

# North Georgia News

## Legal Notices for January 29, 2020

**NOTICE OF 2ND DUI CONVICTION**  
BLAIRSVILLE MUNICIPAL COURT  
CONVICTED PERSON: Keith George Klyberg  
OFFENSE DATE: June 18, 2019  
OFFENSE LOCATION: Bob Head Street  
CASE DISPOSITION: Guilty, \$1702.50 Fine, 12 Months' Probation, 30 Days of Community Service, 10 Days Confinement, Submit to Clinical Evaluation & any treatment deemed necessary, Random Drug Screens, Risk Reduction Program-DUI Program, Random alcohol/drug test, Submit \$25.00 photo publication fee, Submit \$40.00 Drug Screen

N(Jan29, Feb5)

### NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate The Massage Place, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 2864 Loving Rd, Morganton, GA 30560 and its initial registered agent at such address is Dawn Gunter.

N(Jan29, Feb5)

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

CIVIL ACTION FILE NO. SUCV2019000407  
CAROL J. ROBERSON

Petitioner,  
vs.  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 81 & 100, OF THE 9TH DISTRICT, 1ST SECTION, OF UNION COUNTY, GEORGIA, BEING FURTHER DESCRIBED AS TRACT 2, BEING .435 ACRES AS DEPICTED ON A PLAT OF SURVEY FOR LAURA DERRICO, DATED 03/26/18, AND RECORDED IN PLAT BOOK 71, PAGE 318, UNION COUNTY, GEORGIA RECORDS. SAID PROPERTY BEING FURTHER DESCRIBED ON THE ATTACHED EXHIBIT "A".  
vs.  
ANNE TOPPING BOURNE, Individually, and as Trustee for ELIZABETH B. MORGAN, under Trust Agreement dated February 13, 1996, and as Co-Executor of the Estate of Elizabeth Bourne Anderson Morgan, MATTHEW CLARKE BOURNE, Individually, and as Trustee for ELIZABETH B. MORGAN, under Trust Agreement dated February 13, 1996, and as Co-Executor of the Estate of Elizabeth Bourne Anderson Morgan, HUBERT YOUNG WILLIAMS, III, his heirs and/or assigns, ROBERT DAVID ANDERSON, EMILY BATTLE BOURNE, and ELIZABETH BRIGHT BOURNE CARTER.  
vs.  
ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONERS TITLE IN THE ABOVE REFERENCED PROPERTY, Respondents.

### NOTICE OF PUBLICATION

TO: ANNE TOPPING BOURNE, Individually, and as Trustee for ELIZABETH B. MORGAN, under Trust Agreement dated February 13, 1996, and as Co-Executor of the Estate of Elizabeth Bourne Anderson Morgan, MATTHEW CLARKE BOURNE, Individually, and as Trustee for ELIZABETH B. MORGAN, under Trust Agreement dated February 13, 1996, and as Co-Executor of the Estate of Elizabeth Bourne Anderson Morgan, HUBERT YOUNG WILLIAMS, III, his heirs and/or assigns, ROBERT DAVID ANDERSON, EMILY BATTLE BOURNE, and ELIZABETH BRIGHT BOURNE CARTER, and ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE

You are hereby notified that the above styled action seeking to establish title to the below described property against ANNE TOPPING BOURNE and All Persons unknown who claim or might claim adversely to Petitioner's Title, was filed in the Superior Court of Union County, Georgia, and that by reason of order for service by publication you are hereby commanded to be and appear at said court within thirty (30) days of the date of the order for service by publication to answer said petition and file pleadings before the Court.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TH 9TH DISTRICT, 1ST SECTION, LAND LOT 100 OF UNION COUNTY, GEORGIA, CONTAINING 0.935 ACRE, MORE OR LESS, AND BEING LOTS 2 & 6 OF EL MAR ESTATES, AS SHOWN ON A PLAT OF SURVEY BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED FEBRUARY 22, 1994 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK J, PAGE 299. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
Judy L. Odum  
Union County Clerk of Superior Court  
N(Jan15,22,29, Feb5)

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

IN THE INTEREST OF:  
C.W.

DOB: 08-18-2015  
SEX: MALE  
CHILD UNDER THE AGE OF EIGHTEEN  
Case no. 144-19J-110A

### NOTICE OF DEPENDENCY HEARING

TO: MICHAEL JONES, father of the above-named child

By Order for Service by Publication dated the 8th day of January, 2020, you are hereby notified that on the 18th day of December, 2019, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 11th day of March, 2020, at 1:30 p.m., at the Union County Courthouse, Blairsville, Georgia.

The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 8th day of January, 2020.

Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit

N(Jan15,22,29, Feb5)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lawrence G. Henry,  
All debtors and creditors of the estate of Lawrence G. Henry, 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 January, 2020.  
By: Travis Eugene Henry  
PO Box 715  
Blairsville, GA 30514  
N(Jan15,22,29, Feb5)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Andrew S. Jaslowski,  
All debtors and creditors of the estate of Andrew S. Jaslowski, 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 January, 2020.  
By: Cheryl Jaslowski  
82 Stacy Ln.  
Blairsville, GA 30512  
N(Jan15,22,29, Feb5)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ed Jordan,  
All debtors and creditors of the estate of Ed Jordan, 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 January, 2020.  
By: Sherry Smith  
1697 E. Stonehurst Dr.  
Huntsville, AL 35801  
N(Jan15,22,29, Feb5)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James Edward Kersulov,  
All debtors and creditors of the estate of James Edward Kersulov, 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 January, 2020.  
By: Robert Dale Kersulov  
3201 Valmont St.  
Evans, CO 80620  
N(Jan15,22,29, Feb5)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James W.G. LeHeup,  
All debtors and creditors of the estate of James W.G. LeHeup, 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 January, 2020.  
By: Alice J. Hull  
6521 Lynn Rd.  
Orlando, FL 32810  
N(Jan15,22,29, Feb5)

### NOTICE

(For Discharge from Office and all Liability)  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF SHINICHI EDWARD SMITH FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF JAMES THURMAN WHITE, 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 February 10, 2020.  
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(Jan29)

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

IN RE: ESTATE OF DENISE ANN HOLTON, DECEASED  
ESTATE NO. 2020-4  
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Gayle Marshall Kusak has petitioned to be appointed Administrator of the estate of Denise Ann Holton, deceased, owning property in Union County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 24, 2020. 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  
N(Jan29, Feb5, 12, 19)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James F. Shuler,  
All debtors and creditors of the estate of James F. Shuler, 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 January, 2020.  
By: Bonnie Jean Bartelme Shuler  
6203 Lilyan Parkway  
Fort Pierce, FL 34591  
N(Jan29, Feb5, 12, 19)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Wanda June Brown,  
All debtors and creditors of the estate of Wanda June 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 24th day of January, 2020.  
By: Janice Norton  
29 Dean Gap Rd.  
Blairsville, GA 30512  
N(Jan29, Feb5, 12, 19)

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

In re the name change of: Wayne Daniel Terven, Petitioner  
Civil Action Case Number: 20-CV-18-P-J1  
NOTICE OF PETITION TO CHANGE NAME OF ADULT  
Wayne Daniel Terven filed a petition in the Union County Superior Court on January 16, 2020, to change the name from Wayne Daniel Terven to Cian Dennis O'Dowd.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Dated: January 17, 2020  
Judy L. Odum  
Union County Superior Court Clerk  
Name: Wayne Daniel Terven  
Address: 7636 Hwy 60  
Suches, GA 30572  
N(Jan22- Feb12)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Janis Anne Hawes Reynolds,  
All debtors and creditors of the estate of Janis Anne Hawes Reynolds, 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 January, 2020.  
By: Jennifer Claire Reynolds Sanders  
183 Cardinal Peak Dr.  
Blairsville, GA 30512  
N(Jan22,29, Feb5, 12)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Elizabeth B. Belanger,  
All debtors and creditors of the estate of Elizabeth B. Belanger, 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 January, 2020.  
By: Roger P. Belanger  
319 Kennedy Creek Rd.  
Suches, GA 30572  
N(Jan22,29, Feb5, 12)

### NOTICE OF SALE

Be advised that the personal property listed below, presently at Mountain Country Storage Inc., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 632-7422, will be sold at public auction on February 17, 2020 starting at 10:00am to the highest bidder. Auction will be held on www.storage-treasures.com. Auction will start January 31, 2020 & close February 17, 2020 starting at 10:00am. Said property will be sold to recover outstanding storage charges in accordance with the leasing agreements executed between Mountain Country Storage Inc and the below named parties. The property and the location of the same are as follows:  
Unit #93- Jonas Henderson: Baseball, Table, Fishing poles, Tire, Compound Hunting Bow, Guitar Case, Misc. Bags and tubs  
N(Jan29, Feb5)

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

IN THE INTEREST OF:  
RILEY J. LOWRY

DOB: 02-02-2004  
SEX: FEMALE  
CASE NO. 144-18J-67A  
TAYLOR LOWRY  
DOB: 01-06-2003  
SEX: FEMALE  
CASE NO. 144-18J-68A  
CHILDREN UNDER THE AGE OF EIGHTEEN  
NOTICE OF PERMANENT GUARDIANSHIP HEARING

TO: Clint Lowry, father of the above-named children  
By Order for Service by Publication dated the 16th day of January, 2020, you are hereby notified that on the 16th day of January, 2020, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Permanent Guardianship against you as to the above-named children and this Court found it to be in the children's best interest that the Petition be filed. A copy of the Petition for Permanent Guardianship may be obtained by you from the Clerk at the Union County Courthouse during business hours.

This Court will conduct a hearing upon the allegations of the Petition and enter an order of disposition on the 19th day of February, 2020, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia.

The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 16th day of January, 2020.

Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit

N(Jan22,29)

### NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in the certain Security Deed ("Security Deed") from Harold W. Woody ("Grantor") to United Community Bank dated and recorded November 15, 2006, in Deed Book 678, Page 40, of the records of the Clerk of Superior Court of Union County, Georgia; then assigned to Ciras, L.L.C. ("Grantee") by instrument recorded at Deed Book 1103, Page 647, aforesaid records, originally having been given to secure a Note in the amount of \$72,000.00, the undersigned will sell 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 FEBRUARY 2020 (February 4, 2020), the following property described in the Security Deed:

All that tract or parcel of land lying and being in Land Lot 243, 9th District, 1st Section, Union County, Georgia being Tract Two (2) containing 1.00 acre, as shown on a plat of survey by Owenby Land Surveying, Inc. RLS #2763, dated 11/10/04 and recorded in Plat Book 55, Page 58, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. Said property is subject to the ingress and egress easements as shown on said plat. The property is subject to a 40' easement to Blue Ridge Mountain EMC.

The debt secured by said Security Deed has been and is hereby declared due and payable in full by reason of default under the terms and provisions of said Security Deed and the terms of the Note and agreements secured thereby. The debt remaining in default, this sale will be made for the purpose of paying the indebtedness and interest thereon, together with any other indebtedness due and owing by Grantor to Grantee Ciras, L.L.C., all expenses of this sale, including attorney's fees, notice of intent to collect attorney's fees having been given. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ciras, L.L.C., 3000 Smoot Road, Suite A, Smoot, WV 24977, 304-392-6902. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

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; and any assessments, liens, deeds to secure debt, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed described above.

To the best of the knowledge of Grantee Ciras, L.L.C., title to said property is vested in the name of Adam Woody.

Ciras, L.L.C., as Attorney-in-fact for Harold W. Woody

By: JONES & WALDEN, LLC  
Tyler Henderson, Esq., attorney for Ciras, L.L.C.

21 Eighth Street, NE  
Atlanta, Georgia 30309  
(404) 564-9300

Attn: Lauren R. Brown  
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT; ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

N(Jan8,15,22,29)

### NOTICE OF SALE UNDER POWER.

#### STATE OF GEORGIA, COUNTY OF UNION.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENNIS MANUEL LOPEZ AND LINDA J LOPEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR HOMESTAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS , dated 07/06/2016, and Recorded on 07/07/2016 as Book No. 1042 and Page No. 487, UNION COUNTY, GEORGIA records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$113,423.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION COUNTY Courthouse within the legal hours of sale on the first Tuesday in February, 2020, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, GEORGIA AND BEING LOT 10-A OF NOTTLEY BEND SUBDIVISION, CONTAINING 0.525 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES INC DATED FEBRUARY 4, 1998 AND RECORDED IN PLAT BOOK 43, PAGE 105, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

THE PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN ON THE AFORESAID PLAT.

THE PROPERTY IS CONVEYED WITH THE WATER RIGHTS TO THE WELL ON LOT 10B AS RECORDED IN DEED BOOK 171, PAGE 660, UNION COUNTY, GEORGIA RECORDS.

TLIE PROPERTY IS SUBJECT TO THE WATER RIGHTS TO THE WELL SERVICING LOT 10A AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 122, PAGE 357, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 125, PAGE 381 UNION COUNTY, GEORGIA RECORDS.

THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY OVER THE SUBDIVISION ROADS. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 331 HORNADAY RD, BLAIRSVILLE, GEORGIA 30512 is/are: DENNIS MANUEL LOPEZ AND LINDA J LOPEZ or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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 nonjudicial 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 in the preceding paragraph.

PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS MANUEL LOPEZ AND LINDA J LOPEZ, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.

N(Jan8,15,22,29)

### STATE OF GEORGIA COUNTY OF UNION

#### NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Linda G. Alberts to Talbot State Bank dated May 3, 2010, and recorded in Deed Book 832, Page 209-216, Union County Records, securing a Note dated May 3, 2010 in the original principal amount of \$52,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 4, 2020, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to wit:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 91 of Union County, Georgia, containing 1.15 acres, more or less, as shown on a plat of survey prepared for Glenda Ruse by Tim Cable and Associates, GRLS 2582 and being described as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at the centerline of the right of way of Owl Town Road (100 foot R/W) where it intersects with the right of way of Weaver Circle (30 Foot apparent R/W); run thence North 32 degrees 11 minutes 16 seconds West a distance of 51.02 feet and the TRUE PLACE OF POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGINNING as thus established, run thence South 46 degrees 21 minutes 00 seconds West a distance of 13.45 feet; run thence South 46 degrees 21 minutes 00 seconds West a distance of 41.79 feet; run thence South 54 degrees 21 minutes 36 seconds West a distance of 41.29 feet; run thence South 63 degrees 13 minutes 58 seconds West a distance of 47.31 feet; run thence South 77 degrees 04 minutes 23 seconds West a distance of 64.29 feet; run thence North 88 degrees 37 minutes 08 seconds West a distance of 39.93 feet; run thence North 76 degrees 49 minutes 02 seconds West a distance of 85.57 feet; run thence North 71 degrees 17 minutes 08 seconds West a distance of 39.42 feet; run thence North 15 degrees 16 minutes 15 seconds East a distance of 0.15 feet; run thence North 15 degrees 16 minutes 15 seconds East a distance of 141.63 feet to a point; run thence North 72 degrees 15 minutes 59 seconds East a distance of 173.84 feet; run thence South 47 degrees 26 minutes 20 seconds East a distance of 183.34 feet; run thence South 47 degrees 26 minutes 20 seconds East a distance of 1.42 feet to a point and THE TRUE POINT OF BEGINNING.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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 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.

Notice has been given of intention to collect attorney's fees in accordance with the terms of the Note secured by said Deed.

Said property will be sold as the property of Linda G. Alberts, the property, to the best information, knowledge and belief of the undersigned, being presently in the possession of Linda G. Alberts or a tenant or tenants, and the proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law.

Talbot State Bank as Attorney-in-Fact for Linda G. Alberts  
MANN & WOOLDRIDGE, P.C.  
Attorneys at Law  
28 Jackson Street  
Newnan, GA 30263  
(770) 253-2222

\*THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(Jan8,15,22,29)