

North Georgia News

Legal Notices for May 20, 2020

NOTICE OF ABANDONED VEHICLE
1997 BLUE Ford F-150
VIN# 2F7X181WXC3A3851
TO WHOM IT MAY CONCERN:
Towed from Murphy, NC 18 months ago, stored in Blairsville, Ga. Currently located in Murphy, NC under bonded title registered to Mark Beckman. Will be sold May 25th, 2020 10 AM.
1142 Chastain Rd, Blairsville, GA 30512
(N)May13,2020

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ira Thomas Harkins,
All debtors and creditors of the estate of Ira Thomas Harkins, 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 1st day of May, 2020.
By: Thomas Harris Harkins
1912 Rockbrook Court
Sneelsville, GA 30078
(N)May6,13,20,27

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of John G. Cook,
All debtors and creditors of the estate of John G. 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 1st day of May, 2020.
By: Timothy David Cook
1905 SW Amarillo Ln.
Palm City, FL 34990
(N)May6,13,20,27

NOTICE OF SUPERIOR COURT
OF UNION COUNTY
Petition for the Adoption of A.E.P a minor child
Superior Court of Union County;
CAAFN: RG-20-A3-6
TO: Austin Pittman:
By Order of the Court for Service by Publication dated April 3, 2020, you are hereby notified that on the March 31, 2020, DOUG TURNER CARLTON, JR. filed a Petition for Adoption and a Motion to Terminate Parental Rights to said child. Pursuant § 19-8-10 you are hereby notified to appear and show cause why your parental rights to said child should not be terminated on the 13th day of July, 2020, at 9:00 a.m. at the Union County Courthouse in Blairsville, Georgia.
(N)May13,20,27,Jun3

NOTICE
Announcement for GMRC Workforce Development Board Meeting
The Georgia Mountains Regional Commission, Workforce Development Board will meet on May 27, 2020 at 2:00 p.m. The meeting will be a zoom virtual meeting at:
Join Zoom Meeting
<https://us02web.zoom.us/j/89099423657?pwd=TTRE6jhDMWJmJmJmTzZlTGVL1d0Q0T09>
Meeting ID: 890 9942 3657
Password: 767686
mobile
+19294362866, 89099423657# US (New York)
(N)May20

STATE OF GEORGIA
UNION COUNTY
NOTICE OF FORECLOSURE
OF RIGHT TO REDEEM
To: (1) American Acres, Inc.; (2) Georgia Department of Revenue; (3) Union County Tax Commissioner; (3a) persons known or unknown who may claim an interest in property listed below: Take notice that:
The right to redeem the following described property, to wit (Tax Parcel 018072A):
All that tract and parcel of land lying and being in the 8th District, 1st Section of Union County, Georgia, and being part of Land Lots 19 and 20, and containing 1 acre, more or less, and lying East of the right of way line of Bethany Church Road and North of the Bethany Baptist Church Property, and South of the original East-West Land Lot Line between Land Lots 17 & 20 & 18 & 19 as shown on a plat of survey prepared by Jack Stanley, County Surveyor, dated 3-20-76, and recorded in Plat Book H, Page 26, of the Union County Georgia Records, said plat being incorporated herein by reference.
As described in Deed Book 120, Page 82. Further described as Map & Parcel 018072A.
Will expire and be forever foreclosed and barred on and after the 20th day of June, 2020.
The tax deed to which this notice relates is recorded the 4th day of September, 2018, and is recorded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125 at page 516-517.
The property may be redeemed at any time before the 20th day of June, 2020, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to John Thomas Strickland the undersigned at the following address: 179 Shekinah Lane, Morgantown, Georgia 30560.
Please be governed accordingly.
(N)May13,20,27,Jun3

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
BARBARA J. HARKINS, DECEASED
ESTATE NO. 20-29
PETITION FOR LETTERS OF ADMINISTRATION
Jeff Harkins has petitioned to be appointed Administrator of the estate of Barbara J. Harkins, deceased, owning property in 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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)May20,27,Jun3,10

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JOYCE BETTY NORTON, DECEASED
ESTATE NO. 20-36
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Michael Norton has petitioned to be appointed Administrator of the estate of Joyce Betty Norton, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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)May20,27,Jun3,10

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
NICHOLAS POZERYCKI, DECEASED
ESTATE NO. 20-33
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Geverly Ford Pozerycki has petitioned to be appointed Administrator of the estate of Nicholas Pozerycki, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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)May20,27,Jun3,10

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
NICHOLAS POZERYCKI, DECEASED
ESTATE NO. 20-33
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Geverly Ford Pozerycki has petitioned to be appointed Administrator of the estate of Nicholas Pozerycki, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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)May20,27,Jun3,10

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
TERRY RAY STROUD, DECEASED
ESTATE NO. 20-30
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
April JaNene Shinpaugh has petitioned to be appointed Administrator of the estate of Terry Ray Stroud, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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)May20,27,Jun3,10

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF RICHARD W. PUTNAM FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF JOANNE PUTNAM, DECEASED.
To whom it may concern:
This is to notify you, not with-standing the order of statewide judicial emergency, to file objection, if there is any, to the above referred petition, in this Court on or before June 1, 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 CLERK
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
(N)May20

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF SANDRA K. BALDWIN FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF BETTY E. MONEE, DECEASED.
To whom it may concern:
To whom it may concern: If there is any, to the above referred petition, in spite of the declaration of judicial emergency, in this Court on or before June 1, 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)May20

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of George Vance Upchurch,
All debtors and creditors of the estate of George Vance Upchurch, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 15th day of May, 2020.
By: Mary Lee Seymour
3515 Mulkey Gap Rd.
Blairsville, GA 30512
(N)May27,Jun3,10

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Nancy Faith Wilson,
All debtors and creditors of the estate of Nancy Faith Wilson, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 15th day of May, 2020.
By: Mary Lee Seymour
1634 SE Burning Ln.
Port St. Lucie, FL 34952
(N)May27,Jun3,10

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Miguel A. Cascante Cubero ("Grantor") to Oglen, LLC ("Grantee"), dated September 26, 2014, recorded October 9, 2014, in Deed Book 987, Pages 674-676, as assigned by Assignment to 7 Land Inc., dated April 17, 2018, recorded April 19, 2018, in Deed Book 1106, Page 548, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Eighteen Thousand Six Hundred Seventy-Five Dollars and 00/100 (\$18,675.00), with interest from date to the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2020, the following described real property to wit:
All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Fourteen, (114) of Owen Glen Subdivision, Phase III containing 1.118 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 06/17/13, as recorded in Plat Book 66, Pages 63-67. ("Plat") Union County records, which description is incorporated herein by reference and made a part hereof.
The property is conveyed subject to the Designated Drain Field Area as shown on the aforesaid Plat.
The property is conveyed subject to the 50' Stream Buffer as shown on the aforesaid Plat.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Mollie Stephens, Edward Stephens, June Stephens and Oliver Stephens, all heirs at Law of Samuel J. Stephens, deceased to E.S. Dockery, dated April 15, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 34 (bottom), Records of Union County, Georgia.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Robert L. Butt to E.S. Dockery, Sr., dated November 19, 1956, filed for record November 26, 1956 at 11:00 a.m., recorded in Deed Book NN, Page 418 (top), aforesaid Records.
The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated January 21, 1951, filed for record January 1, 1957 at 10:00 a.m. recorded in Deed Book NN, Page 457 (bottom), aforesaid Records.
The property is conveyed subject to the Blanket Easement from Ivy Log Development, LLC to Blue Ridge Mountain Electric Membership Corporation, a cooperative corporation, undated, filed for record October 4, 2006 at 11:45 a.m., recorded in Deed Book 671, Page 111, aforesaid Records.
The property is conveyed subject to the Easement as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Theodore B. Adams and Brandy C. Adams, as joint tenants with rights of survivorship and not as tenants in common, dated January 18, 2008, filed for record January 29, 2008 at 2:30 p.m., recorded in Deed Book 745, Page 120, aforesaid Records.
The property is conveyed subject to the Easements as conveyed in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Tim Hanson and Linda Hanson, as joint tenants with rights of survivorship and not as tenants in common, dated November 5, 2008, filed for record November 6, 2008 at 11:30 a.m., recorded in Deed Book 779, Page 441, aforesaid Records.
The property is conveyed subject to the Grant of Flowage Easement from Charles S. Mauney to Unites States of America, dated December 30, 1941, filed for record December 30, 1941, recorded in Deed Book EE, Page 427, aforesaid Records.
The property is conveyed subject to the Covenants and Restrictions recorded in Deed Book 657, Pages 152-164; Deed Book 744, Pages 85-94; Deed Book 769, Pages 649-716 as amended in Deed Book 774, Pages 499-510; and Deed Book 821, Pages 276-335, as amended in Deed Book 821, Pages 276-335, as amended in Deed Book 976, Page 492-496, Union County Georgia records.
The property is conveyed subject to the reciprocal easement and operating agreement recorded in Deed Book 769, Pages 717-743 and Deed Book 821, Pages 248-275, Union County, Georgia Records.
The property is conveyed subject to the right of way to Union County, Georgia as recorded in Deed Book 192, Page 162, Union County, Georgia records.
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' 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.
To the best knowledge and belief of Grantee, the above described property is in the possession of Miguel A. Cascante Cubero and is a tenant or tenants will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.
Oglen, LLC as assigned to 7 Land, Inc.
Miguel A. Cascante Cubero
5/06/2020; 5/13/2020
5/20/2020; 5/27/2020
(N)May13,20,27

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Spartan Warrior Holdings, LLC to Anchor Loans, LP, dated January 19, 2018, and recorded in Deed Book 1098, Page 220, Union County, Georgia records, as transferred to Anchor Loans, LP by Assignment recorded in Deed Book 1180, Page 671, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$119,920.00, 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, within the legal hours of sale on the first Tuesday in June, 2020, to wit: June 2, 2020, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 79, of Union County, Georgia, and being Lot 1, containing 1.00 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated March 30, 1989, and recorded in Union County, Georgia, records in Plat Book 27, Page 203. Said Plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Commonly known as: 18 Kimbrell Lane, Blairsville, GA 30512
Map Ref: 051-054A
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. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 18 Kimbrell Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Spartan Warrior Holdings, LLC, c/o Randel Weikle, as Managing Member or tenant or 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; (2) O.C.G.A. Section 9-13-172.1; and (3) 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.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:
Anchor Loans, LP
5230 Las Virgenes Rd., Suite 105
Calabasas, CA 91302
Phone: 310-395-0010
Fax: 310-395-0130
The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being
Anchor Loans, LP
as attorney in fact for
Spartan Warrior Holdings, LLC and Randel Weikle
Richard B. Manner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
FC20-103
(N)May6,13,20,27

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Cynthia S. Cornine and Christopher S. Cornine, Grantors, in favor of Wight Away, LLC, dated October 5, 2016, and recorded at Deed Book 1052, Page 627, of the Union County records (hereinafter the "Security Deed"), conveying the hereinafter described property to secure a Promissory Note in the original principal amount of \$35,000.00 with interest thereon as set forth therein, Wight Away, LLC (Lender), as attorney-in-fact for Grantors Cynthia S. Cornine and Christopher S. Cornine, will sell at public outcry to the highest bidder for cash before the courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2020 (to wit: June 2, 2020) the following:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 9 of Union County, Georgia, containing 2 acres, more or less, bounded on the North by a new severance line, on the East by a marked U.S. Forest Service line, on the South by a marked and painted U.S. Forest Service line, and on the West by the lot line and land now or formerly known as the "Old Bob King tract", and being more particularly described by metes and bounds as follows:
BEGINNING on the U.S.F.S. corner in the Bob King lot line and about 890 feet South from the corner of Lots on the North Carolina line (marked by a painted stone) in a mound of stones; thence running with the U.S.F.S. line 578.30 feet E crossing new road at 53 feet of a total 440 feet to a U.S.F.S. marked corner at a 9' maple; thence running with the marked U.S.F.S. line N17 00E 186 feet to an iron pipe set in the U.S.F.S. line; thence running with a new severance line N78 30W 396 feet across secondary woods road, 412 feet passing 9 feet South of the spring (now or formerly in use), 496 feet lot lot to a set iron pipe corner in the Old Bob King lot line; thence running with the old line and old fence South 25 feet across a spring branch flowing westerly 75 across another branch to the point of beginning, a total of 189 feet.
Also, a road easement as described in that Warranty Deed from Charles Gilbert to James A. Passmore, et ux, recorded in Deed Book 106, Page 269, Union County Georgia records, for ingress and egress to the above described property, and a right to use and take water from a spring located near the northeast corner of the above described property together with the right to establish and maintain the necessary pipes across property in order to take needed water as described in said Warranty Deed.
To the best knowledge and belief of the undersigned, the real property is in the possession of Cynthia S. Cornine and Christopher S. Cornine or others with the permission of Grantors, and may be known having a physical address of 160 NC Roberson Rd, Blairsville, GA 30512.
The real property will be sold on an "AS IS, WHERE IS" basis, without recourse against Lender and without representation or warranty of any kind or nature whatsoever with respect thereto, with no assurance afforded as to the exact acreage contained in the real property description and subject to, among other exceptions, all of the following: (a) all outstanding taxes (including, without limitation, taxes that are liens, but not yet due or payable), assessments and utility bills that are valid liens and encumbrances upon any of the real property and which are prior in the right to the Security Deed; (b) all valid zoning ordinances; (c) all valid federal tax liens (if any) affecting any of the real property and the rights of the United States Government relative thereto, including, but not limited to, the right of redemption of the United States Government, if any such rights validly exist; and (d) any and all easements, limitations, restrictions, reservations, covenants, encumbrances and other matters to which the Security Deed is subordinate in terms of priority as a matter of fact or as a matter of law.
The indebtedness evidenced by the Note and secured by the Security Deed has been declared immediately due and payable because of default by Grantors under the Note, including, but not limited to, default resulting from the failure to pay the indebtedness as and when due in accordance with the Note. The proceeds of the sale of the real property shall be applied in accordance with the Security Deed to the payment of the unpaid indebtedness under the Note and all fees, costs, charges, and expenses of the sale and of all proceedings in connection therewith, including, without limitation, attorney's fees incurred by Lender (notice of intent to collect attorney's fees having been given as provided by law).
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. § 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 above.
Pursuant to O.C.G.A. § 44-14-162.2, further notice is hereby given that Brian Wight, whose mailing address and telephone number are: 198 Trinity Place, Blairsville, GA 30512; 706-897-5600, is the individual designated by Lender to have full authority to negotiate, amend and modify all terms of the Security Deed and Note secured thereby; however, such individuals is not required by law to negotiate, amend or modify any of such terms.
WIGHT AWAY, LLC,
By: Brian Wight, Managing Member
as attorney-in-fact for Cynthia S. Cornine
and Christopher S. Cornine
LAWRENCE S. SORGEN, ESQ.
Attorney for Lender
P.O. Box 67
Hiawassee, GA 30546
(706) 896-4113
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE
(N)May6,13,20,27

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER IN SECURITY DEED
By virtue of a Power of Sale contained in that certain Security Deed from Helton Falls Lodge, LLC with Stephen Keith Cooper signing as Manager to Richard E. Stafford, Vernon P. Halverson and Brett Cook dated February 15, 2013 recorded in Deed Book 937, pages 580-582, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Five Thousand and No/100 (\$405,000.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2020, the following described property:
Tract One:
All that tract or parcel of land lying and being in Land Lot 33, 16th District, 1st Section of Union County, Georgia, containing 2.40 acres, more or less, and being more particularly described as follows: BEGINNING at the intersection of the centerline of Helton Creek Road and the East right of way of U.S. Highway 129; thence following the right of way of U.S. Highway 129 three (3) courses of distances N 42° 30' 00" E 128.11 feet, N 36° 45' W 148 feet N 6° 00' 133 feet to an iron pin; thence S 89° 03' E 282 feet to an iron pin; thence S 1° 01' W 302 feet to the centerline of Helton Creek Road, thence following the centerline of Helton Creek Road S 78° 50' W 191.20 feet to the point of beginning.
Tract Two:
All that tract or parcel of land lying and being in Land Lot 33, 16th District, Section 1 of Union County, Georgia, containing 1.324 acres, and being shown as Lot Twelve (12) and Lot Thirteen (13) of Vogel Springs Subdivision, Section 11 on a plat and survey by George W. O'Neill RLS recorded in the office of the Clerk of Superior Court of Union County, Georgia in Plat Book D, Page 145, and reference in heretimed to said plat for a full and complete description herein.
Together with those easement rights arising under that certain Easement from Gerald Leroy Hinnenkamp and LeeAnn Hinnenkamp to Gerald Leroy Hinnenkamp and LeeAnn Hinnenkamp, dated April 22, 1994, filed for record May 9, 1994 at 10:45 a.m. recorded in Deed Book 218, page 475, records of Union County, Georgia.
Said property is commonly known as: 58 Cottage Drive, Blairsville, GA 30512 (911 address).
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Helton Falls Lodge, LLC with Stephen Keith Cooper as Manager, or tenant(s).
Richard E. Stafford, Vernon P. Halverson and Brett Cook
as Attorneys in Fact for
Helton Falls Lodge, LLC, with Stephen Keith Cooper as Manager, or tenant(s)
Contact: Cary D. Cox
Address: P. O. Box 748
City Blairsville, GA 30514
Phone: 706-745-7420
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
05/19/20, 05/12/20,
05/19/20, 05/26/20
(N)May6,13,20,27