENING
Application of United Community Bank, 177
Highway 515 East, Blairsville, Union County,
Georgia 30512 for authority to establish a
branch at 5346 Sunset Blvd., Lexington County,
Lexington, SC 29072, is being made with the
Federal Deposit Insurance Corporation, as well
as the Georgia Department of Banking and Fi-

Nance.

Any person wishing to comment on this application may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at its regional office, 10 Tenth Street, NE, Suite 800, Atlanta, Georgia 3039-3906 or with the Department of Banking and Finance, State of Georgia, 2990 Brandywine Road, Suite 200, Atlanta, Georgia 30341-5565. Comments by interested parties must be received by the appropriate regional director or the Department of Banking and Finance within 15 days from the date of this publication. The non-confidential portions of the application are on file with the regional office of the FDIC and the Department of Banking and Finance and are available for review in their offices during regular business hours. Photocopies of the non-confidential portion of the application file will be made available upon request. Any person wishing to comment on this appli-