

# North Georgia News

## Legal Notices for July 17, 2024

### NOTICE

All creditors of the estate of JoeAnne Hutchinson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 8th day of July, 2024.  
BY: Patrick Milton Hutchinson  
2309 Balboa Rd.  
Austin, TX 78733  
(NJul17,24,31,Aug7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lucien Gerard Rousseau  
All creditors of the estate of Lucien Gerard Rousseau, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 11th day of July, 2024.  
BY: Elizabeth R. Wagner,  
Personal Representative  
1690 Stone Village Lane, NW, Suite 322  
Kennesaw, GA 30152  
ATTORNEY: Erika K. Orcutt  
1690 Stone Village Lane, NW, Suite 322  
Kennesaw, GA 30152  
(NJul17,24,31,Aug7)

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
SUSAN ALICE WILSON  
DECEASED  
ESTATE NO. 2024-90  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Bethany Kaye Wilson has petitioned to be appointed administrator(s) of the estate of Susan Alice Wilson deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before July 22, 2024.

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  
(NJul17,24,31,Aug7)

### NOTICE OF 2ND DUI CONVICTION

Towns County Probate Court  
01. Name of Offender  
Jeffrey Neal Moon  
02. Address of Offender  
8960 Blue Ridge Pkwy  
Blairsville, GA 30512  
03. County of Residence: Union  
04. Name of Newspaper for Publication: North Georgia News  
05. 04/27/24  
Date of Arrest  
1:42 P.M.  
Time of Arrest  
Towns County  
Place of Arrest  
06. Date of Conviction: 07/02/2014  
07. Disposition: Fined \$2292.00; 12 Months Probation; 72 hours to serve in the Towns County Jail; License Suspension; 30 days of Community Service Work; DUI school; Obtain a Clinical Evaluation; Ignition Interlock Device; Drug Screening; Seizure of License Plates; No Alcohol Provision  
(NJul17)

### PUBLIC NOTICE

The Blairsville Airport Advisory Board will have regular meetings on 7/25/2024, 8/15/2024, and 9/19/2024 at 12:00pm in the conference room at 579 Airport Terminal Rd. Blairsville, GA 30512.  
(NJul17)

### ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

Vehicle Make: Audi  
Year: 2014  
Model: Q5  
Vehicle ID #: WA1LFAFP2EA052702  
Vehicle License #: NA  
Present location of vehicle: 2501 Beck Industrial Blvd., Fort Payne, AL 35967  
You are hereby notified that a petition was filed in the Magistrate Court of Union County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.  
Anyone with an ownership interest in this vehicle may file an answer to this petition on or before:  
Answer forms may be found in the Magistrate Court Clerk's office located at:  
Forms may also be obtained online at www.georgiamagistratecouncil.com.  
(NJul10,17)

### ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

Vehicle Make: Ford  
Year: 2018  
Model: Expedition  
Vehicle ID #: 1FMJUZAT6JEA01103  
Vehicle License #: NA  
Present location of vehicle: 311 Flour Mill Dr., Dalton, GA 30721  
You are hereby notified that a petition was filed in the Magistrate Court of Union County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.  
Anyone with an ownership interest in this vehicle may file an answer to this petition on or before:  
Answer forms may be found in the Magistrate Court Clerk's office located at:  
Forms may also be obtained online at www.georgiamagistratecouncil.com.  
(NJul10,17)

### IN THE PROBATE COURT

COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JACOB ISAIAH LYNCH,  
DECEASED  
ESTATE NO. 2024-99  
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-  
PORT

The petition of Christina Lynch, for a year's support from the estate of Jacob Isiah Lynch, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before August 5, 2024, 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 proceeding 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  
(NJul10,17,24,31)

### NOTICE OF INTENTION FOR WRITE-IN CANDIDACY

I, Laurie Yvonne Benson, hereby give notice that I intend to be a Write-in candidate for the office of: Country Corner in the General or Special Election to be held on the 5th day of November, 2024; and I would like my name to appear on the Certified List of Write-In Candidates as: Laurie Yvonne Benson that I am candidate is eligible to hold such office and that my address is:  
75 Bonnie Ln  
Blairsville, GA 30512  
Union County, District 51, 7 years in District and that I am qualified to vote in the said election

Signed Laurie Yvonne Benson  
Dated 7/12/24  
(NJul17,24,31)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Mona Lee Hackney  
All creditors of the estate of Mona Lee Hackney, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 5th day of July, 2024.  
BY: Robert William Hisey  
131 Fifth Street  
Clyo, GA 31303  
(NJul10,17,24,31)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John Joseph Mahon  
All creditors of the estate of John Joseph Mahon, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 5th day of July, 2024.  
BY: Patricia Ann Gordon  
82 Rushing Water Drive  
Blairsville, GA 30512  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
(NJul10,17,24,31)

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
WAYNE FRANK GIORDANO  
DECEASED  
ESTATE NO. 2024-103  
PETITION BY PERSONAL REPRESENTATIVE FOR  
WAIVER  
OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE

Samuel Joseph Giordano has/have petitioned for waiver of bond, waiver of reports, waiver of statements, 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 persons 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 by 10:00 a.m. on or before August 12, 2024.

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 Street, Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
(NJul17,24,31,Aug7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Renee Arlene Satterfield  
All creditors of the estate of Renee Arlene Satterfield, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 12th day of July, 2024.  
BY: Patricia Gaile Buice a/k/a Gaile Buice  
207 Runaway Road  
Blairsville, GA 30512  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
(NJul17,24,31,Aug7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Terry Alan Crutcher  
All creditors of the estate of Terry Alan Crutcher, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 12th day of July, 2024.  
BY: Kristin Henry  
6588 Bluebird Drive  
Maple Grove, MN 55369  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
(NJul17,24,31,Aug7)

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
NORMAN LEE FLETCHER  
DECEASED  
ESTATE NO. 2024-83  
NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.  
TO: Any Unknown Heirs of Norman Lee Fletcher  
[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before July 29, 2024

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  
(NJul10,17,24)

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
JACK J. HARRRELL  
DECEASED  
ESTATE NO. 2024-88  
NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.  
TO: Any Unknown Heirs of Jack J. Harrell  
[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before July 29, 2024.

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  
(NJul10,17,24)

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
VIRGIL RAYMOND WATKINS  
DECEASED  
ESTATE NO. 2024-64  
PETITION BY PERSONAL REPRESENTATIVE FOR  
WAIVER  
OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE

Deborah A. Deaver has/have petitioned for waiver of reports and waiver of statements, in regards to the above estate. All interested persons 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 by 10:00 a.m. on or before July 29, 2024.

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 Street, Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
(NJul10,17,24)

### ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

Date 7/12/2024  
Vehicle Make: BMW Year: 2015 Model: 3 Series  
Vehicle ID #: WBA3A5G6FNS84560  
Vehicle License #: RXA6491 State: GA  
You are hereby notified, in accordance with OCGA 40-11-19 (a)(2), that the above-referenced vehicle is subject to a lien and petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.  
The vehicle is currently located at 11 Birnie Deyton Dr, Blairsville, GA 30512  
Anyone with an ownership interest in this vehicle should contact the following business immediately:  
Business Name: Young's Wrecker Service, LLC  
Impound Date: 3/1/2023  
Address: 294 Old Blue Ridge Hwy  
294 Old Blue Ridge Hwy  
Blairsville, GA 30512  
Telephone #: 706-745-4860  
(NJul17,24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Richard Williams McGinnis  
All creditors of the estate of Richard Williams McGinnis, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 28th day of June, 2024.  
BY: Douglas R. McGinnis  
111 Lowell Lane  
Blairsville, GA 30512  
Cynthia McGinnis Kirksey  
100 Old Sod Lane  
Blairsville, GA 30512  
(NJul10,17,24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John G. McCartney  
All creditors of the estate of John G. McCartney, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 28th day of June, 2024.  
BY: Elizabeth McCartney  
216 Beasley Trail  
Blairsville, GA 30512  
(NJul10,17,24)

### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Enotah Judicial Circuit  
STATE OF GEORGIA,  
ex rel  
Jeffrey Langley  
DISTRICT ATTORNEY,  
Enotah JUDICIAL CIRCUIT,  
Plaintiff,  
vs  
2020 Honda Accord, VIN 1HGCV1F43LA100561  
\$1,829.00 in United States Currency,  
Defendant in rem,  
RE PROPERTY OF  
Neelkumar Dineshb Patel, Vasanthi Darsi,  
Bethany Fryer, Eighteen hundred twenty nine dollars and 2020 Honda Accord, VIN #1HGCV1F43LA100561,

Purported Owner(s)/Interest Holders  
CIVIL ACTION NO. SUCV2024000225  
NOTICE OF PROCEEDINGS  
TO – Neelkumar Patel  
Vasanthi Darsi  
Bethany Fryer and  
Any and all claimants or interest holders in the above described property  
You are hereby notified that the above -styled action seeking forfeiture of the above-styled real and personal property was filed in the Superior Court of Union County on the 8th day of July, 2024 pursuant to O.C.G.A. §9-16-12.

Said action alleges that you may have an interest in the above-described defendant property. You are hereby commanded and required to file with the Clerk of the Superior Court of Union County and serve upon Buster Landreaux, Assistant District Attorney, Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, Georgia 30512, an answer to the Complaint within thirty (30) days of the date of final publication, that is to say within thirty (30) days of the second publication. If you fail to do so, judgment pursuant to O.C.G.A. §9-16-12 (e) shall be taken against you for the relief demanded in the complaint.

This 8th day of July, 2024  
Tami Williams  
Deputy Clerk Union County Superior Court  
Enotah Judicial Circuit  
(NJul10,17)

### STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN SECURITY DEED

Under and by virtue of the power of sale contained in that certain Security Deed from Jimmy Lee Meeks to Linda J. D'Allen for and during her natural life and then to Jenny Hobby and Julie Newton, dated October 3, 2012, and recorded October 4, 2012 in Deed Book 916, Pages 699-701, Union County, Georgia Records, said Deed to Secure Debt having been given to secure a Note dated October 3, 2012, in the original sum of SEVENTY-TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$72,588.00) and all renewals thereof, with interest from date at rate stated in said Note on the unpaid principal balance until paid, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday in August, 2024, which is August 6, 2024, by Linda J. D'Allen, the following described real property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 239 IN THE 9TH DISTRICT AND 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.474 ACRES, AS SHOWN AND MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY FOR LINDA J. D'ALLEN, BY CLEVELAND & COX LAND SURVEYING, LLC, ROGER L. OWENBY, GRLS, DATED 9/5/12, AND RECORDED IN PLAT BOOK 65, PAGE 65, UNION COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE; TOGETHER WITH ALL OF GRANTEE'S RIGHT, TITLE AND INTEREST TO THAT LAND LYING BETWEEN THE AFORESAID TRACT AND THE CENTERLINE OF KELLEY DRIVE, SUBJECT TO THE ROAD RIGHT OF WAY.

The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of, among other possible events of default, default in the payment of the indebtedness secured thereby. This sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law). The property will be sold as the property of The Aforesaid Grantor subject to the following: (1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments; if any; (5) unpaid water and sewage bills, that constitute liens against the property; whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. 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. To the best of the undersigned's knowledge and belief, the party in possession is Jimmy Lee Meeks. The property is located at 48 Kelley Drive, Blairsville, Georgia 30512. The undersigned will execute a deed to the purchaser at said sale as provided by the Deed to Secure Debt.

Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, with the name address and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

Linda J. D'Allen  
Attorney in Fact for  
Jimmy Lee Meeks  
Rebecca Kendrick  
Kendrick & Associates Law, P.C.  
P.O. Box 1286  
Blairsville, GA 30514  
706-400-5055  
This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose.  
(NJul10,17,24)

### 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 grantee, as nominee WMC Mortgage Corp., its successors and assigns 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 August 6, 2024 (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 84 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): Dowdy Family Home Trust or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100  
West Palm Beach, FL 33409 (800) 750-2518  
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.

U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A. Dowdy Aldridge PLLC, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E. Suite 700, Atlanta, Georgia 30305, (404) 994-7400.  
1017-6786A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6786A  
(NJul10,17,24,31)

### STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER  
Pursuant to the power of sale contained in the Security Deed executed by RANDALL TWIGGS AND KATE C. TWIGGS TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, LLC in the original principal amount of \$225,000.00 dated May 19, 2008 and recorded in Deed Book 761, Page 706, Union County records, said Security Deed being last transferred to COMPU-LINK CORPORATION D/B/A CELINK in Deed Book 1382, Page 450, Union County records, 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 August 06, 2024, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 3 OF UNION COUNTY, GEORGIA, CONTAINING 0.911 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX SURVEYING, LLC, DATED MAY 7, 2008, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 57, PAGE 211. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUB-DIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.  
Said property being known as: 10337 MURPHY HWY BLAIRSVILLE, GA 30512.

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are RANDALL TWIGGS AND KATE C. TWIGGS 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 superior 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:

Compu-Link Corporation  
3900 Capital City Blvd  
Lansing, MI 48906  
1-866-654-0020  
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.

COMPU-LINK CORPORATION D/B/A CELINK, as Attorney-in-Fact for  
RANDALL TWIGGS AND KATE C. TWIGGS  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
13010 Morris Rd.  
Suite 450  
Alpharetta, GA 30004  
Phone: 470.321.7112  
Firm File No. 24-210126 - LIV  
(NJul10,17,24,31)

### NOTICE OF SALE UNDER POWER GEORGIA, WALTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Geoffrey White and Stacy White, as grantors, to Darrell A. Smith as grantee, dated May 15, 2023, recorded in Deed Book 1348, Page 45, Union County, Georgia Records ("Security Deed"), conveying the after-described property to secure a Note in the original principal amount of \$36,837.50 ("Note"), 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 August, 2024, 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 the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Darrell A. Smith is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The person or entity that has full authority to negotiate, amend