

# North Georgia News

## Legal Notices for December 30, 2020

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Geraldine Copeland,  
All debtors and creditors of the estate of Geraldine Copeland, 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 11th day of December, 2020.  
By: Matthew Leon Copeland  
8019 Abbey Manor  
Cumming, GA 30041  
N(Dec16,23,30,Jan6)

#### NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Jackie Lynn Arnold late of Union County, deceased, 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.  
This 16th day of December, 2020.  
Michael Arnold, Administrator  
c/o Audra Lynn, Esq.,  
1117 Perimeter Center West  
Suite W501, Atlanta, GA 30338  
N(Dec16,23,30,Jan6)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Bertram Lee Lundin,  
All debtors and creditors of the estate of Bertram Lee Lundin, 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 December, 2020.  
By: Lana Maria Lundin  
59 Jackson Heights, Apt. P  
Blairsville, GA 30512  
N(Dec23,30,Jan6,13)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Janice Lea Pacer,  
All debtors and creditors of the estate of Janice Lea Pacer, 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 December, 2020.  
By: Theodore Pacer  
243 Holly Lane Rd.  
Blairsville, GA 30512  
N(Dec23,30,Jan6,13)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mary R. Kirkland,  
All debtors and creditors of the estate of Mary R. Kirkland, 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 December, 2020.  
By: Lynda K. Harris  
113 Nelson Ridge Dr.  
Ball Ground, GA 30107  
N(Dec23,30,Jan6,13)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mary Frances Sayles,  
All debtors and creditors of the estate of Mary Frances Sayles, 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 December, 2020.  
By: Stacy Renee Olson  
128 Abercrombie Rd.  
Suches, GA 30572  
N(Dec23,30,Jan6,13)

### NOTICE

Notice is given that articles of incorporation that will incorporate Songbird Ridge Inc. have been delivered to the Secretary of State for filing in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 6900 Daniels Parkway, Suite 29-181, Fort Myers, FL 33912 and its initial registered agent at such address is Cynthia A. Correnti.  
N(Dec30,Jan6)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Amy Beth Patterson,  
All debtors and creditors of the estate of Amy Beth Patterson, 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 December, 2020.  
By: Bruce H. Morris  
6105 Blue Stone Rd.  
Atlanta, GA 30320  
N(Dec30,Jan6,13,20)

### NOTICE

(For Discharge from Office and all Liability)  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF MICHAEL S. PIERCE FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ELIZABETH M. PIERCE, 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 January 11, 2021.  
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(Dec30)

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

#### IN RE: ESTATE OF TAMARA SUE HARRIS, DECEASED

#### ESTATE NO. 20-106 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE  
Jerry Dawson Harris has petitioned to be appointed Administrator of the estate of Tamara Sue Harris, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before January 4, 2021. 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(Dec9,16,23,30)

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

#### IN RE: ESTATE OF BARBARA J. SHOCK, DECEASED

#### ESTATE NO. 20-114 PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE  
Shirley E. Slack has/have petitioned for waiver of bond 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 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 January 4, 2021.  
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  
N(Dec9,16,23,30)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Gloria DeVane McCullers,  
All debtors and creditors of the estate of Gloria DeVane McCullers, 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 4th day of December, 2020.  
By: Larry Michael Ayers  
239 Colonsay Trace  
Blairsville, GA 30512  
N(Dec9,16,23,30)

### 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 Ann D. Rich to BAHS, a Division of Bank America, FSB, dated March 26, 1996, recorded in Deed Book 245, Page 633, Union County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deed Book 1173, Page 290, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-FOUR THOUSAND SEVEN HUNDRED SEVENTY-NINE AND 0/100 DOLLARS (\$54,779.00), 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 January, 2021, 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 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.

Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee 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: Select Portfolio Servicing, 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-8032.

To the best knowledge and belief of the undersigned, the party in possession of the property is Ann D. Rich and Estate Of Ann D. Rich or a tenant or tenants and said property is more commonly known as 5199 Town Creek School, 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.

Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee as Attorney in Fact for

Ann D. Rich  
McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road  
Roswell, GA 30076

www.foreclosurehotline.net  
EXHIBIT "A"

All of that tract or parcel of land lying or being in Land Lot 150, of the 16th District, 1st Section, Union County, Georgia and being more particularly described as follows:

Commencing at the Northwest corner of Land Lot 150, said corner being the common corner of Land Lots 127, 128, 150 & 151; thence proceeding southerly along the west line of Land Lot 150, South 01 degrees 05 minutes 00 seconds West for a distance of 563.45 feet to THE POINT OF BEGINNING, thence departing said west line of Land Lot 150 and proceeding easterly South 88 degrees 55 minutes 00 seconds East for a distance of 208.71 feet to a point; thence South 01 degrees 05 minutes 00 seconds West for a distance of 208.71 feet to a point; thence South 00 degrees 27 minutes 58 seconds West for a distance of 32.61 feet to a point; thence South 27 degrees 01 minutes 36 seconds East for a distance of 18.35 feet to a point; thence South 26 degrees 29 minutes 54 seconds East for a distance of 55.79 feet to a point; thence South 21 degrees 06 minutes 29 seconds East for a distance of 133.15 feet to a point on the northeasterly r/w of Town Creek Road (r/w varies); thence proceeding north-westerly along the northeasterly r/w of Town Creek Road (r/w varies) the following calls: 1) North 43 degrees 11 minutes 12 seconds West for a distance of 43.29 feet to a point; 2) North 47 degrees 04 minutes 43 seconds West for a distance of 63.12 feet to a point; 3) North 50 degrees 12 minutes 55 seconds West for a distance of 61.06 feet to a point; 4) North 53 degrees 33 minutes 16 seconds West for a distance of 73.10 feet to a point; 5) North 57 degrees 16 minutes 11 seconds West for a distance of 78.26 feet to a point; 6) North 57 degrees 47 minutes 46 seconds West for a distance of 32.61 feet to a point; 7) North 61 degrees 37 minutes 30 seconds West for a distance of 9.50 feet to a point at the intersection of the northeasterly r/w of Town Creek Road (r/w varies) and the west line of Land Lot 150; thence departing said northeasterly r/w of Town Creek Road (r/w varies) and proceeding northerly along said west line of Land Lot 150, North 01 degrees 05 minutes 00 seconds East for a distance of 208.71 feet to THE POINT OF BEGINNING. Said property contains 1.43259 acres or 62,404 square feet more or less  
MR/ca 1/5/21  
Our file no. 5428119 - FT1  
N(Dec9,16,23,30)