

North Georgia News

Legal Notices for September 30, 2020

IN THE SUPERIOR COURT OF UNION COUNTY, STATE OF GEORGIA
IN RE: the name change of:
Sharon Tyler,
Petitioner.
CIVIL ACTION FILE #: 20-CV-224-BL
NOTICE OF PUBLICATION
You are hereby notified that on the 31 day of August, 2020, Sharon Tyler, filed a Petition to Change Name in the Superior Court of Union County, Sharon Tyler desires to change his/her from Sharon Kaye Hall Tyler to Sharon Hall-Tyler. Any interested party has the right to appear in this case and file objections within 30 days after the Petition to Change Name was filed.
Signed this 31 day of August, 2020
Judy L. Odom
Clerk of Superior Court, Union County
Sharon Tyler, Petitioner, Pro Se
696 Old Bald Mountain Road
Blairsville, GA 30512-7400
985-518-4224
N(Sep19,16,23,30)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carol Gooch,
All debtors and creditors of the estate of Carol Gooch, 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 September, 2020.
By: Annette Gooch
135 Mt. Airy Rd.
Suches, GA 30572
N(Sep19,16,23,30)

REQUEST FOR PROPOSAL
The Union County Fire Department is requesting proposals from qualified fire/apparatus manufacturers for a Custom Fire Engine / Pumper.
Proposals will be received by the Union County Fire Department 507 Shoe Factory ROAD BLAIRSVILLE, Georgia 30512 until 4:00 PM local time on October 20, 2020. Late proposals will not be considered nor returned. Proposals will be formally accepted and acknowledged at the Union County Fire Department by staff personnel.
The Proposal documents and specifications are available for inspection on the Union County website at www.unioncountyga.gov and at the Union County Fire Department 507 Shoe Factory Road, Blairsville, Georgia 30512; phone 706-439-6091 or fax 706-439-6087.
Proposals may not be withdrawn for ninety (90) days after the time and date set for closing, except as allowed by O.C.G.A. Union County reserves the right to reject any and all proposals and to waive any technicalities.
N(Sep16,23,30,Oct7)

NOTICE
RE: Estate of Yvonne E. Badertscher,
All debtors and creditors of the estate of Yvonne E. Badertscher, 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 9th day of September, 2020.
By: Wayne Badertscher
71 Eard
Chuluota, FL 32766
N(Sep16,23,30,Oct7)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
LOAN/CARE, LLC
Plaintiff,
vs.
HENRY FELTON JONES, A/K/A/ HENRY F. JONES JR.; HENRY FELTON JONES, AS ADMINISTRATOR OF THE ESTATE OF EMILY PELT JONES, DECEASED
FRANCES ELIZABETH JONES; WILLIAM ALVIS JONES; AND ANY OTHER PARTY, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM, ANY RIGHT, TITLE OR INTEREST IN THE SUBJECT PROPERTY
Defendant(s).
CIVIL ACTION
FILE NO. SUCV2019000453
NOTICE OF PUBLICATION
TO: OCCUPANT – TENANT – RESIDENT of real property located at Current Owner/ 3430 Loving Road, Morganton, Georgia 30560; HENRY FELTON JONES, A/K/A/ HENRY F. JONES JR.; HENRY FELTON JONES, AS ADMINISTRATOR OF THE ESTATE OF EMILY PELT JONES, DECEASED; FRANCES ELIZABETH JONES; WILLIAM ALVIS JONES; All other parties, known or unknown, who have or claim to have any adverse and/or possessory right, title, or interest in the subject property.
I, the undersigned, hereby notified that the above styled action seeking Declaratory Judgment, Quiet Title, And Equitable Subrogation was filed against you in said Court on December 12, 2019 and that by reason of an Order for Service by Publication entered by the Court on September 2, 2020, you are hereby commanded and required to file with the Clerk of said Court and serve upon Plaintiff's Attorney whose address is:
Angelo Vasilescu
Robertson Anschutz Schneid & Crane LLC
10700 Abbott's Bridge Road, Suite 170
Duluth, Ga 30097
an answer to the complaint within sixty (60) days of the date of the Order for Service by Publication.
Witness the Honorable Raymond E George, Judge of this Court.
This 10th day of September, 2020.
Judy L. Odom
Clerk, Superior Court
Union County, Georgia
N(Sep16,23,30,Oct7)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Selma Jones Bradley a/k/a Selma Irene Bradley,
All debtors and creditors of the estate of Selma Jones Bradley a/k/a Selma Irene Bradley, 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 September, 2020.
By: David Jonathan Bradley
1215 Evergreen Park
Statham, GA 30666
N(Sep19,16,23,30)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lallah W. Branca,
All debtors and creditors of the estate of Lallah W. Branca, 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 September, 2020.
By: Janet V. Sanders
121 Dockery Ridge Rd.
Young Harris, GA 30582
N(Sep19,16,23,30)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF RUTH AILEEN MEDFORD a/k/a RUTH C. MEDFORD, DECEASED
ESTATE NO. 20-76
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Bonnie A. Medford has petitioned to be appointed Administrator of the estate of Ruth Aileen Medford a/k/a Ruth C. Medford, 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 October 5, 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(Sep19,16,23,30)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF GLENN DARYLL LECROY, DECEASED
ESTATE NO. 20-81
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Mildred H. LeCroy has petitioned to be appointed Administrator of the estate of Glenn Daryll LeCroy, 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 October 12, 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(Sep16,23,30,Oct7)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara J. Harkins,
All debtors and creditors of the estate of Barbara J. 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 18th day of September, 2020.
By: Jeff Harkins
3145 S. Point Rd.
Belmont, NC 28012
N(Sep23,30,Oct7,14)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Betty Sue Henderson,
All debtors and creditors of the estate of Betty Sue Henderson, 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 September, 2020.
By: Shirley Christine Aldridge
178 Hester Gap
Cleveland, GA 30528
N(Sep23,30,Oct7,14)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary C. Puccio,
All debtors and creditors of the estate of Mary C. Puccio, 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 September, 2020.
By: David James Kennerly
145 Tillman Ln.
Athens, GA 30606
N(Sep23,30,Oct7,14)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sandra Jean Chitwood,
All debtors and creditors of the estate of Sandra Jean Chitwood, 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 25th day of September, 2020.
By: Leland Martin Chitwood
135 Rocking Horse Farm Rd.
Blairsville, GA 30512
N(Sep30,Oct7,14,21)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Rufus Everett,
All debtors and creditors of the estate of James Rufus Everett, 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 25th day of September, 2020.
By: Wayne Roberts
89 Old Wood Road
Blairsville, GA 30512
N(Sep30,Oct7,14,21)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: J. B. KING, DECEASED
ESTATE NO. 20-88
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Betty Lou King for a year's support from the estate of J.B. King 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 October 26, 2020 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(Sep30,Oct7,14,21)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: JACK JUNIOR PARKER, DECEASED
ESTATE NO. 20-87
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Peggy C. Parker for a year's support from the estate of Jack Junior Parker 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 October 26, 2020 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(Sep30,Oct7,14,21)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF WILLIAM RYDER DEYTON, DECEASED
ESTATE NO. 20-84
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Kayla Botts Deyton has petitioned to be appointed Administrator of the estate of William Ryder Deyton, 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 October 26, 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(Sep30,Oct7,14,21)

NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Friends of Lake Nottely, 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 152 Weaver Cove Road and its initial registered agent at such address is Joseph Kolshak.
N(Sep30,Oct7)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF DAVID WILLIAM MCLUGAGE, DECEASED
ESTATE NO. 20-56
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: William James McClugage
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 October 19, 2020.
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(Sep23,30,Oct7,14)

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Joshua Taylor and Heather Marie Taylor to Mortgage Electronic Registration Systems, Inc. as (MERS) as nominee for Mortgage Financial Group, Inc. dated October 25, 2017, and recorded in Deed Book 1088, Page 649, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage, LLC D/B/A Mr. Cooper, securing a Note in the original principal amount of \$179,000.00, 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, October 6, 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 126 of Union County, Georgia, containing 1.484 acres, more or less, as shown on a plat of survey, dated May 8, 1992, and recorded in Union County records in Plat Book 45, Page 46. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

The property is subject to an easement to Union County, Georgia as recorded in Deed Book 159, Page 213, Union County records. Said property is known as 552 Fortenberry Rd, 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 Joshua Taylor; Heather Marie Taylor and Heather Marie Taylor, successor in interest or tenant(s).
Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Joshua Taylor and Heather Marie Taylor
File no. 20-077052
SHAPIRO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300
Atlanta, GA 30346
Address
(770) 220-2535/SB
shapiroandhasty.com

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Sep19,16,23,30)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from WILLIAM GRANT PENDLEY, ELIZABETH FAY PENDLEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES INC, dated June 16, 2008, recorded June 23, 2008, in Deed Book 765, Page 474, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Ninety-Five Thousand and 00/100 dollars (\$195,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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 Tuesday, 10/06/2020 the following described property:
All that tract or parcel of land lying and being in Land Lots 220, 221, 248, and 249, 9th District, 1st Section, Union County, Georgia, being Lot 40, containing 2.73 acres, more or less, as shown on a Final Plat for Northshore dated 04/24/14 by Blue Ridge Mountain Surveying, Inc., RS #3007, as recorded in Plat Book 66, page 225-227, Union County, Georgia records which description is incorporated herein by reference and made a part hereof.

The property is subject to the road easement as shown on aforesaid Plat.
The property is conveyed subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 978, Pages 41-42, Union County records.
The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Northshore as recorded in Deed Book 978, Pages 43-82, Union County, Georgia records.
The property is conveyed subject to the Road License Agreement as recorded in Deed Book 399, Page 201 and Deed Book 432, Page 81, Union County, Georgia records.
The property is conveyed subject to the Transmission Line easement as recorded in Deed Book 351, Page 49, Union County records.
The property is conveyed subject to the Right of Way Agreement as recorded in Deed Book 534, Page 82, Union County, Georgia records.
The property is conveyed subject to the Flowage Easement as recorded in Deed Book EE Page 544, Union County, Georgia records.
The property is conveyed subject to the mineral/mining rights reserved in Deed Book MM, Page 37, Deed Book N, Page 590 and Deed Book O, Page 453, Union County, Georgia records.
The property is conveyed subject to the 60' Water Oak Lane Access & Utility Easement as shown on the aforesaid Plat.
The property is conveyed subject to all setbacks and other matters of the aforesaid Plat.
Grantor grants to grantee access for ingress and egress from Pat Colwell Road to the above-described property as shown on the aforesaid Plat.
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 said Security Deed and by law, 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, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; any zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is WILLIAM GRANT PENDLEY, ELIZABETH FAY PENDLEY, or tenant(s). 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.
Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place, Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107.
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
as Attorney in Fact for
WILLIAM GRANT PENDLEY, ELIZABETH FAY PENDLEY
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. SHP-20-01067-1
Ad Run Dates 09/09/2020, 09/16/2020, 09/23/2020, 09/30/2020
riselaw.com/property-listing
N(Sep19,16,23,30)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING 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 Enrique Torres to Bank OZK as Successor by Merger with Community and Southern Bank dated 07/16/2014 recorded in Deed Book 980 Page 305, Union County, Georgia Records, conveying the after-described property to secure a Note in the amount of Forty Four Thousand Nine Hundred Twenty Five Dollars and 00/100 (\$ 44,925.00) 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, within the legal hours of sale on Tuesday, 10/06/2020 the following described property:
All that tract or parcel of land lying and being in Land Lots 220, 221, 248, and 249, 9th District, 1st Section, Union County, Georgia, being Lot 40, containing 2.73 acres, more or less, as shown on a Final Plat for Northshore dated 04/24/14 by Blue Ridge Mountain Surveying, Inc., RS #3007, as recorded in Plat Book 66, page 225-227, Union County, Georgia records which description is incorporated herein by reference and made a part hereof.

The property is subject to the road easement as shown on aforesaid Plat.
The property is conveyed subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 978, Pages 41-42, Union County records.
The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Northshore as recorded in Deed Book 978, Pages 43-82, Union County, Georgia records.
The property is conveyed subject to the Road License Agreement as recorded in Deed Book 399, Page 201 and Deed Book 432, Page 81, Union County, Georgia records.
The property is conveyed subject to the Transmission Line easement as recorded in Deed Book 351, Page 49, Union County records.
The property is conveyed subject to the Right of Way Agreement as recorded in Deed Book 534, Page 82, Union County, Georgia records.
The property is conveyed subject to the Flowage Easement as recorded in Deed Book EE Page 544, Union County, Georgia records.
The property is conveyed subject to the mineral/mining rights reserved in Deed Book MM, Page 37, Deed Book N, Page 590 and Deed Book O, Page 453, Union County, Georgia records.
The property is conveyed subject to the 60' Water Oak Lane Access & Utility Easement as shown on the aforesaid Plat.
The property is conveyed subject to all setbacks and other matters of the aforesaid Plat.
Grantor grants to grantee access for ingress and egress from Pat Colwell Road to the above-described property as shown on the aforesaid Plat.
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 said Security Deed and by law, 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, whether or not now due and payable); the right of redemption of any taxing authority; 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 of the knowledge and belief of the undersigned, the owner and party in possession of the property is WILLIAM GRANT PENDLEY, ELIZABETH FAY PENDLEY, or tenant(s). 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.
Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place, Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107.
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
as Attorney in Fact for
WILLIAM GRANT PENDLEY, ELIZABETH FAY PENDLEY
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. SHP-20-01067-1
Ad Run Dates 09/09/2020, 09/16/2020, 09/23/2020, 09/30/2020
riselaw.com/property-listing
N(Sep19,16,23,30)

Bank OZK as Successor by Merger with Community and Southern Bank AS ATTORNEY IN FACT FOR Enrique Torres
Wolfson & Osmus LLC
Attorneys at Law
1010 Williams Street
Valdosta, GA 31601
(229) 257-0080
State Bar No. 578435
N(Sep19,16,23,30)