

North Georgia News

Legal Notices for April 24, 2019

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sophie Doeler,
All debtors and creditors of the estate of Sophie Doeler, 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 April, 2019.
By: Carliss Joy DeGoyler
62 Cedarwood Ln.
Blairsville, GA 30512
(N/Apr10,17,24,May1)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Renea A. Greiner,
All debtors and creditors of the estate of Renea A. Greiner, 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 April, 2019.
By: Richard Lee Greiner
1329 Jones Cr. Rd.
Blairsville, GA 30512
(N/Apr10,17,24,May1)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Steven Gregory Martin,
All debtors and creditors of the estate of Steven Gregory Martin, 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 April, 2019.
By: Sandra Jones Martin
9812 S. Hwy 60
PO Box 189
Suches, GA 30572
(N/Apr10,17,24,May1)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Dennis Moorhead,
All debtors and creditors of the estate of Dennis Moorhead, 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 April, 2019.
By: Michael M. Moorhead
7477 Commons Blvd., Apt. 136
Chattanooga, TN 37421
(N/Apr10,17,24,May1)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Rosemary Surles,
All debtors and creditors of the estate of Rosemary Surles, 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 April, 2019.
By: Stephen Surles
514 Honey Farm Rd.
Blairsville, GA 30512
André Surles
3551 Buck Island Rd.
Charlottesville, VA 22902
(N/Apr10,17,24,May1)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Floid Schneider,
All debtors and creditors of the estate of Floid Schneider, 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 April, 2019.
By: Doris Jean Schneider Durbin
333 Ray Lewis Rd.
Blairsville, GA 30512
(N/Apr10,17,24,May1)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
WILLIAM RAY FISHER, DECEASED
ESTATE NO. 19-50
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Michael Christian Fisher has petitioned (for Letters of Administration) to be appointed Administrator of the estate of William Ray Fisher, 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 May 6, 2019. 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/Apr10,17,24,May1)B

NOTICE OF INCORPORATION
Notice is given that Articles of Incorporation that will incorporate Stitch It Easy Embroidery and More, 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 1679 John Smith Road E, Blairsville, GA 30512, and its initial registered agent at such is Antoinette M. Trapp.
(N/Apr17,24)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of John Michael Burkhardt Sr.,
All debtors and creditors of the estate of John Michael Burkhardt Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of April, 2019.
By: Linda A. Burkhardt
71 Diana Dr.
Blairsville, GA 30512
(N/Apr24,May1,8,15)B

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF WILLIAM BRENT BLACK FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF MARGARET ANN BLACK, 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 May 6, 2019.
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 COURT CLERK
By: Kristin Stanley
PROBATE COURT CLERK
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
(N/Apr24)B

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF HARRIS TURNER FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF JERRY FRANK CARPENTER, 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 May 6, 2019.
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 COURT CLERK
By: Kristin Stanley
PROBATE COURT CLERK
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
(N/Apr24)B

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF KAREN ALICEA COOPER FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF EDWARD BENJAMIN COOPER JR., DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before May 6, 2019.
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/Apr24)B

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF KAREN ALICEA COOPER FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF EDWARD BENJAMIN COOPER JR., DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before May 6, 2019.
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/Apr24)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
LIA GAGO PITA, DECEASED
ESTATE NO. 19-35
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 Lia Gago Pita
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before May 20, 2019.
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 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
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/Apr24,May1,8,15)B

IN THE JUVENILE COURT OF Union County
STATE OF GEORGIA
IN THE INTEREST OF:
JC
DOB:04-20-2010
SEX: FEMALE
case no. 144-18J-74a
JR
DOB:03-26-2013
SEX: MALE
case no. 144-18J-75a
JT
DOB:05-05-2003
SEX: FEMALE
case no. 144-18J-76a
CHILD UNDER THE AGE OF EIGHTEEN
NOTICE OF DEPENDENCY HEARING
TO: Matania Toussaint, Terry Caldwell, and Jerold Rosembert
By Order for Service by Publication dated the 11 day of April 2019, you are hereby notified that on January 28, 2019, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 26th day of June, 2019 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 19th day of April, 2019.
Jeremy Clough
The Honorable Jeremy Clough
Judge, Juvenile Court
Towns County, Georgia
Enotah Judicial Circuit
(N/Apr24,May1,8,15)B

NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Dewayne Lea Realty, 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 114 Silver Maple Drive, Blairsville, GA 30512, and its initial registered agent at such address is Dewayne Lea.
(N/Apr24,May1,8,15)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE:
CLIFFORD OWENBY, DECEASED
ESTATE NO.19-32
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT
The Petition of Audrey Owenby for a year's support from the estate of Clifford Owenby Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before April 29, 2019, 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
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/Apr23,10,17,24)B

NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Peninsula on Lake Jackson POA Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 57 Sears Way, Blairsville, GA 30512 and its initial registered agent at such address is Jack Lance, Jr.
THE LANCE LAW FIRM, PC
Jack Lance, Jr., Attorney at Law
(N/Apr17,24)B

GEORGIA DEPARTMENT OF TRANSPORTATION
TO HOLD DETOUR OPEN HOUSE
FOR P.I. 122900-
Union and Towns Counties
Project Number APD00-00-56-02(029)
On Tuesday, May 14, 2019(date) at Haralson Memorial Civic Center, 165 Wellborn Street, Blairsville, GA(location), the Georgia Department of Transportation will hold a Detour Open House concerning the project listed above.
This project proposes to widen and relocate State Route (SR) 515/ US 76 from east of Blairsville to north of Young Harris, with a total project length of approximately 6.5 miles. The project will consist of widening to a five-lane section near Blairsville, then to a four-lane divided section, and a two-lane bypass around Young Harris with roundabouts on each side. The purpose of this Detour Open House is to provide the public with an opportunity to view the proposed detours, ask questions, and to provide an opportunity for the public to comment on the project and the proposed detours. The Open House will be held from 4:00 p.m. to 7:00 p.m. It will be informal, and the public is invited to attend anytime during these hours. There will be no formal presentation. A court reporter will be available to allow the public an opportunity to make verbal comments about the project.
Americans with Disabilities Act (ADA) Information:
The meeting site is accessible to persons with disabilities. Accommodations for people with disabilities can be arranged with advance notice by calling Kim Coley District Planning & Programming Engineer at 770-533-8273 phone number.
Written statements will be accepted concerning this project until Tuesday, May 28, 2019. Written statements may be submitted to:
Mr. Eric Duff
State Environmental Administrator
Georgia Department of Transportation
600 West Peachtree Street, NW – 16th Floor
Atlanta, Georgia 30308
NT(Apr24,sk,May8)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald A. Cook,
All debtors and creditors of the estate of Donald A. Cook, 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 29th day of March, 2019.
By: Larry Newton Cook
1038 Cook Henry Rd.
Morganton, GA 30560
(N/Apr23,10,17,24)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jimi Cher Bailey,
All debtors and creditors of the estate of Jimi Cher Bailey, 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 29th day of March, 2019.
By: Larry Newton Spero
382 High Range Dr.
Blairsville, GA 30512
(N/Apr23,10,17,24)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
THOMAS NORMAN GAY, DECEASED
ESTATE NO. 19-54
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Genevieve Elizabeth Gay has petitioned to be appointed Administrator(s) of the estate of Thomas Norman Gay, 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 May 13, 2019.
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., Ste. 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
(N/Apr17,24,May1,8)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
GAIL SANDRA PARKER, DECEASED
ESTATE NO. 19-58
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
James Gregory Sylvestre has petitioned for to be appointed Administrator(s) of the estate of Gail Sandra Parker, 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 May 13, 2019.
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/Apr17,24,May1,8)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
HAYDEN TIPTON, DECEASED
ESTATE NO. 19-51
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Brenda Payne and Glenda Molohan has petitioned to be appointed Administrator(s) of the estate of Hayden Tipton, 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 May 13, 2019.
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., Ste. 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
(N/Apr17,24,May1,8)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Margie Nelle Newby,
All debtors and creditors of the estate of Margie Nelle Newby, 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 12th day of April, 2019.
By: Keith Alan Newby
60 Dorys Way
Dallas, GA 30157
(N/Apr17,24,May1,8)B

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Dawn E. Doucette-Shultz and Troy R. Shultz to Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation, its successors and assigns dated November 23, 2009, and recorded in Deed Book 820, Page 94, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, 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, May 7, 2019, 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 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT #216 OF LAKE NOTTELY SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J. PAGE 110, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 150, 151, 174 & 175; THENCE S 3 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COLWELL ROAD; THENCE S 3 DEGREES 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 08 MINUTES W 220.0 FEET TO AN IRON PIN; THENCE N 18 DEGREES 50 MINUTES E. 245.6 FEET TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 119.7 FEET TO THE TRUE POINT OF BEGINNING. Said property is known as 186 Lakeside Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.
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 proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
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 secured creditor.
The property is or may be in the possession of Dawn E. Doucette-Shultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Shultz a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz a/k/a Dawn E. Doucette-Schultz; Troy R. Schultz, successor in interest or tenant(s).
Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Dawn E. Doucette-Shultz and Troy R. Shultz
File no. 16-062108
SHAPIO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300
Atlanta, GA 30346
770-220-2535/CH
shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
(N/Apr10,17,24,May1)P

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 CAROL LYNN POOLE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MEMRS") AS NOMINEE FOR , dated 04/23/2008, and Recorded on 05/15/2008 as Book No. 760 and Page No. 621-636, UNION COUNTY, Georgia records, as last assigned to U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$163,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the within the legal hours of sale on the first Tuesday in May, 2019, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 322 OF UNION COUNTY, GEORGIA, LOT 4, CONTAINING 1.524 ACRES, MORE OR LESS, AND LOT 6, CONTAINING 1.532 ACRES, MORE OR LESS, AND LOT 7, CONTAINING 1.421 ACRES, MORE OR LESS, AND LOT 8, CONTAINING 1.423 ACRES, MORE OR LESS, AND LOT 9, CONTAINING 1.543 ACRES, MORE OR LESS, AND LOT 10, CONTAINING 1.424 ACRES, MORE OR LESS OF THE WARNOCK MOUNTAIN ACRES SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED APRIL 13, 1994 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 33, PAGE 161. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 039 101 A09; SOURCE OF TITLE IS BOOK 570, PAGE 350 (RECORDED 03/15/05) LESS AND ACCEPT:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 322 OF UNION COUNTY, GEORGIA, LOT 4, CONTAINING 1.524 ACRES, MORE OR LESS, AND LOT 6, CONTAINING 1.532 ACRES, MORE OR LESS, AND LOT 7, CONTAINING 1.421 ACRES, MORE OR LESS, AND LOT 8, CONTAINING 1.423 ACRES, MORE OR LESS, AND LOT 10, CONTAINING 1.424 ACRES, MORE OR LESS, OF THE WARNOCK MOUNTAIN ACRES SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED APRIL 13, 1994 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 33, PAGE 161. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 039 101 A09; SOURCE OF TITLE IS BOOK 570, PAGE 350 (RECORDED 03/15/05) THE DEB 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). U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CALIBER HOME LOANS, INC., acting on behalf of and, as necessary, in consultation with U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST (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, CALIBER HOME LOANS, INC. may be contacted at: CALIBER HOME LOANS, INC., 13801 WIRELESS WAY, OKLAHOMA CITY, OK 73134, 800-401-6587. 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 6146 BIG FOOT LANE, BLAIRSVILLE, GEORGIA 30512 is/are: CAROL LYNN POOLE 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. U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST as Attorney in Fact for CAROL LYNN POOLE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000007863913 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.
(N/Apr10,17,24,May1)P

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 Bruce Andrews and Joyce Singleton to Mortgage Electronic Registration Systems, Inc., as nominee for CBC National Bank, its successors and assigns, dated May 25, 2017, recorded in Deed Book 1074, Page 326, Union County, Georgia Records, as last transferred to Flagstar Bank, FSB by assignment recorded in Deed Book 1138, Page 35, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-FIVE THOUSAND TWO HUNDRED THIRTY-SEVEN AND 0/100 DOLLARS (\$195,237.00), 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 May, 2019, 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. Flagstar Bank, FSB 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: Flagstar Bank, F.S.B., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700. To the best knowledge and belief of the undersigned, the party in possession of the property is Bruce Andrews and Joyce Singleton or a tenant or tenants and said property is more commonly known as 136 Lazy Springs 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. Flagstar Bank, FSB as Attorney in Fact for Bruce Andrews and Joyce Singleton McCalla Raymer Leibert Pierce, 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 17th District, 1st Section, Land Lot 210 of Union County, Georgia, containing 1.201 acres, more or less, and being described as Lot 3 of Sweet Pea Cabins as shown on a plat of survey by LandTech Services, Inc., James L. Alexander, G.R.L.S. No. 2653, dated August 31, 2004, and recorded in Union County Records in Plat Book 56, Page 86. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Benefited by conveyance of a non-exclusive perpetual easement for ingress and egress over and upon the subdivision roads as shown in Warranty Deed recorded in Union County Records in Deed book 710, Page 1. Commonly known as: 136 Lazy Springs Road, Blairsville, GA 30512 Parcel Number: 104 085 B03 MR/mtj 5/7/19 Our file no. 5464419 - FT18
(N/Apr10,17,24,May1)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
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