

North Georgia News

Legal Notices for June 1, 2016

NOTICE TO DEBTORS AND CREDITORS GEORGIA, UNION COUNTY.

All creditors of the Estate of GEORGE F. QUINN, deceased, late of Union County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

CARROL M. QUINN, ADMINISTRATRIX
OF THE ESTATE OF GEORGE F. QUINN, DECEASED
Charles Crawford
Attorney at Law
P. O. Box 520
Cartersville, GA 30120
770-386-4800
N(May18,25,Jun1,8)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of David Scott Camp,
All debtors and creditors of the estate of David Scott Camp, 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 2nd day of May, 2016.
By: William Robert Schakot
127 Copperhead Rd.
Blairsville, GA 30512
N(May11,18,25,Jun1)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robert Vaden Jones,
All debtors and creditors of the estate of Robert Vaden Jones, 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 2nd day of May, 2016.
By: Beverly J. Penney
256 Ashley Cir.
Blairsville, GA 30512
N(May11,18,25,Jun1)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of George F. Quinn,
All debtors and creditors of the estate of George F. Quinn, 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 5th day of May, 2016.
By: Carroll M. Quinn
89 Walnut Springs Rd.
Blairsville, GA 30512
N(May11,18,25,Jun1)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Claude B. McEwen,
All debtors and creditors of the estate of Claude B. McEwen, 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 2nd day of May, 2016.
By: Julie Belle McEwen
2781 Memorial Dr., SE
Atlanta, GA 30317
N(May11,18,25,Jun1)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Laurene T. Abercrombie,
All debtors and creditors of the estate of Laurene T. Abercrombie, 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 May, 2016.
By: Helen Colwell
56 Pat Colwell Rd.
Blairsville, GA 30512
N(May11,18,25,Jun1)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Billy Junior Marr,
All debtors and creditors of the estate of Billy Junior Marr, 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 2nd day of May, 2016.
By: Marie Gamise Marr
169 Scott Dr.
Winder, GA 30680
N(May11,18,25,Jun1)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Venicia Henrietta Davenport,
All debtors and creditors of the estate of Venicia Henrietta Davenport, 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 9th day of May, 2016.
By: Larry Cseh
5423Janice Ln.
Stone Mountain, GA 30087
N(May18,25,Jun1,8)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ray Anthony Couch,
All debtors and creditors of the estate of Ray Anthony Couch, 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 May, 2016.
By: Tina Couch Anderson
105 John St.
Fayetteville, GA 30215
N(May18,25,Jun1,8)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robert Paul Treutel Jr,
All debtors and creditors of the estate of Robert Paul Treutel, 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 19th day of May, 2016.
By: Frances Adele Treutel
111 Pidgeon Rd.
Wewahitchka, FL 32465
N(May18,25,Jun1,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James M. Williams,
All debtors and creditors of the estate of James M. Williams, 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 18th day of May, 2016.
By: James Kelley Williams
PO Box 1993
Blairsville, GA 30514
N(May25,Jun1,8,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Teresa Tidwell Turner,
All debtors and creditors of the estate of Teresa Tidwell Turner, 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 16th day of May, 2016.
By: Raymond B. Lail
1800 Peachtree St., Suite 300
Atlanta, GA 30309
N(May25,Jun1,8,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lorene Stogsdill,
All debtors and creditors of the estate of Lorene Stogsdill, 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 May, 2016.
By: Betty Cotner
1656 New Hope Rd.
Morgantown, GA 30560
N(May25,Jun1,8,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ella Sue Hamby,
All debtors and creditors of the estate of Ella Sue Hamby, 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 19th day of May, 2016.
By: Tony R. Hamby
75 Wellborn Branch Dr.
Blairsville, GA 30512
N(May25,Jun1,8,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Kimberly Fleming,
All debtors and creditors of the estate of Kimberly Fleming, 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 May, 2016.
By: Jeffery A. Fleming
226 Fairview Rd.
Blairsville, GA 30512
N(May25,Jun1,8,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Catherine V. Cordell,
All debtors and creditors of the estate of Catherine V. Cordell, 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 19th day of May, 2016.
By: Craig E. Cordell
72 Wauneta Ln.
Young Harris, GA. 30582
N(May25,Jun1,8,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty Brown,
All debtors and creditors of the estate of Betty Brown, 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 May, 2016.
By: Steve Savage
226 Asa Dorsey Rd.
Cleveland, GA 30528
N(May25,Jun1,8,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Peter Steven Norling,
All debtors and creditors of the estate of Peter Steven Norling, 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 27th day of May, 2016.
By: Peter Steven Norling,
Personal Representative
538 Jones Rd.
Blairsville, GA 30512
N(Jun1,8,22)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME

STATE OF GEORGIA
COUNTY OF UNION
The undersigned does hereby certify that Stay Georgia Mountains, LLC is conducting business in the County of Union, State of Georgia, under the name of Rent Georgia Mountains. The nature of the business is vacation home rentals and property management. The names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Stay Georgia Mountains, LLC, Trevor C. Lariscy, Sole Member, 108 Blue Ridge Highway, Suite 10, Blairsville, GA 30512. This instrument is made pursuant to provisions of O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court, Union County, Georgia.
This 28th day of May, 2016.
Stay Georgia Mountains, LLC
By: Trevor, C. Lariscy
Registered Agent
N(Jun1,8)B

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF MARY ELAINE MARSH GILLETTE WAINRIGHT FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF PAULINE B. MARSH, DECEASED.
(Strike the following paragraph if no interested party is required to be served by publication):
TO: John Harrison Marsh, III
(List here all unknown interested parties and known interested parties having unknown addresses to be served by publication) and (all and singular the heirs of said decedent), (the beneficiaries under the will,) and 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 June 13, 2016.
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 CLERK
65 Courthouse St., Suite 8
Blairsville, GA 30512
ADDRESS(706) 439-6006
TELEPHONE NUMBER
N(May18,25,Jun1,8)B

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF AMY SHORTALL FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ATHOL H. BULLOCK, 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 June 13, 2016.
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(Jun1)B

HUMANE SOCIETY ANNUAL MEMBERSHIP MEETING

The HSMS Annual Membership Meeting will be held on June 15 at 5:30 in the Community Room of United Community Bank.
N(May18-Jun15)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF
FREDERICK RICHARD WHITE, DECEASED
ESTATE NO. 16-59
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Johnny White, Heather White, and Meagan White
Wayne Tanner has petitioned to be appointed Administrator(s) of the estate of Frederick Richard White, deceased, of said County. 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 June 6, 2016. All pleadings/objections must be signed under oath 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(May11,18,25,Jun1)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF
CONDICE PATTERSON COLLINS, DECEASED
ESTATE NO. 16-60
NOTICE OF PETITION TO FILE
FOR YEAR'S SUPPORT
The Petition of Melvin Collins for a year's support from the estate of Condice Patterson Collins Deceased, of Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before June 6, 2016, 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 CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(May11,18,25,Jun1)B

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 Phillip A. Nichols to PNC Mortgage, a division of PNC Bank, National Association, dated March 27, 2015, recorded in Deed Book 1002, Page 547, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND NINE HUNDRED THIRTY AND 0/100 DOLLARS (\$132,930.00), 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 June, 2016, 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. PNC Bank, National Association 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: PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is Phillip A. Nichols or a tenant or tenants and said property is more commonly known as 1528 Old Gum Log Rd, 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. PNC Bank, National Association as Attorney in Fact for Phillip A. Nichols McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 169 OF UNION COUNTY, GEORGIA CONTAINING 2.0 ACRES, MORE OR LESS, AND BEING TRACT 2, AS SHOWN ON A PLAT OF SURVEY BY NORTHSTAR LAND SURVEYING, DATED MARCH 22, 1999 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGE 168. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. BY FEE SIMPLE DEED FROM WILLIAM JONATHAN NICHOLS AND GRETA LYNN COLLINS, AS SET FORTH IN DEED BOOK 682, PAGE 614, DATED 12/18/2006 AND RECORDED 12/20/2006, UNION COUNTY RECORDS, STATE OF GEORGIA. TAX ID: 06900068 MR/bdr1 6/7/16 Our file no. 5127916 - FT8
N(May11,18,25,Jun1)B

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Shaun Cole and Lisa Cole to Mortgage Electronic Registration Systems, Inc., as nominee for Avelo Mortgage, L.L.C. D/B/A Sendorra Funding dated 7/26/2007 and recorded in Deed Book 720 page 671 and modified at Deed Book 853 Page 63 Union County, Georgia records; as last transferred to or acquired by Citibank, N.A., as Trustee for GSAA Home Equity Trust 2007-10, Asset-Backed Certificates, Series 2007-10, conveying the after-described property to secure a Note in the original principal amount of \$206,500.00, 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 June 07, 2016 (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:
A certain tract or parcel of land in Union County, in the State of Georgia, described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 21 OF UNION COUNTY, GEORGIA, CONTAINING 1.400 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED AUGUST 29, 2002 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 136. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE-DESCRIBED PROPERTY.
SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED AT DEED BOOK 252, PAGE 603; SUBJECT TO ELECTRICAL LINE EASEMENT RECORDED AT DEED BOOK 135, PAGE 87-88 AND DEED BOOK 252, PAGE 102 SUBJECT TO RESTRICTIONS AND COVENANTS RECORDED AT DEED BOOK 564, PAGE 220, UNION COUNTY, GEORGIA RECORDS
THIS CONVEYANCE is made subject to all zoning, ordinances, easements and restrictions of record affecting said bargained premises.
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 2360 Franklin Drive aka, 309 Franklin Drive, 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): Shaun Martin Cole 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.
Citibank, N.A., as Trustee for GSAA Home Equity Trust 2007-10, Asset-Backed Certificates, Series 2007-10 as agent and Attorney in Fact for Shaun Cole and Lisa Cole
Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1017-662271A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-662271A
N(May11,18,25,Jun1)B

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER IN SECURITY DEED

By virtue of a Power of Sale contained in that certain Security Deed from Ruenelle Head Allen and J. Benny Allen to Robert L. Head and Carol Head dated 26th day of March, 2014, recorded in Deed Book 971, Page 17, 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 Fifty Eight Thousand Five Hundred Sixty Eight and No/100 (\$158,568.00) Dollars, with additional draws and with interest thereon as provided for therein there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2016, the following described property:
All that tract or parcel of land lying and being in the Land Lots 279 & 280, 9th District, 1st Section of Union County, Georgia, containing 3.095 acres, more or less, and being Lot Thirty (30) of The Orchard Subdivision, Phase II, as shown on a Plat of Survey by Landtech Services, Inc., RS #2835, dated 03/08/2002 and recorded in Union County records in Plat Book 50, Page 60, Union County records, which description is incorporated herein, by reference hereto, and made a part hereof.
The property is subject to road easements as shown on said Plat.
The property is subject to the restrictions as shown on the attached Exhibit "A" which is incorporated herein by reference.
The property is subject to the Water Agreement with Notia Water Authority recorded in Deed Book 383, Page 445, Union County records.
Grantor grants to Grantee a non-exclusive perpetual easement for the use of the Subdivision roads for ingress and egress to the above property.
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.
Said property is commonly known as:446 Julius Chambers Drive, Blairsville, GA 30512
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the parties in possession of the property are Ruenelle Head Allen and J. Benny Allen or tenant(s)
ROBERT L. HEAD and CAROL HEAD as Attorney in Fact for RUELLE HEAD ALLEN AND J. BENNY ALLEN
Contact: Cary D. Cox
CARY D. COX, P.C.
P.O. Box 748
Blairsville, GA 30514
(706) 745-7420
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(May11,18,25,Jun1)B