

# North Georgia News

## Legal Notices for December 18, 2019

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Tim Donovan Kirtley,  
All debtors and creditors of the estate of Tim Donovan Kirtley, 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 6th day of December, 2019.  
By: Wanda Kirtley  
243 Wild Ridge Rd.  
Blairsville, GA 30512  
(NDec11,18,25,Jan1)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Marion E. Lawrence,  
All debtors and creditors of the estate of Marion E. Lawrence, 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 22nd day of November, 2019.  
By: Jeanette Marie Lawrence  
14 Chestate Dr.  
Blairsville, GA 30512  
(NNov27,Dec4,11,18)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Donna Ruth Traxler Ledford,  
All debtors and creditors of the estate of Donna Ruth Traxler Ledford, 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 22nd day of November, 2019.  
By: Billy Michael Ledford  
PO Box 1832  
Blairsville, GA 30514  
(NNov27,Dec4,11,18)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Jo Ann Pike Waddell,  
All debtors and creditors of the estate of Jo Ann Pike Waddell, 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 22nd day of November, 2019.  
By: Charles D. Waddell  
481 Hawks Nest Rd.  
Blairsville, GA 30512  
(NNov27,Dec4,11,18)

**IN THE PROBATE COURT**  
**COUNTY OF UNION**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF  
DAVID JAMES LOVELL, DECEASED  
ESTATE NO. 19-153  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

Schuyler James Lovell has petitioned for Lynda Lovell Turner to be appointed Administrator of the estate of David James Lovell, 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 December 23, 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  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
(NNov27,Dec4,11,18)

**NOTICE OF INTENT TO DISSOLVE**  
Notice is given that a Notice of Intent to Dissolve UCB Coastal Properties, Inc., a Georgia Corporation with its registered office located at 177 HWY 515, Blairsville, Georgia 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

**NOTICE OF INTENT TO DISSOLVE**  
Notice is given that a Notice of Intent to Dissolve UCB Metro Properties, Inc., a Georgia Corporation with its registered office located at 177 HIGHWAY 515, Blairsville, Georgia 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

**NOTICE OF INTENT TO DISSOLVE**  
Notice is given that a Notice of Intent to Dissolve UCB North Georgia Properties, Inc., a Georgia Corporation with its registered office located at 177 HIGHWAY 515, Blairsville, Georgia 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Jose Verhoeven Lusby,  
All debtors and creditors of the estate of Jose Verhoeven Lusby, 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 13th day of December, 2019.  
By: James Brown  
833 Mountain Lake Blvd.  
Blairsville, GA 30512  
(NDec18,25,Jan1,8)

**NOTICE OF INTENT TO DISSOLVE**  
Notice is given that a Notice of Intent to Dissolve UCB NORTH GEORGIA PROPERTIES, INC., a Georgia Corporation with its registered office located at 177 HIGHWAY 515, Blairsville, Georgia 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

**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 Michael Gittens, conducting a business as Michael Gittens / Michael Gittens Ministries, in the City of Blairsville, County of Union in the State of Georgia, under the name of Life's Ambition and that the nature of the business is Christian Book Publishing and diversified Christian Ministries and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Michael E. Gittens and Marilyn N. Gittens, PO Box 2586, Blairsville, GA 30514.

**IN THE SUPERIOR COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
Enotah Judicial Circuit  
CIVIL ACTION NO.  
STATE OF GEORGIA,  
ex rel  
JEFFREY LANGLEY  
DISTRICT ATTORNEY,  
ENOTAH JUDICIAL CIRCUIT,  
Plaintiff,  
vs

All that tract or parcel of land lying and being in Land Lot 66, 1st Section, 9th District of Union County, Georgia, and being more particularly described as follows: Beginning at an iron pin found (1-1/2 open top pipe in a rock) located at the corner common to Land Lots 65,66,79 and 80; thence leave the common corner and run north along the line common to Land Lots 65 and 66 North 01 degree 13 minutes 04 seconds West a distance of 824.37 feet to an iron pin found (1/2" rebar) said iron pin being the TRUE POINT OF BEGINNING THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, leave the common line of Land Lots 66 and 65 and run South 89 degree 43 minutes West for a distance of 126.32 feet to an iron pin set (5/8" rebar) THENCE run North 51 degree 07 minutes 44 seconds West for a distance of 137.51 feet to an iron pin set (5/8" rebar) THENCE run North 16 degree 45 minutes 11 seconds East for a distance of 134.31 feet to an iron pin set (5/8" rebar) THENCE run North 37 degree 34 minutes 51 seconds East for a distance of 303.58 feet to an iron pin set (5/8 rebar) Thence run South 01 degree 11 minutes 57 seconds East for a distance of 637.11 feet to an iron pin found (1/2 rebar), said iron pin being the TRUE POINT OF BEGINNING. Said property contains 1.50 acres more or less. (PROPOSED 30' ACCESS EASEMENT) All that tract of land lying and being in Land Lot 66, 1st Section, 9th District of Union County Georgia and being more particularly described as follows: BEGINNING at an iron pin found (1/2" open top pipe in a rock) located at the corner common to Land Lots 65, 66, 79 and 80; thence leave the common corner and run North along the line common to Land Lots 65 and 66 North 01 degrees 13 minutes 04 seconds West a distance of 824.37 feet to an iron pin found (1/2" rebar); thence leave common line and run South 89 degrees 43 minutes 07 seconds West for a distance of 126.32 feet to an iron pin set (5/8" rebar), said iron pin set being the TRUE POINT OF BEGINNING. THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run South 89 degree 43 minutes 07 seconds West for a distance of 100.67 feet to a point; THENCE run 51 degree 07 minutes 44 seconds West for a distance of 100.67 feet to a point; THENCE run North 38 degrees 52 minutes 16 seconds East for a distance of 30.00 feet to an iron pint set (5/8" rebar); THENCE run South 89 degrees 43 minutes 07 seconds West for a distance of 126.32 feet to an iron pint set (5/8" rebar); THENCE run South 51 degree 07 minutes 44 seconds East for a distance of 137.51 feet to an iron pin set (5/8" rebar), said iron pin being the TRUE POINT OF BEGINNING. Said property contains 0.09 acre more or less. TRACT B and the Proposed 30' Access Easement are more particularly shown on that certain Survey for Community & Southern Bank dated February 6, 2013, prepared by Mark E. Chastain, Surveyor No. 2718, Chastain & Associates, P.C., recorded in Plat Book 66, page 47, plat records of Union County, GA. And A Mobile Home situated on said real property which has been issued a Certificate of Permanent Location as recorded in Deed Book 827 at Page 614 in Union County records.

Defendant in rem.  
RE PROPERTY OF  
ESTATE OF JAMES HAMPTON VEACH and SHARON ELIZABETH VEACH,  
Purported Owner(s)/Interest Holders  
COMPLAINT FOR CONDEMNATION AND FORFEITURE  
The State of Georgia, by and through Jeffrey Langley, District Attorney, Enotah Judicial Circuit, brings this Complaint pursuant to O.C.G.A. Section 16-13-49, to condemn, forfeit, and sell the property described above and shows the Court the following:

1. The real property sought to be forfeited was constructively seized on December 2, 2019 by the filing of a FORFEITURE LIEN in the Office of the Clerk of Towns County Superior Court, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.  
2. Said real property is located in Unions County with a certain residence situated thereon and is subject to the venue and jurisdiction of this Court. Said real property has a street address of 208 Praise the Lord Lane, Blairsville Ga 30512 and is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 66, 1st Section, 9th District of Union County, Georgia, and being more particularly described as follows: Beginning at an iron pin found (1-1/2 open top pipe in a rock) located at the corner common to Land Lots 65,66,79 and 80; thence leave the common corner and run north along the line common to Land Lots 65 and 66 North 01 degree 13 minutes 04 seconds West a distance of 824.37 feet to an iron pin found (1/2" rebar) said iron pin being the TRUE POINT OF BEGINNING THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, leave the common line of Land Lots 66 and 65 and run South 89 degree 43 minutes West for a distance of 126.32 feet to an iron pin set (5/8" rebar) THENCE run North 51 degree 07 minutes 44 seconds West for a distance of 137.51 feet to an iron pin set (5/8" rebar) THENCE run North 16 degree 45 minutes 11 seconds East for a distance of 134.31 feet to an iron pin set (5/8" rebar) THENCE run North 37 degree 34 minutes 51 seconds East for a distance of 303.58 feet to an iron pin set (5/8 rebar) Thence run South 01 degree 11 minutes 57 seconds East for a distance of 637.11 feet to an iron pin found (1/2 rebar), said iron pin being the TRUE POINT OF BEGINNING. Said property contains 1.50 acres more or less. (PROPOSED 30' ACCESS EASEMENT) All that tract of land lying and being in Land Lot 66, 1st Section, 9th District of Union County Georgia and being more particularly described as follows:

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3. Located on the real property is a mobile home which has been issued a Certificate of Permanent Location as recorded in Deed Book 827 at Page 614 in the official records of Union County, Ga.  
4. Said real property was, directly and indirectly, used or intended for use to facilitate the Sales and Distributions of Methamphetamine, a Controlled Substance, in violation of the Georgia Controlled Substances Act (O.C.G.A. 16-13-30)(j)(1)(b) and O.C.G.A. Section 16-13-30(i) respectively). Said residential address was the location of and point of sale for said illegal distributions and was kept-up or maintained through such sales which are alleged to have occurred at said location on or about and between September 25, 2019, and October 6, 2019.

Specifically the State alleges that on September 25, 2019 that Sharon Elizabeth Veach sold approximately one gram of methamphetamine to a Confidential Informant working for the Union County Sheriffs Department. Said sale occurred inside the mobile home located on the real property.  
Further the State alleges that on October 6, 2019 Sharon Elizabeth Veach sold approximately one – eighth (1/8) of an ounce of methamphetamine to a Confidential Informant working for the Union County Sheriffs Department. Said sale occurred within the mobile home located on the real property sought to be forfeited.  
The State further alleges that on November 1, 2019 a search warrant was served on the property sought to be forfeited. Pursuant to the search warrant multiple smoking devices, and a baggie of methamphetamine were found and seized.

5. This seizure was made by an officer empowered by law to make arrests and such seizures, to-wit Investigator Jay McCarter, of the Union County Sheriff's Office.  
6. The owner of record of said real property is the Estate of James Hampton Veach, deceased. The Executor of the Estate is Sharon Elizabeth Veach. The Letters Testamentary are attached hereto as Exhibit B and made a part hereof by reference. The sole beneficiary of the Will of James Hampton Veach is Sharon Elizabeth Veach. A copy of said Will is attached hereto as Exhibit C and made a part hereof by reference.  
7. The above-described property was seized from the Estate of James Hampton Veach and Sharon Elizabeth Veach on account of violation[s] of the Georgia Controlled Substances Act and is contraband and forfeited to the State pursuant to the provisions of O.C.G.A. Section 16-13-49.

8. The real property remains in the custody and control of the said Estate of James Hampton Veach and Sharon Elizabeth Veach or their agents or representatives.  
9. The following persons are the individuals known who may claim an interest in the aforementioned property:  
Estate of James Hampton Veach  
% of Sharon Elizabeth Veach, Executor  
126 Pearley's Top  
Blairsville, GA 30512;  
Sharon Elizabeth Veach as  
Sole Beneficiary of the Estate of James Hampton Veach  
126 Pearley's Top  
Blairsville, GA 30512  
Sharon Elizabeth Veach, Individually  
126 Pearley's Top  
Blairsville, GA 30512  
WHEREFORE, the State prays as follows:

A. That due process issue to enforce the forfeiture;  
B. That a copy of this Petition be served upon the potential claimants named above as provided by law; and,  
C. That in default of a filing of an answer to this complaint within thirty (30) days after the date of service of the summons and complaint, judgment of condemnation, forfeiture and disposition be entered as provided in O.C.G.A. Section 16-13-49.  
D. That, if an answer is filed, a hearing be held without a jury, within sixty (60) days after service of the Petition for Forfeiture, unless continued for good cause;  
E. That the court Order any claimant who fails to establish that a substantial portion of the claimant's interest is exempt from forfeiture, pay to the State of Georgia the actual costs incurred in the investigation and prosecution of this Complaint, including reasonable attorney's fees as provided by O.C.G.A. Section 16-13-49 (f)(3); and  
F. That this Court grant any other relief as may be just and proper under the circumstances.

This 2nd day of December, 2019.  
/Buster Landreau/  
Sidney (Buster) Landreau  
Assistant District Attorney  
Enotah Judicial Circuit  
State Bar No. 970247  
Union County Courthouse  
65 Courthouse Street, Box 6  
Blairsville, GA 30512  
(PH): (706) 439-6027  
NOTICE OF SUMMONS  
The above Petition for Forfeiture was filed in the above styled action on December 2, 2019, seeking forfeiture of the above property on account of a Violation of the Georgia Controlled Substances Act pursuant to O.C.G.A. Section 16-13-19.

Any owner or interest holder is hereby notified to file a verified answer under penalty of perjury with the undersigned within thirty (30) days from the date of last publication herein with Judy Odum  
Clerk Superior Court of Towns County  
65 Courthouse Street Ste 5  
Blairville, Ga 30512  
A copy of any answer should also be mailed or served upon the following  
Buster Landreau  
Assistant District Attorney  
65 Courthouse Street Box 6  
Blairsville, Ga 30512  
(NDec11,18)

**NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION**  
TO: NATHAN C. BALL, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:  
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.  
The right to redeem the following described property, to wit:  
All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Fifty-Six (156) of Owen Glen Subdivision, Phase III containing 1.346 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 06/13/13, as recorded in Plat Book 66, Pages 63-67, ("Plat") Union County records, which description is incorporated herein by reference and made a part hereof.  
Said property is conveyed subject to the designated 50 foot buffer from the centerline of the branch as referenced on the aforesaid Plat.  
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Mollie Stephens, Edward Stephens, June Stephens and Oliver Stephens, all heirs at law of Samuel J. Stephens, deceased to E.S. Dockery, dated April 15, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 34 (bottom), Records of Union County, Georgia.

The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 36 (top), aforesaid Records.  
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Robert J. Butt to E.S. Dockery, Sr., dated November 19, 1956, filed for record November 26, 1956 at 11:00 a.m. recorded in Deed Book NN, Page 418 (top), aforesaid Records.  
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated March 21, 1951, filed for record January 1, 1957 at 10:00 a.m., recorded in Deed Book NN, Page 457 (bottom), aforesaid Records.  
The property is conveyed subject to the Blank Easement from Ivy Log Development, LLC to Blue Ridge Mountain Electric Membership Corporation, a cooperative corporation, undated, filed for record October 4, 2006 at 11:45 a.m., recorded in Deed Book 671, Page 111, aforesaid Records.

The property is conveyed subject to the Easement as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Theodore B. Adams and Brandy C. Adams, as joint tenants with rights of survivorship and not as tenants in common, dated January 18, 2008, filed for record January 29, 2008 at 2:30 p.m., recorded in Deed Book 745, Pages 120, aforesaid Records.  
The property is conveyed subject to the Easements as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Tim Hanson and Linda Hanson, as joint tenants with rights of survivorship and not as tenants in common, dated November 5, 2008, filed for record November 6, 2008 at 11:30 a.m., recorded in Deed Book 779, Page 441, aforesaid Records.  
The property is conveyed subject to the Grant of Flowage Easement from Charles S. Mauney to United States of America, dated December 30, 1941, filed for record December 30, 1941, recorded in Deed Book EE, Page 427, aforesaid Records.

The property is conveyed subject to the Covenants and Restrictions recorded in Deed Book 657, Pages 152-164; Deed Book 744, Pages 85-94; Deed Book 769, Pages 649-716 as amended in Deed Book 774, Pages 499-510; and Deed Book 932, Pages 726-731, Union County Georgia records.  
The property is conveyed subject to the reciprocal easement and operating agreement recorded in Deed Book 769, Pages 717-743 and Deed Book 821, Pages 248-275, Union County Georgia Records.  
The property is conveyed subject to the right of way to Union County, Georgia as recorded in Deed Book 192, Page 162, Union County, Georgia records.  
Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress, utilities and access easement along and through the subdivision rounds as depicted on the above-referenced survey.  
This Deed is given subject to all easements and restrictions of record, if any.

As described in Deed Book 946, Page 62. Further described as Map & Parcel 052018B156. will expire and be forever foreclosed and barred on and after February 1, 2020.  
The tax deed to which this notice relates is dated the 4th day of September, 2018, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125 at Pages 509-510.  
The property may be redeemed at any time before February 1, 2020, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:  
Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for James Gary Davenport  
Georgia Bar No. 821237  
80 Town Square  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
(NDec18,25,Jan1,8)

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
Nationstar Mortgage LLC d/b/a Mr. Cooper  
8950 Cypress Waters Blvd Coppell, TX, 75019  
1-888-480-2432  
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

**THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for  
PAUL A. YEBBA SR. AND SANDY YEBBA  
RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112  
Firm File No. 19-384880 - AmE  
(NNov27,Dec11,18,25,Jan1)

**NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION**  
TO: MURL HOLCOMB, ESTATE OF MURL HOLCOMB, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:  
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.  
The right to redeem the following described property, to wit:  
All that tract or parcel of land lying and being 0.25 acres, more or less, of part of Land Lot No. 15 in the 16th District and 1st Section of Union County, Georgia as shown on a Plat of Survey made by Bruce Hunt, County Surveyor, during April 1972, said plat reading as follows:  
BEGINNING at a point where the centerline of an unnamed Branch intersects the West right of way line of U.S. Highway #19 & 129; thence South with said right of way line S 38° 0' E 190.0 ft; thence S 68° 0' W 20.0 ft to an Iron Pin Set; thence S 68° 0' W 25.0 ft to the centerline of Nottley River; thence along & with the centerline of Nottley River N 48° 45' W 164.0 ft to the intersection of a centerline of Nottley River & the centerline of unnamed Branch; thence with the centerline of said Branch N 40° 0' E 76.0 ft to the point of BEGINNING.  
As described in Deed Book 116, Page 152. Further described as Map & Parcel 099156. will expire and be forever foreclosed and barred on and after February 1, 2020.

The tax deed to which this notice relates is dated the 4th day of September, 2018, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125 at Pages 501-502.  
The property may be redeemed at any time before February 1, 2020, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:  
Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for James Gary Davenport  
Georgia Bar No. 821237  
80 Town Square  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
(NDec18,25,Jan1,8)

**STATE OF GEORGIA COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**  
Pursuant to the power of sale contained in the Security Deed executed by PAUL A. YEBBA SR. AND SANDY YEBBA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUREPOINT LENDING ABN FIRST RESIDENTIAL MORTGAGE NETWORK, INC., its successors and assigns, in the original principal amount of \$161,000.00 dated March 7, 2007 and recorded in Deed Book 696, Page 746, Union County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on January 07, 2020, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOT 95 OF UNION COUNTY, GEORGIA, CONTAINING 3.473 ACRES, MORE OR LESS, AND BEING LOT TWENTY-FOUR (24) OF LANCE MOUNTAIN ACRES, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED 12/7/98 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42 PAGE 43, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY. BEING THE SAME PROPERTY CONVEYED TO PAUL A. YEBBA, SR., BY QUITCLAIM DEED DATED JUNE 14, 2002, OF RECORD IN DEED BOOK 421, PAGE 582, IN THE UNION COUNTY, GEORGIA RECORDS. ALSO, BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO PAUL A. YEBBA, SR. AND SANDRA E. YEBBA, BY WARRANTY DEED DATED JUNE 14, 2002, OF RECORD IN DEED BOOK 423, PAGE 561, IN THE OFFICE AFORESAID.

BEING THE SAME PROPERTY COMMONLY KNOWN AS: 4914 HIGH LANCE ROAD, MORGANTON, GEORGIA 30560 TAX ID NO.: 006-148  
Said property being known as: 4914 HIGH LANCE RD, MORGANTON, GA 30560  
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are PAUL A. YEBBA SR. AND SANDY YEBBA or tenant(s).  
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record survey to the Security Deed first set out above.  
Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
Nationstar Mortgage LLC d/b/a Mr. Cooper  
8950 Cypress Waters Blvd Coppell, TX, 75019  
1-888-480-2432  
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

**THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for  
PAUL A. YEBBA SR. AND SANDY YEBBA  
RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112  
Firm File No. 19-384880 - AmE  
(NNov27,Dec11,18,25,Jan1)