



# Dawson News & LEGALS

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(4P-2/5,2/12,2/19,2/26/14)

### NOTICE OF LOCATION AND DESIGN APPROVAL CSBRG-0007-00(030) Dawson County P.I. NUMBER 0007030

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-6 that the Georgia Department of Transportation has approved the Location and Design of this project. The date of location approval is: **January 24, 2014**

The project is located in Dawson County, approximately 4.5 miles south of Dawsonville near M.P. 1.72. The proposed project represents the construction of a new two lane bridge over the Etowah River. The project will begin at approximately M.P. 1.4 and extend to M.P. 1.9 for a total project length of approximately 0.5 miles. This project will replace the existing 28' wide bridge with a new 40' wide bridge along SR 9 over the Etowah River. The proposed bridge will be slightly higher than the existing bridge to allow for staging and constructability. Due to this elevation change, the vertical grades at both ends of the bridge will be slightly modified.

This proposed bridge will consist of two 12' wide travel lanes with 8-foot shoulders. The roadway shoulders will include a 2-foot paved section. Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation: Brent Cook, D1PC, Asst. District Engineer [bcook@dot.ga.gov](mailto:bcook@dot.ga.gov) 2505 Athens Highway

any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to: Genetha Rice-Singleton, State Program Delivery Engineer, [grice-singleton@dot.ga.gov](mailto:grice-singleton@dot.ga.gov), 600 West Peachtree Street, Atlanta, Georgia 30308, 404-631-1522. Any written request or communication in reference to this project or notice MUST include the Project and P.I. Numbers as noted at the top of this notice. (4P-2/5,2/12,2/19,2/26/14)

ari iron pin set; thence North 88 degrees 57 minutes 59 seconds East 100.03 feet to an iron pin set; thence North 88 degrees 26 minutes 57 seconds East 364.25 feet to a point at the common corner of Land Lots 405, 404, 396, and 398; being the point of beginning. Said plat is hereby incorporated by reference. Note: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only. Commonly known as: 758 John D Reeves Road, Dawsonville, GA 30534. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at (800) 508-0844 Option 4 - Loss Mitigation Dept, or by writing to 1050 Woodward Avenue, Detroit, Michigan 48226; to discuss possible alternatives to avoid foreclosure. 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 the undersigned, the party in possession of the property is Jarvis Anderson and Caron Anderson or tenant(s); and said property is more commonly known as

**NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**  
Take notice that the right to redeem the following described property, to wit: Lot #40 Pinewood Trail Subdivision will expire and be forever foreclosed and barred on and after the 3rd day of April, 2013. The tax deed to which this notice relates is dated the 3rd day of April, 2012, and is recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 338 at page 443. The property may be redeemed at any time before the 18th day of February, 2014, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: 206 Pinewood Trail, Dawsonville, GA, 30534. Please be governed accordingly. Bruce Waters, s/Bruce Waters, (4P-2/5,2/12,2/19,2/26/14)

**NOTICE OF ELECTION OF UPPER CHATTAHOOCHEE RIVER SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR**  
February 3, 2014  
To all qualified voters in Dawson County:  
Notice is hereby given that on November 5, 2013, the voters of Dawson County, Georgia, elected me as the District Supervisor of the Upper Chattahoochee River Soil and Water Conservation District for the term beginning on January 1, 2014, and ending on December 31, 2016. My office is located at 1000 Highway 138 W, Dawsonville, GA 30534. I am pleased to serve you and the community. If you have any questions, please contact me at (706) 344-3500. Thank you for your support.

38 SECONDS EAST A DISTANCE OF 88.32' TO A POINT; THEN NORTH 43 DEGREES 08 MINUTE 14 SECONDS EAST A DISTANCE OF 122.81' TO A POINT; THEN SOUTH 20 DEGREES 38 MINUTE 52 SECONDS EAST A DISTANCE OF 28.41' TO A POINT; THEN SOUTH 49 DEGREES 05 MINUTE 41 SECONDS EAST A DISTANCE OF 65.62' TO A POINT; THEN SOUTH 49 DEGREES 37 MINUTE 53 SECONDS EAST A DISTANCE OF 37.03' TO AN IRON PIN SET THENCE SOUTH 12 DEGREES 2 MINUTES 37 SECONDS WEST DISTANCE OF 497.48' TO AN IRON PIN SET ON THE NORTHERLY SIDE OF THE 100' RIGHT OF WAY OF STATE ROUTE #138, AND THE TRUE POINT OF BEGINNING. LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1068, 5TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA, CONTAINING 1.50 ACRES MORE OR LESS, AS PER PLAT OF SURVEY FOR COURTNEY CROY, BY RICHARD A. GALLAGHER AND JOE F. JARETT, GEORGIA REGISTERED LAND SURVEYORS, AND BEING RECORDED IN PLAT BOOK 61, PAGE 31 IN THE CLERK OF SUPERIOR COURT OF DAWSON COUNTY, GEORGIA. SAID PLAT BEING INCORPORATED HEREIN 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 is commonly known as 5424 Highway 138 W, Dawsonville, GA 30534.

required to make immediate payment. This the 28th day of January, 2014. TONYA ANNE COURSON GUINN as Executrix of the Estate of

DAWSON COUNTY, GEORGIA, CONTAINING 1.50 ACRES MORE OR LESS, AS PER PLAT OF SURVEY FOR COURTNEY CROY, BY RICHARD A. GALLAGHER AND JOE F. JARETT, GEORGIA REGISTERED LAND SURVEYORS, AND BEING RECORDED IN PLAT BOOK 61, PAGE 31 IN THE CLERK OF SUPERIOR COURT OF DAWSON COUNTY, GEORGIA. SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF.

**NOTICE OF LOCATION AND DESIGN APPROVAL CSBRG-0007-00(030), Dawson County P.J. NUMBER 0007030**

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location approval is: **January 24, 2014**

The project is located in Dawson on S.R. 9. The project is located in Land Districts 4 and 4-1.

The project is located in Dawson County, approximately 4.5 miles south of Dawsonville near M.P. 1.72. The proposed project represents the construction of a new two lane bridge over the Etowah River. The project will begin at approximately M.P. 1.4 and extend to M.P. 1.9 for a total project length of approximately 0.5 miles.

This project will replace the existing 28' wide bridge with a new 40' wide bridge along SR 9 over the Etowah River. The proposed bridge will be slightly higher than the existing bridge to allow for staging and constructability. Due to this elevation change, the vertical grades at both ends of the bridge will be slightly modified.

This proposed bridge will consist of two 12' wide travel lanes with 8-foot shoulders. The roadway shoulders will include a 2-foot paved section.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Brent Cook, D1PC, Asst. District Engineer [bcocook@dot.ga.gov](mailto:bcocook@dot.ga.gov) 2505 Athens Highway Gainesville, Georgia 30507, 770-532-5522

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:

Genetha Rice-Singleton State Program Delivery Engineer [grice-singleton@dot.ga.gov](mailto:grice-singleton@dot.ga.gov) 600 West Peachtree Street Atlanta, Georgia 30308 404-631-1522

Any written request or communication in reference to this project or notice MUST include the Project and P. I. Numbers as noted at the top of this notice.

(4P-2/5,2/12,2/19,2/26/14)

All creditors of the Estate of **ROBERT P. WATSON, SR.**, deceased, late of Dawson County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to me.

This 18th day of December, 2014. **HILDA FAYE WATSON, EXECUTRIX OF THE ESTATE OF ROBERT P. WATSON, SR.** c/o The McCormack Law Firm, P.C. 1730 Thompson Bridge Road Gainesville, GA 30501 (4P-1/22,1/29, 2/5,2/12/14)

gpn07 **NOTICE TO DEBTORS AND CREDITORS**



**Dawson News & Advertiser**

Sheriff **Billy Carlisle** 706-344-3535

Probate Judge **Jennifer Hurt** 706-344-3500

Clerk of Superior Court **Justin Powers** 706-344-3500

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**NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**

Notice is hereby given that the following described property, to wit: Lot #40 Newwood Trail Subdivision will expire and be forever foreclosed and sold on and after the 3rd day of April, 2013. The tax deed to which this notice relates is dated the 3rd day of April, 2012, and is recorded in the office of the Clerk of the Superior Court, Dawson County, Georgia, in Deed Book 338 at page 443. The property may be redeemed at any time before the 16th day of February, 2014, by payment of the redemption price as set and provided by law to the undersigned at the following address: 206 Newwood Trail, Dawsonville, GA, 30534. This sale shall be governed accordingly. [Bruce Waters, s/Bruce Waters](mailto:Bruce.Waters@ga.gov) (4P-2/5,2/12,2/19,2/26/14)

**NOTICE OF ELECTION OF UPPER CHATTAHOOCHEE RIVER SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR.**

February 3, 2014  
Qualified voters in Dawson County are hereby notified that on November 18, 2014, a nonpartisan election will be held to elect one supervisor(s) from the Upper Chattahoochee River Soil and Water Conservation District. District Supervisors are unpaid state officials who represent their counties in support of soil water conservation activities. The election will be held on February 3, 2014, at 12:00 noon on March 7, 2014. Petitions may be obtained from the Conservation Commission at the address below, from the Commission's website at [www.gaswcc.org](http://www.gaswcc.org) or from the Election Superintendent of Dawson County.

**STATE SOIL AND WATER CONSERVATION COMMISSION**  
Brent L. Dykes, Executive Director  
4310 Lexington Road  
P.O. Box 8024

Your mortgage servicer can be contacted at (800) 508-0944 Option 4 - Loss Mitigation Dept, or by writing to 1050 Woodward Avenue, Detroit, Michigan 48226, to discuss possible alternatives to avoid foreclosure. 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 the undersigned, the party in possession of the property is Jarvis Anderson and Caron Anderson or tenant(s); and said property is more commonly known as 756 John D Reeves Road, Dawsonville, GA 30534. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Quicken Loans Inc. as Attorney in Fact for Leia C. Anderson a/k/a Caron Anderson and Jarvis Anderson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 13-25859 (4P-2/5,2/12,2/19,2/26/14)

**NOTICE OF SALE UNDER POWER DAWSON COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Milton Chester and Karen Chester to Mortgage Electronic Registration Systems, Inc. as nominee for Americahomekey, Inc dated 11/9/2010 and recorded in Deed Book 870 Page 357, DAWSON County, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$ 302,000.00, with interest at the rate specified therein.

**NOTICE OF SALE UNDER POWER DAWSON COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Milton Chester and Karen Chester to Mortgage Electronic Registration Systems, Inc. as nominee for Americahomekey, Inc dated 11/9/2010 and recorded in Deed Book 870 Page 357, DAWSON County, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$ 302,000.00, with interest at the rate specified therein.

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 is more commonly known as 5424 Highway 136 W, Dawsonville, GA 30534 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Milton Chester and Karen Chester or tenant or tenants. Seterus, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Seterus, Inc. Loss Mitigation PO Box 4121 Beaverton, OR 97076-4121 866.570.5277 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. 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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject 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 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 immediately above. Federal National Mortgage Association ("Fannie Mae"), a corporation

**NOTICE OF SALE UNDER POWER DAWSON COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Milton Chester and Karen Chester to Mortgage Electronic Registration Systems, Inc. as nominee for Americahomekey, Inc dated 11/9/2010 and recorded in Deed Book 870 Page 357, DAWSON County, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$ 302,000.00, with interest at the rate specified therein.

Georgia, being Townhomes 31 thereof recorded Pages 59, 61 Georgia Record is incorporated and made a part of this notice. Our file no. 55- (4P-2/5,2/12,2/19,2/26/14)

gpn11 **GARCIA GEORGIA, DISTRICT SUPERVISOR**

Under and by sale contained in Secure Deed and Shelley Willis dated 12/19/2005, 457-461, Deed recorded in Etowah and any further provisions thereof at public auction for cash before said County, on the 2014 by Epiet as Attorney in fact and Sheriff following description: All that tract and being part of the South and 1st Section of Georgia, and is a portion of a plat for 1999, as so Registered recorded in the Dawson County records. This being so, I do hereby certify that the same is as follows: The indebtedness declared due on fault in the necessary records possible to be made by the same, including all thereon. The proposed following: use

allows for certain procedures for 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 immediately above. Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$ 302,000.00, with interest at the rate specified therein.



# Dawson News & Advertiser LEGALS

Sheriff  
Billy Carlisle  
706-344-3333

Probate Judge  
Jennifer Hurt  
706-344-3500

Clerk of Superior Court  
Justin Powers  
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### NOTICE OF LOCATION AND DESIGN APPROVAL CSBRG-0007-00(030), Dawson County P.I. NUMBER 0007030

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location approval is:

**January 24, 2014**

The project is located in Dawson County, S.R. 9. The project is located in Land Districts 4 and 4-1.

The project is located in Dawson County, approximately 4.5 miles south of Dawsonville near M.P. 1.72. The proposed project represents the construction of a new two lane bridge over the Etowah River. The project will begin at approximately M.P. 1.4 and extend to M.P. 1.9 for a total project length of approximately 0.5 miles. This project will replace the existing 28 wide bridge with a new 40' wide bridge along SR 9 over the Etowah River. The proposed bridge will be slightly higher than the existing bridge to allow for staging and constructability. Due to this elevation change, the vertical grades at both ends of the bridge will be slightly modified.

This proposed bridge will consist of two 12' wide travel lanes with 8-foot shoulders. The roadway shoulders will include a 2-foot paved section.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Brent Cook, D1PC, Asst. District Engineer  
[bcook@dot.ga.gov](mailto:bcook@dot.ga.gov)  
2505 Athens Highway  
Gainesville, Georgia 30507  
770-532-5522

Any interested party may obtain a copy of the drawings or maps or plats of portions thereof by paying a nominal fee and requesting in writing to:

Benetha Rice-Singleton  
State Program Delivery Engineer  
[rice-singleton@dot.ga.gov](mailto:rice-singleton@dot.ga.gov)  
500 West Peachtree Street  
Atlanta, Georgia 30308  
404-631-1522

Any written request or communication in reference to this project or notice MUST include the Project and P.I. Numbers as noted at the top of this notice.

4P-2/5,2/12,2/19,2/26/14)

### NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

Notice is hereby given that the following described property, to wit: Lot #40 in the **Pinewood Trail Subdivision** will expire and be forever foreclosed and barred on and after the 3rd day of April, 2013. The tax deed to which this notice relates is dated the 3rd day of April, 2012, and is recorded in the Office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 338 at page 443. The property may be redeemed at any time before the 16th day of February, 2014, by payment of the redemption price as fixed and provided by law to the underlined at the following address: 206 Pinewood Trail, Dawsonville, GA, (0534).

Please be governed accordingly.  
Bruce Waters, s/Bruce Waters  
4P-2/5,2/12,2/19,2/26/14)

### NOTICE OF FORECLOSURE OF SALE UNDER POWER

DAWSON COUNTY, GEORGIA  
THIS IS AN ATTEMPT TO COLLECT 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 Leia C. Anderson a/k/a Caron Anderson and Jarvis Anderson to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans, Inc., dated December 27, 2012, and recorded in Deed Book 01055, Page 0404, Dawson County, Georgia Records, as last transferred to Quicken Loans Inc. by assignment recorded on December 9, 2013 in Book 1098 Page 333 in the Office of the Clerk of Superior Court of Dawson County, Georgia Records, conveying the after-described property to secure a Note in

### NOTICE OF SALE UNDER POWER

DAWSON COUNTY  
Pursuant to the Power of Sale contained in a Security Deed given by Milton Chester and Karen Chester to Mortgage Electronic Registration Systems, Inc. as nominee for Amerihomekey, Inc dated 11/9/2010 and recorded in Deed Book 970 Page 357, DAWSON County, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$ 302,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DAWSON County, Georgia, within the legal hours of sale on March 04, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1068, 5TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA, CONTAINING 5.002 ACRES, AS PER PLAT OF SURVEY FOR BYRON BENNETT, DATED MARCH 1, 2001, BY FARLEY-COLLINS ASSOCIATES, GEORGIA REGISTERED LAND SURVEYORS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A CONCRETE MONUMENT FOUND AT THE COMMON CORNER OF LAND LOTS 1068, 1067, 1108 AND 1109, DAWSON COUNTY, GEORGIA; THENCE IN A NORTHERLY DIRECTION ALONG THE LAND LOT LINE DIVIDING LAND LOTS 1068 AND 1067 A DISTANCE OF 388.07' TO AN IRON PIN FOUND ON THE NORTHERLY SIDE OF THE RIGHT OF WAY OF STATE ROUTE #136 (100' RIGHT OF WAY); THENCE ALONG THE NORTHERLY SIDE OF THE 100' RIGHT OF WAY OF STATE ROUTE #136 A DISTANCE OF 333.59' TO AN IRON PIN SET, WHICH POINT IS THE TRUE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED, PROCEED ALONG THE NORTHERLY SIDE OF THE 100' RIGHT OF WAY OF STATE**

rate survey and inspection of the property; and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject 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 resolution of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided for the confirmation and audit of the status of the loan as provided immediately above.

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America as agent and Attorney in Fact for Milton Chester and Karen Chester-Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1168-1567A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-1567A (4C-2/5,2/12,2/19,2/26/14)

### NOTICE OF SALE UNDER POWER

GEORGIA, DAWSON 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 Kristen E Cinquemano and Justin M Felder to HomeBanc Mortgage Corporation, dated March 31, 2008, recorded in Deed Book 734, Page 617, Dawson County, Georgia Records, as last transferred to Federal National Mortgage Association by assignment recorded in Deed Book 1095, Page 390, Dawson County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVEN THOUSAND AND 0/100 DOLLARS (\$107,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the

(678) 454-5000  
4P-1/29,2/5,2/12,2/19/14)

### NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of CHARLIE ALEX RIDLEY, deceased, late of Dawson County, Georgia, are hereby notified to render in their demands to



# Dawson News & Advertiser LEGALS

Sheriff  
Billy Carlisle  
706-344-3535

Probate Judge  
Jennifer Burt  
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gpn14

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County, approximately 4.5 miles south of Dawsonville near M.P. 1.72. The proposed project represents the construction of a new two lane bridge over the Etowah River. The project will begin at approximately M.P. 1.4 and extend to M.P. 1.9 for a total project length of approximately 0.5 miles. This project will replace the existing 28' wide bridge with a new 40' wide bridge along SR 9 over the Etowah River. The proposed bridge will be slightly higher than the existing bridge to allow for staging and constructability. Due to this elevation change, the vertical grades at both ends of the bridge will be slightly modified.

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Brent Cook, D1PC, Asst. District Engineer  
bcook@dot.ga.gov  
2505 Athens Highway  
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State Program Delivery Engineer  
grice-singleton@dot.ga.gov  
600 West Peachtree Street  
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(4P-2/5,2/12,2/19,2/26/14)

### NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

Take notice that: The right to redeem the following described property, to wit: Lot #40 Pinewood Trail Subdivision will expire and be forever foreclosed and barred on and after the 3rd day of April, 2013. The tax deed to which this notice relates is dated the 3rd day of April, 2012, and is recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 338 at page 443. The property may be redeemed at any time before the 16th day of February, 2014, by payment of the redemption price as

ty are for identification purposes only. Commonly known as:

756 John D Reeves Road,  
Dawsonville, GA 30534

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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Your mortgage servicer can be contacted at (800) 508-0944 Option 4 - Loss Mitigation Dept, or by writing to 1050 Woodward Avenue, Detroit, Michigan 48226, to discuss possible alternatives to avoid foreclosure.

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 the undersigned, the party in possession of the property is Jarvis Anderson and Caron Anderson or tenant(s); and said property is more commonly known as

756 John D Reeves Road,  
Dawsonville, GA 30534.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Quicken Loans Inc. as Attorney in Fact for Leia C. Anderson a/k/a Caron Anderson and Jarvis Anderson.  
Brock & Scott, PLLC  
4360 Chamblee Dunwoody Road  
Suite 310  
Atlanta, GA 30341  
404-789-2661  
B&S file no.: 13-25859  
(4P-2/5,2/12,2/19,2/26/14)

gpn11

### CINQUEMANO/FELDER NOTICE OF SALE UNDER POWER

GEORGIA, DAWSON COUNTY  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING

Willis dated 12/14/2005, and recorded 12/19/2005, in Deed Book 710, Page 457-461, Dawson County, Georgia. Deed records, and transfer and signed to Epic Days Properties, and any further renewals or modifications thereto, the undersigned will at public outcry to the highest bidder for cash before the Court House of Dawson County, during the legal hours of sale, on the first Tuesday in May 2014 by Epic Days Properties, Inc. as Attorney-in-Fact for Allen M. Garcia and Shelley Lea Garcia the following described property:

All that tract or parcel of land being in Land Lots 199 and of the South Half of the 13th Dist and 1st Section of Dawson County Georgia, and being 1.00 acre which is a portion of Tract B, as shown a plat for Gary Willis dated July 1999, as surveyed by J.A. Page, Registered Surveyor, which plat recorded at Plat Book 50, Page of the Dawson County Records, incorporated herein by reference a more complete description thereof.

This being a portion of the property deeded to Billy G. Hughes, III Grady L. Roberts by Warranty Deed recorded in Deed Book 300, Page 483, of the Dawson County Records.

The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, among other possible events of default, this sale will be made for the purposes of paying the same and all expenses of sale including attorney's fees (notice has been given as provided by law).

The property will be sold subject to the following:

- (1) all prior restrictive covenants, easements, rights-of-way or encumbrances;
  - (2) all valid zoning ordinances;
  - (3) all matters which would be disclosed by an accurate survey of the property;
  - (4) outstanding ad valorem taxes and assessments, if any;
  - (5) unpaid utility and sewage bills, that constitute a lien against the property, whether due or payable or not yet due and payable;
  - (6) matters of record superior to the security deed first set out above.
- To the best of the undersigned knowledge and belief, the party in possession is Allen M. Garcia and Shelley Lea Garcia or tenant(s). The sale will be conducted subject 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

### SOSEBEE ROAD, Dawson County, GA 30534:

You are hereby notified that on Feb 6, 2014, a Petition For Adoption of WILLIAM TREY DICKERSON, a male child born to ANITA LYNN DICKERSON on September 20, 2008 in Lumpkin County, Georgia was filed in the Superior Court of Forsyth County, Georgia, Adoption No. 14CV-0227-2. Assigned to Judge David Dickinson, Cumming, Georgia.

All parental right you may have with respect to the minor child will be lost and you will neither receive notice nor be entitled to object to the adoption of the child unless, within thirty (30) days from the date of the first publication of this notice you: (1) file a Petition to Legitimate the child pursuant to Official Code of Georgia Annotated §19-7-22; (2) file notice of the filing of such Petition to Legitimate with the Superior Court of Forsyth County and make known such objections in writing as you may have; and (3) serve a copy of the Petition to Legitimate on the undersigned attorney for the Petitioners seeking to adopt the child.

This 11 day of February, 2014.

s/Mary M. McCallum  
Attorney for the Petitioner  
Georgia Bar No. 481513  
2200 Century Pkwy NE  
Suite 725  
Atlanta, GA 30345  
(404) 248-0808  
(3P-2/26,3/5,3/12/14)

gpn14

### ASBESTOS MANAGEMENT PLAN NOTIFICATION

The Dawson County Schools' AHERA Management Plan is available for public inspection upon request at the Dawson County Board of Education Office,