

North Georgia News

Legal Notices for March 22, 2017

NOTICE OF 2ND DUI CONVICTION
BLAIRSVILLE MUNICIPAL COURT
CONVICTED PERSON:
BRYAN NEAL HOLLEY
OFFENSE DATE:
DECEMBER 21, 2016
OFFENSE LOCATION:
WELLSBORN ST
CASE DISPOSITION:
\$1773 FINE, 12 MONTHS PROBATION, 10 DAYS CONFINEMENT, ALCOHOL EVALUATION, RISK REDUCTION PROGRAM, 30 DAYS COMMUNITY SERVICE, INTERLOCK DEVICE,
Cindy Neely
Clerk of Court
Blairsville Municipal Court
Blairsville, GA 30680
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Earl Watson,
All debtors and creditors of the estate of James Earl Watson, 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 23rd day of March, 2017.
By: Troy James Watson
1350 Chattahoochee Run Dr.
Suwanee, GA 30024
Collene Dawn Lee
403 Arrowhatchee Dr.
Winder, GA 30680
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Eloise R. Harper,
All debtors and creditors of the estate of Eloise R. Harper, 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 10th day of March, 2017.
By: Kathy Nan Roberson
179 Cross Creek Rd.
Blairsville, GA 30512
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Joan B. Taylor,
All debtors and creditors of the estate of Joan B. Taylor, 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 7th day of March, 2017.
By: Catherine Ann Jenkins
647 Howells Cir Dr.
Ft. Myers, FL 33905
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Blanche Swain,
All debtors and creditors of the estate of Blanche Swain, 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 3rd day of March, 2017.
By: Benny Collins
1150 Charlie Conn Dr., Apt 25
Young Harris, GA 30582
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ruth Gladys Cantrell,
All debtors and creditors of the estate of Ruth Gladys Cantrell, 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 10th day of March, 2017.
By: Bill Cantrell
1467 Bunker Hill Rd.
Blairsville, GA 30512
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Frances Leavitt Beagle,
All debtors and creditors of the estate of Frances Leavitt Beagle, 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 23rd day of February, 2017.
By: Barbara Beagle Zubriski
75B Dockery Creek Rd.
Young Harris, GA 30582
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Edward Heery, Sr.,
All debtors and creditors of the estate of Charles Edward Heery, 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 20th day of February, 2017.
By: Charles Edward Heery, Jr.
561 Rocky Top Mtn Rd.
Suches, GA 30572
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary Kuntzler,
All debtors and creditors of the estate of Mary Kuntzler, 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 23rd day of February, 2017.
By: Susan Burns
60 Caledonia Rd., Apt 314
Asheville, NC 28803
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Linda Diane Stewart,
All debtors and creditors of the estate of Linda Diane Stewart, 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 24th day of February, 2017.
By: Pamela Kendall Floyd
PO Box 1114
Hiawassee, GA 30546
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Pat Lee,
All debtors and creditors of the estate of Pat Lee, 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 23rd day of February, 2017.
By: Willie L. Argroves
496 Jarrard Gap Rd.
Blairsville, GA 30512
N(Mar15,22,29,Apr5)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Paul Colditz,
All debtors and creditors of the estate of Paul Colditz, 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 17th day of March, 2017.
By: Paul Dennis Colditz
Sheila L. Colditz
54 Hill Lake Rd.
Blairsville, GA 30512
N(Mar22,29,Apr5,12)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JOHNNIE R. HORNEY, SR., DECEASED
ESTATE NO. 2016-144
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Julie Barr
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before April 17, 2017. 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
Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
N(Mar22,29,Apr5,12)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE:
JOHN B. LEDFORD, DECEASED
ESTATE NO. 17-25
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Melva Lynn Ledford for a year's support from the estate of John B. Ledford Deceased, for Decedent's (Surviving Spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before April 17, 2017, 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 on or before the time stated in the preceding sentence. 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
Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
N(Mar22,29,Apr5,12)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JOHNNIE R. HORNEY, SR., DECEASED
ESTATE NO. 2016-144
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Julie Barr
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before April 17, 2017. 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
Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
N(Mar22,29,Apr5,12)

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF SHERRY MORIARTY FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF RICHARD GENE MORIARTY, JR., DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 3, 2017.
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
Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
N(Mar22,29,Apr5,12)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Civil Action No. 2017-Cv-45-Mm, Jack Lowery, Petitioner Vs. Stacy Aron Elliot, All Persons Unknown And All The World Who Claim Or Might Claim Adversely To Plaintiff's Title Property As Set Forth Lying And Being In Land Lot 22 Of The 8th District, 1st Section, Union County, Georgia, And Being Section 2a-1 And 2a-2, And Containing 2 Acres, More Or Less, As Per Plat At Plat Book W, Page 70, And Plat Book V, Page 241, Union County, Georgia Records. Respondents, You Are Hereby Notified That The Above-Styled Action Seeking To Quiet Title To Certain Real Property Located In Union County Was Filed In Said Court On February 8, 2017, And That By Reason Of An Order For Service Or Summons By Publication Entered By The Court On February 27, 2017, You Are Hereby Commanded And Required To File With The Clerk Of Said Court An Answer To The Petition Within Thirty (30) Days Of The Date Of The Order For Service By Publication. Witness The Special Master, E. Martin Putney, III. This 6th Day Of March, 2017.
Judy Odom Clerk Of Superior Court Submitted By: Laura J. Ray Attorney For Petitioner, 506 West Main Street, Blue Ridge, Georgia, State Bar 596277.
N(Mar15,22,29,Apr5)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ERROL GENE KNIGHTON, DECEASED
ESTATE NO. 17-1
The petition of Sherrill Ann Frith Knighton for a year's support from the estate of Errol Gene Knighton, deceased, for decedent's surviving spouse and/or minor children, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before March 27, 2017 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 on or before the time stated in the preceding sentence. 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
N(Mar15,22,29,Apr5)

PROPOSED DRAFT ANNUAL ACTION PLAN
FEDERAL FISCAL YEAR 2017/STATE FISCAL YEAR 2018
The Annual Action Plan is the review of the State's goals, objectives, and community and housing priorities for the upcoming year. The FFY 2017/SFY2018 Annual Action Plan is the fifth and final year implementation of the current five-year (2013-2017) Consolidated Plan. The Plan indicates how the anticipated funds received from the U.S. Department of Housing and Urban Development (HUD) will be implemented for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (NHTF) Programs. The Plan draft includes goals of the priorities, citizen participation/consultation, housing needs assessment for the homeless, and the investment of resources to meet these needs and any minor amendments. It also provides a strategy for meeting the identified needs, addressing barriers to fair housing and lead-based paint hazards, non-housing community development plans, and anti-poverty strategies. The State of Georgia encourages all of its citizens, public agencies and other interested parties to review the contents of the Annual Action Plan and submit their written comments to the agency.
The Public Hearing and Webinar for the FFY2017 Annual Action plan will be held: March 29, 2017- 2:00 p.m. (Conference Room 302)
Department of Community Affairs
60 Executive Park South NE
Atlanta, GA 30329-2231
Use the link below to register for the webinar: <https://attendee.gotowebinar.com/register/2696990254086616066>
A copy of the draft Annual Action Plan will be available for public comment from March 27, 2017 after 5:00 PM through close of business on April 30, 2017.
View and Download the Plan: <http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.
To request a hardcopy, send an email to housingplanning@dca.ga.gov
The Goals and Method of Distributions on how the State intends to implement the following programs can be reviewed here: <http://www.dca.state.ga.us/communities/CDBG/index.asp>
ESG and HOPWA programs can be reviewed here: <http://www.dca.state.ga.us/housing/HousingDevelopment/specialneeds/programs/esg.asp>
NHTF can be reviewed here: <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/NationalHousingTrustFund.asp>
Submit comments in writing to: Department of Community Affairs
ATTN: ANNUAL ACTION PLAN PUBLIC COMMENTS
60 Executive Park South Atlanta Georgia 30329
Or email to housingplanning@dca.ga.gov
DCA complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who are may need auxiliary aids or special modification to participate in the public comment process should call (404) 679-4840.
N(Mar22,29,Apr5)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner, v.
A TRACT OF LAND IN LAND LOTS 304 AND 305, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 2.589 ACRES AND A TRACT OF 0.033 ACRE, AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR; HERBERT E. ARROWOOD AND THERESA CROP n/k/a THE RESA ANN ARROWOOD, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 304 and 305 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 304 and 305, Union County, Georgia, consisting of Tract 1, containing 2.589 acres, and Tract 2, containing 0.033 acres, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. No. 2763, filed of record in Plat Book 68, Page 275 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Being the same property described in Deed Book 982, Pages 224-225 and Deed Book 225, Page 86, Union County, Georgia records.
Said property being further described as Union County Tax Map and Parcel B02210.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 9, 2016, and that by reason of an Order for Service by Publication entered by the Court on February 13, 2017, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 21st day of February, 2017.
Judy L. Odom
Clerk of Superior Court, Union County
N(Mar15,22,29,Apr5)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: Name Change of
ROBERT DARRIC GREEN
ROBERT DARRIC MALLETT (alias), Petitioner
Civil Action File No: 17CV101SG
Notice of Filing Petition to Change Name of Adult
An action was filed in the Superior Court of Union County on 3/15/2017, to change the Petitioner's name as follows:
Petitioner's Name: Robert Darric Green
Desired New Name: Robert Darric Mallette
Any interested party has the right to appear in this case and file objection before the final judgement is ordered in this case.
Dated: 3/15/2017
Robert Darric Green
225 Beasley Trail
Blairsville, GA 30512
706-809-7123
bobmallette4@gmail.com
N(Mar22,29,Apr5,12)

IN THE SUPERIOR COURT OF UNION COUNTY
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N(Mar22,29,Apr5,12)

NOTICE OF SALE UNDER POWER
GEORGIA UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Linda Blanchard and Charles P Blanchard to Transland Financial Services, Inc., dated May 7, 2001, recorded in Deed Book 403, Page 348, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 427, Page 798, Union County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 by assignment recorded in Deed Book 885, Page 590, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-TWO THOUSAND SIX HUNDRED FORTY-ONE AND 0/100 DOLLARS (\$62,641.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's 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. U.S. Bank National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Linda Blanchard and Charles P Blanchard or a tenant or tenants and said property is more commonly known as 432 Fern Valley Lane, Blairsville, Georgia 30512. 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. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 as Attorney in Fact for Linda Blanchard and Charles P Blanchard McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosureonline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 244 in the 9th District, 1st Section of Union County, Georgia, being Lot # 14 in Fernbrook Subdivision and having the same metes, bounds and dimensions as shown for said lot in that certain plat of survey by Rochester & Associates, Registered Land Surveyor #1534, dated July 30, 1997 which is recorded in Plat Book 40, page 184 in the Office of the Clerk of Superior Court of Union County, Georgia and which said plat and its record thereof, are by reference, incorporated herein for descriptive and all other legal purposes. Less and except any portion of the lot conveyed to Union County by ROW Deed at Deed Book 658, page 211, Union County Records. mrx/plr 4/4/17 Our file no. 562416 - FT5
N(Mar15,22,29,Apr5)

NOTICE OF SALE UNDER POWER
GEORGIA UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Linda Blanchard and Charles P Blanchard to Transland Financial Services, Inc., dated May 7, 2001, recorded in Deed Book 403, Page 348, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 427, Page 798, Union County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 by assignment recorded in Deed Book 885, Page 590, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-TWO THOUSAND SIX HUNDRED FORTY-ONE AND 0/100 DOLLARS (\$62,641.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's 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. U.S. Bank National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Linda Blanchard and Charles P Blanchard or a tenant or tenants and said property is more commonly known as 432 Fern Valley Lane, Blairsville, Georgia 30512. 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. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 as Attorney in Fact for Linda Blanchard and Charles P Blanchard McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosureonline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 244 in the 9th District, 1st Section of Union County, Georgia, being Lot # 14 in Fernbrook Subdivision and having the same metes, bounds and dimensions as shown for said lot in that certain plat of survey by Rochester & Associates, Registered Land Surveyor #1534, dated July 30, 1997 which is recorded in Plat Book 40, page 184 in the Office of the Clerk of Superior Court of Union County, Georgia and which said plat and its record thereof, are by reference, incorporated herein for descriptive and all other legal purposes. Less and except any portion of the lot conveyed to Union County by ROW Deed at Deed Book 658, page 211, Union County Records. mrx/plr 4/4/17 Our file no. 562416 - FT5
N(Mar15,22,29,Apr5)

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