

North Georgia News

Legal Notices for January 30, 2019

IN THE SUPERIOR COURT OF FANNIN COUNTY STATE OF GEORGIA

Tarrisa Clark, Plaintiff
Cody Clark, Defendant
TO: Cody Clark
129 Jones Street, Apt C6
Blairsville, GA 30512
Civil Action No. 2018VS07
NOTICE OF PUBLICATION
By Order for service by publication dated the 3 day of January, 2019, you are hereby notified that on the 19 day of November, 2018, Tarrisa Clark filed suit against you for Complaint for Divorce.

You are required to file with the Clerk of the Superior Court and to serve upon plaintiff, Tarrisa Clark, an Answer in writing within sixty (60) days of the date of the order for publication.

Witness, the Honorable John Worcester, Judge of this Superior Court.
This the 3 day of January, 2019
Dana Chastain,
Clerk, Superior Court
N(Jan30,Feb6,13,20)19

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate Dakota Investment Properties, Inc., have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 48 Hughes St., Blairsville, GA, and its initial registered agent at such is Renee Morse.
N(Jan23,30)19

NOTICE

Notice is hereby given that American Mini Storage will hold a Public Auction pursuant to the Georgia Self-Storage Act, Georgia Code Section 10-4-210 to 10-4-215 on Thursday, February 21, 2019 at 2pm at American Mini Storage, 323 State Hwy. 325, Blairsville, GA 30512, County of Union, State of Georgia.

William Smock Unit #176, Janice Graves unit #217, Tanya Jarrard #199.
This auction will be cash sale to highest bidder. Sale subject to cancellation in the event of settlement between owner and obligated party.
N(Jan23,30)19

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Robin M. Cross, Plaintiff
v.

Justin L. Cross, Defendant
Civil Action No. 18-CV-358-SG

NOTICE OF SUMMONS

SERVICE BY PUBLICATION
By: Kristin Stanley
Prorate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706) 439-6006
N(Jan23,30)19

Prorate Judge
By: Kristin Stanley
Prorate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706) 439-6006
N(Jan23,30)19

Witness the Honorable N. Stanley Gunter, Judge of said Court
This the 26 day of December
Judy L. Odum
Clerk of Superior Court
Union County
N(Jan23,30,Feb6,13)19

NOTICE OF SERVICE BY PUBLICATION

Superior Court of Union County, State of Georgia, Civil Action File Number 18-CV-289-JP, Stano Ventures, LLC v. HIGHLAND FALLS COTTAGES, INC., PARK STERLING BANK, as successor, in interest, to CITIZENS SOUTH BANK, HIGHLAND FALLS COTTAGES HOMEOWNER'S ASSOCIATION, INC., GERALD HINNENKAMP ESTATE, c/o KAREN WHITTLE, EXECUTRIX and all parties unknown having any interest in, or right of redemption to, the subject property hereof, known as Union County Tax Map and Parcel Number 088 016 A, according to the present system of numbering properties in Union County, Georgia.

Petition to Quiet Title Filed on 09/21/2018. Service by Publication Order entered on 01/04/2019.

1. Highland Falls, Inc.
2. Any and all parties unknown who may have had any interest in, or right of redemption to, the subject property hereof, identified as follows:

All and only that parcel of land designated as Tax Parcel 088 016 A, lying and being in Land Lot 93 of the 10th Land District, 1st Section, Union County, Georgia, being Lot A, Highland Falls Cottages, Inc., Subdivision, shown in Plat Book 64, Page 40, described in Deed Book 307, Page 442, said plat being incorporated herein by this reference.

By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jan30,Feb6,13,20)19

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF PEYTON MARIE COLLINS, MINOR

ESTATE NO. 19-4
NOTICE
Date of mailing, if any, _____ Date of second publication, if any 2/6/2019
TO: John William Snow III
You are hereby notified that Rodney Wayne Collins and Sheila Marie Collins has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the 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. 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 filing fees.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardian-ship, the Petition will be dismissed. If a natural guardian files an objection to the appointment 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
Address
(706) 439-6006
Telephone Number
N(Jan30,Feb6,13,20)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Thomas Andrew Floyd Jr.,

All debtors and creditors of the estate of Thomas Andrew Floyd Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 25th day of January, 2019.

By: Jacqueline Jean Sexton
5850 Rilely Rd.
Cumming, GA 30028
N(Jan30,Feb6,13,20)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Raymond Lee Gerhart,

All debtors and creditors of the estate of Raymond Lee Gerhart, 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 January, 2019.

By: Jennifer Rose McCreary
8099 N Galena Avenue
Citrus Springs, FL 34434
N(Jan30,Feb6,13,20)19

NOTICE OF SALE

Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Josh Garrett, Unit E25. Sold to the highest bidder on February 11, 2019, 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.
N(Jan30,Feb6)19

NOTICE OF SUPERIOR COURT OF UNION COUNTY

In Re: James Levi McClure and Emily Katharine McClure for Adoption of: S.O.A.V.

Superior Court of Union County; CAAF: SG-18-A4-7

TO: Unknown Father
By Order of the Court for Service by Publication dated January 11, 2019, you are hereby notified that on the 18th day of April, 2018, JAMES LEVI MCCLURE and EMILY KATHARINE MCCLURE filed a Petition for Adoption and a Motion to Terminate Parental Rights to said child. Pursuant § 19-8-10 you are hereby notified to appear and show cause why your parental rights to said child should not be terminated on the 15th day of March, 2019, at 9:00 a.m. at the Union County Courthouse in Blairsville, Georgia.

N(Jan23,30,Feb6,13)19

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA
COUNTY OF UNION

The undersigned does hereby certify that Robert J. Nealy Jr. conducting a business as Nealy Farm, in the City of Blairsville, County of Union, in the State of Georgia, under the name of Nealy Farm, and that the nature of the business is Horse and Cow Hay Sales, and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Robert J. Nealy, Jr & Sally A. Nealy, 192 Flowers Drive, Blairsville, GA 30512
N(Jan23,30)19

NOTICE

(For Discharge from Office and all Liability)
PRORATE COURT OF UNION COUNTY
Re: PETITION OF JOEL DENNIS THOMPSON FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF LINDA SUE SIMMONS THOMPSON, DECEASED.

To whom it may concern:
This is to notify you of file objection, if there is any, to the above referenced petition, in this Court on or before February 11, 2019.

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

Dwain Brackett
Prorate Judge
By: Kristin Stanley
Prorate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706) 439-6006
N(Jan23,30)19

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ROBERT THOMPSON ATKINSON JR., DECEASED

ESTATE NO. 19-2
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE
Lisa Barlow Atkinson has/have petitioned for waiver of bond 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 parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before February 13, 2019.

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(Jan30,Feb6,13,20)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lorton Lee Lewis,
All debtors and creditors of the estate of Lorton Lee Lewis, 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 11th day of January, 2019.

By: Elizabeth Lewis Schellingerhoudt
314 Smoke Rise Ridge
Blairsville, GA 30512
N(Jan16,23,30,Feb6)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lorton Lee Lewis,
All debtors and creditors of the estate of Lorton Lee Lewis, 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 11th day of January, 2019.

By: Elizabeth Lewis Schellingerhoudt
314 Smoke Rise Ridge
Blairsville, GA 30512
N(Jan16,23,30,Feb6)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lum Junior Brown Sr.,
All debtors and creditors of the estate of Lum Junior Brown Sr., 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 January, 2019.

By: Lum Junior Brown Jr.
112 Lum & Joes Walk
Blairsville, GA 30512
N(Jan16,23,30,Feb6)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary Poteste Davenport to the United States of America dated December 22, 1941, recorded in Deed Book EE, Page 358, which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottely being non-exclusive and subject to the rights of others to use the same.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 260 Notla Vista I, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin aka Lori A. Gavin or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services, LLC
Loss Mitigation
3043 Townsgate Road #200, Westlake Village, CA 91361
1-866-549-3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Lori Gavin aka Lori A. Gavin and Timothy Gavin
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1120-22173A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-22173A
N(Jan16,23,30)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of David Charles Martens,
All debtors and creditors of the estate of David Charles Martens, 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 January, 2019.

By: Keith David Martens
2295 Bold Springs Rd.
Dacula, GA 30019
N(Jan30,Feb6,13,20)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Raymond P. Sanford,
All debtors and creditors of the estate of Raymond P. Sanford, 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 January, 2019.

By: Steven R. Sanford
2107 Thomson Hwy.
Lincolnton, GA 30617
N(Jan16,23,30,Feb6)19

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF STACEY KEN GREEN, DECEASED

ESTATE NO. 18-172
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Charles Kevin Green has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Stacey Ken Green, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 11, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
PRORATE JUDGE
By: Kristin Stanley
PRORATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Jan16,23,30,Feb6)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of N. Ray Landers,
All debtors and creditors of the estate of N. Ray Landers, 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 11th day of January, 2019.

By: Nina S. Landers
206 Beacon Hill
Blairsville, GA 30512
N(Jan16,23,30,Feb6)19

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Lori Gavin aka Lori A. Gavin and Timothy Gavin to Mortgage Electronic Registration Systems, Inc. as a nominee for Bank of England dated 11/15/2016 and recorded in Deed Book 1055 Page 663 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$142,373.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 5, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 124, 8th District, 1st Section, Union County, Georgia, being Lot 23, containing 1.11 acres, more or less, of the Notla Vista, I Subdivision, as per plat of survey by Jack Stanley, Union County, Surveyor, dated April 1984 and recorded in Plat Book P, Page 14, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof. The property is subject to all matters as shown on the aforesaid plat.

The property is subject to the Covenants and Restrictions as recorded in Deed Book 133, Pages 456-458, Union County, Georgia Records. The property is subject to a Flowage Easement as recorded in Deed Book EE, Pages 358-361, Union County, Georgia.

Grantor hereby grants and conveys to grantee the right of access in and to the waters of Lake Nottely over and across that portion of the flowage easement in favor of the United States of America, as per plat of survey dated December 22, 1941, recorded in Deed Book EE, Page 358, which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottely being non-exclusive and subject to the rights of others to use the same.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 260 Notla Vista I, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin aka Lori A. Gavin or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services, LLC
Loss Mitigation
3043 Townsgate Road #200, Westlake Village, CA 91361
1-866-549-3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Lori Gavin aka Lori A. Gavin and Timothy Gavin
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1120-22173A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-22173A
N(Jan16,23,30)19

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF MICHELLE SEAY, DECEASED

ESTATE NO. 19-01
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Brittany Renee Combs has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Michelle Seay, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 11, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
PRORATE JUDGE
By: Kristin Stanley
PRORATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Jan16,23,30,Feb6)19

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of N. Ray Landers,
All debtors and creditors of the estate of N. Ray Landers, 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 11th day of January, 2019.

By: Nina S. Landers
206 Beacon Hill
Blairsville, GA 30512
N(Jan16,23,30,Feb6)19

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Douglas Alan Dowdy and Sara A Dowdy to Mortgage Electronic Registration Systems, Inc., as nominee WMC Mortgage Corp. dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1, conveying the after-described property to secure a Note in the original principal amount of \$327,000.00, 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 February 5, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W, page 63 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to the road easement as shown on said plat.
The property is subject to the restrictions recorded in Deed Book 142 pages 28-31, amended in Deed Book 365 page 477 Union County records.

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 1212 Saddle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin aka Lori A. Gavin or tenant or tenants.

Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Ocwen Loan Servicing, LLC
Foreclosure Loss Mitigation
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409
1-877-596-8580
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 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 Lori Gavin aka Lori A. Gavin and Timothy Gavin
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1120-22173A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-22173A
N(Jan16,23,30)19