North Georgia News

Legal Notices for January 11, 2017

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Pauline Clara (Young) McCarter,
All debtors and creditors of the estate of Pauline Clara (Young) line Clara (Young) McCarter, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, ac-cording to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 14th day of December, 2016. By: Dora Jean Colwell 365 Willie Hutson Rd. Blairsville, GA 30512

William Howard McCarter, Jr. 17 McCarter Trl. Blairsville, GA 30512 N(Dec21,28,Jan4,11)B STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBIONS AND CREDITORS
RE: Estate of Leah E. Schreckengast,
All debtors and creditors of the estate of Leah
E. Schreckengast, 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 Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 15th day of December, 2016. By: Lois S. Chou 12951 Cortez Ln.

Los Altos Hills, CA 94022 N(Dec21,28,Jan4,11)B

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Bonnie Lou Seabolt,
All debtors and creditors of the estate of
Bonnie Lou Seabolt, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 15th day of December, 2016.

By: Michelle Deaver 193 Old Trackrock Rd. Blairsville, GA 30512 N(Dec21,28,Jan4,11)B The Georgia Mountains Regional Commission (GMRC) Workforce Investment Area 2 is soliciting a Request for Proposal (RFP) for Out-of-School youth, ages 16-24, for an innovative training program with occupational emphasis that will lead to job placement or post-sec-

ondary school placement. A full description of the RFP can be found on the GMRC website or the nerr can be round on the GMRC website at www.gmrc.ga.gov. Proposals submitted in response to the RFP will be due to the Georgia Mountains Workforce Development office, 2481 Hilton Dr., STE 8, Gainesville, GA 30501, by January 13, 2017, Noon, Eastern Standard Time. All inquiries related to this notice, requests for an RFP, or requests for additional information must be sent in writing to Jessica Williams, Youth Department Supervisor at Georgia Mountains Workforce Development, 2481 Hilton Dr., STE 8, Gainesville, GA 30501 or via email at jwilliams@ gmrc.ga.gov. N(Dec21,28,Jan4,11)B

DISSOLVE A CORPORATION
Notice is given that a notice of intent to dis-solve Northeast Georgia Board of REALTORS® Community Outreach Foundation, Inc, a Geor-gia nonprofit corporation with its registered office at 19 Haines Mountain Road, Blairsville, 62 20512 will be delivered to the Secretary GA 30512, will be delivered to the Secretary of State filing in accordance with the Georgia

NOTICE OF INTENT TO VOLUNTARILY

Nonprofit Corporation Code. NOTICE (For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY RE: PETITION OF STOKLEY LEE MARTIN FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF LOUISE WILMA MARTIN, DECEASED.

TATE OF LOUISE WILMA MARTIN, DECEASED. To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before January 16, 2017. 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 schedobjections are filed, a hearing will be sched objections are med, a nearing will be sched-uled 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 APPLICATION TO REGISTER A BUSINESS TO BE

CONDUCTED UNDER A TRADE NAME
The undersigned hereby certifies that it is
conducting a business in the City of Blairsville,
County of Union, State of Georgia, under the
name of Complete Cash Discount Title Pawn,
and that the nature of the business is Vehicle Title Pawns, pursuant to Georgia Pawnbroker's Code and that said business is composed of the following Nevada Series LLC, Agora Notus LLC, 1590 Doyle Road, Cedartown, GA 30125. This affidavit is made in compliance with Georgia Code Annotate Title 10. Chapter 1. IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF JAMES EARL WATSON, DECEASED ESTATE NO. 17-2 PETITION FOR LETTERS OF ADMINISTRATION

Troy James Watson and Collene Dawn Lee

has petitioned (for Letters of Administration) to be appointed Administrator of the estate of James Earl Watson, deceased, of said County. (The petitioner has also applied for waiver of (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 February 6, 2017. 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. a hearing. Dwain Brackett PROBATE JUDGE

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairs 120, 2003 (706) 439-6006 N(Jan11,18,25,Feb1)B IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

DAVID SHARPE WALLACE, DECEASED

ESTATE NO. 16-147
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Matthew Jacob Wallace and Andrew Michael

Matthew Jacob Wallace and Andrew Michael Wallace has petitioned (for Letters of Administration) to be appointed Administrator of the estate of David Sharpe Wallace, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.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 February 6, 2017. All pleadings/objections must be signed before a notary public or before February 6, 2017. 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 an objection are filed, the notice of the objection are filed. a later date. If no objections are filed, the peti-tion 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(Jan11.18.25.Feb1)B STATE OF GEORGIA

UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Janice Marie Henson Coffman,
All debtors and creditors of the estate of Janice Marie Henson Coffman, 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). payment to the Personal Representative(s). This 29th day of December, 2016. By: Michael Wayne Adair 4502 Carter Rd. Austell, GA 30106 STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ida Genell Nichols Burns,
All debtors and creditors of the estate of Ida
Genell Nichols Burns, 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). tate are required to make immena to the Personal Representative(s). This 28th day of December, 2016. By: Robert Keith Nichols 104 Wolf Mountain Rd. Blairsville, GA 30512 N(Jan11,18,25,Feb1)B

NOTICE OF SALE UNDER POWER NOTICE OF SALE ONDER TWEET
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
DANIEL N CURTIS AND JOSEPH E CURTIS AND

DANIEL N CONTIS AND JOSEPH E CONTIS AND LORI L CURTIS TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FINANCIAL GROUP, INC, dated 12/22/2015, and Recorded on 12/28/2015 as Book No. 1026 and Page No. 80-96, UNION Country Country of the County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL AS-SOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$187,557.00, with interest at the rate credition therein with war will be est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in February, 2017, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 1.30 ACRES, MORE OR LESS, AS PER PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., JAMES L. ALEXANDER, GRLS, DATED JULY 29, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 239, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS est at the rate specified therein, there will be COUNTY, GEORGIA RECORDS, WHICH PLAT IS

COUNTY, GEURGIA RECURDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO MATTERS AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS SUBJECT TO EASEMENT IN FAVOR OF F.C. COLLINS AS RECORDED IN DEED BOOK 130, PAGE 143, UNION COUNTY, GEORGIA

THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 132, PAGES 378-379, UNION COUNTY, GEORGIA RECORDS. 378-379, UNION COUNTY, GEORGIA RÉCORDS. The debt secure by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting UNASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contracted at: IPMORGAN CHASE BANK CHASE BANN, NATIONAL ASSOCIATION May be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best to mount the terms of the troat. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2988 GA 180, BLAIRSVILLE, GEORGIA 30512 is/are: DANIEL N CURTIS AND JOSEPH E CURTIS AND LORI L CURTIS or tension to the control of the control of the curting the curti JOSEPT E CORTIS AND LORI L CORTIS OF ten-ant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspec-tion of the property, and (c) all matters of re-cord superior to the Deed to Secure Debt first set out above including but not limited to set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan 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 pro-vided until final confirmation and audit of the status of the loan as provided in the preced-ing paragraph. JPMORGAN CHASE BANK, NA-TIONAL ASSOCIATION as Attorney in Fact for DANIEL N CURTIS AND JOSEPH E CURTIS AND LORI L CURTIS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 0000006375943
BARRETT DAFFIN FRAPPIER LEVINE & BLOCK,

NOTICE OF SALE UNDER POWER STATE OF GEORGIA

LLP 4004 Belt Line Road, Suite 100 Addison

Texas 75001 Telephone: (972) 341-5398.

COUNTY OF union
Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grantors") to and in favor United Community Bank, d/b/a Union County Bank of Union County, Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as modified from time-to-time by those certain Modification of Mortgage recorded April 16, 2004 in Deed Book 520, Page 607; April 19, 2005 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 641, Page 122; October 9, 2007 at Deed Book 641, Page 122; October 9, 2007 at Deed Book 6730, Page 478: January 1907 at Deed Book 730, Page 478: January 1907 at Deed Book 641, Page 1907 at Deed 2004 in Deed Book 520, Page 607; April 19, 2005 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 641, Page 122; October 9, 2007 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 789, Page 778; February 22, 2010 at Deed Book 869, Page 617; June 3, 2011 at Deed Book 869, Page 464; March 11, 2013 at Deed Book 933, Page 94 as assigned to Great Oak Pool, LLC from Original Lender by Assignment of Security Instruments recorded July 9, 2013 at Deed Book 946, Page 562, as assigned to Great Oak GA Owner, LLC ("Lender") by Assignment of Security Instruments recorded July 9, 2013 at Deed Book 946, Page 562, as assigned to Great Oak GA Owner, LLC ("Lender") by Assignment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), Securing that certain Universal Note dated January 29, 2001 in the original principal amount of \$100,977.00, as last modified by that certain Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of \$141,866.04 (collectively, the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in February, 2017, the following described property (the "Premises") to wit: LEGAL DESCRIPTION:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING 1.000 ACRE AND BEING SHOWN AS LOT I AND II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 19, 2000, AS RECORDED IN PLAT BOOK 45, PAGE 208, UNION COUNTY, RECORDS, WHICH DESCRIPTION IN SINCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE DECLARATION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC

CORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 173, PAGE 561, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WELL AND WATER LINES, AND A SIGN EASEMENT RECORDED IN DEED BOOK 206, PAGE 582, UNION COUNTY RECORDS.
A PORTION OF THE PROPERTY IS LOCATED IN THE FLOOD PLAIN AS SHOWN ON THE AFOREMENTIONED SURVEY.
If and as modified and released as shown in the first paragraph above;

the first paragraph above; FURTHER LESS AND EXCEPT that property, if any, released of record; TOGETHER WITH all buildings, structures, and other improvements now or hereafter lo-

cated on said property, or any part and parcel thereof; and TOGETHER WITH all rights, title, and interest of grantor in and to the minerals, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or above the same or any part or parcel thereof; and TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, claim, and demand whatsoever of grantor of, in, and to the same and of, in, and to every part and parcel thereof; and TOGETHER WITH all fittings and fixtures, whether actually or constructively attached to said property and including all attached machinery, equipment, apparatus, and all trade, cated on said property, or any part and parcel

salu property and including an attached ina-chinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, applianc-es, and articles of personal property of every kind and nature whatsoever, now or hereafter located in, upon, or under said property or any part thereof and used or usable in connection part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired by grantor (hereinafter collectively called "equipment") including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, cooking, incinerating, and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire revention, fire extinguishing, refrigerating, ventilating, and communications apparatus; boilers, ranges, furnaces, oil burners, or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; sawnings; screens; storm doors and windows; stoves; wall beds; refrigerators; dishwashers; attached cabinets; partitions; ducts and compressors; rugs and carpets; mirrors; mantles; pressors; rugs and carpets; mirrors; mantles; draperies; furniture and furnishings; all building materials, supplies, and equipment now or hereafter delivered to said property and intended to be installed therein; all additions to and renewals or replacements of all of the

to and renewals or replacements of an or the foregoing, and all proceeds and profits of all the foregoing; and TOGETHER WITH any and all rents which are now due or may hereafter become due by reason of the renting or leasing of the property, the improvements thereon, and equipment;

and TOGETHER WITH any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the property, to the extent of all amounts which may be secured by this deed at the date of receipt of any such award or payment by grantee and of the reasonable attorneys' fees, costs, and disbursements incurred neys' fees, costs, and disbursements incurred by grantee in connection with the collection of such award or power. by grantee in contection with the contection of such award or payment. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now fore-

closable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises 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 by Lender with respect

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to

the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. Please note that Great Oak GA Owner, LLC. Please note that dreat dar dar durier, LLO, whose mailing address of 5-9 Union Square West, Sixth Floor, New York, New York 10003, is the entity that has the full authority to negotiate, amend or modify the terms of the lo

documents with you. Great Oak GA Owner, LLC can be contacted through the following repre-sentative: Lisa A. Frank, Esq., McCalla Raymer Pierce, LLC 1544 Old Alabama Road, Roswell, Georgia 30076; (678) 281-6503. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the by law to negotiate, amenu, or mount are terms of the mortgage instrument. To the best knowledge and belief of the under-signed, the party in possession of the Premises is Grantor or a tenant or tenants and said prop-

erty is more commonly known as 3623 Morris Ford Exchange, Blairsville, Georgia 30512. GREAT OAK GA OWNER, LLC as Attorney-in-Fact for E Swain Stewart and Wanda E. Stewart Lisa A. Frank, Esq. McCalla Raymer Pierce, LLC 1544 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503

NOTICE OF FORECLOSURE SALE UNDER POWER
UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Mark Latch And Karen Lynn Lairsey to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., dated November 22, 2010, and recorded in Deed Book 851, Page 222, Union County, Georgia Records, as last transferred to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America by assignment recorded on December 15, 2016 in THAT PURPOSE

signment recorded on December 15, 2016 in Book 1058 Page 672 in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Three Hundred Twenty-Two Thousand and 0/100 dollars (\$322,000.00), 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 February 7, 2017, the following described property: signment recorded on December 15, 2016 in

property:
All that tract or parcel of land lying and being ing in the 9th District, 1st Section, Land 63, of Union County, Georgia, and being Lot 12, of lvy Log Estates Subdivision, containing 6.014 ry Log Estates Subdivision, containing 0.014 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated March 23, 1998, and recorded in Union County, Georgia Records in Plat Book 41, Page 31. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described reneaty. Also convered is above described property. Also conveyed is a

above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.

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 attoring the same and sale expenses of this sale, as provided in Security Deed and by law, including attoring the same and sale expenses of the sale, as provided in Security Deed and by law, including attoring the same and sale expenses of the sale exp

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).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Setterus les they can be contacted at (866) 570. though not required by law to do so) is: Set-erus, Inc. they can be contacted at (866) 570-5277 for Loss Mitigation Dept, or by writing to 14523 SW Millikan Way, Ste 200, Beaverton, Oregon 97005, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any out-standing ad valorem taxes (including taxes)

standing 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 eat out above. Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Mark Latch and Karen Lynn Lairsey or tenant(s); and said property is more com-monly known as 392 Carter Lane, Blairsville,

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion 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. ederal National Mortgage Association ("Fan-

nie Mae"), a corporation organized and existing under the laws of the United States of America as Attorney in Fact for Mark Latch And Karen Lynn Lairsey.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404 789 3654 404-789-2661

B&S file no.: 16-19048 N(Jan11,18,25,Feb1)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY This communication is an attempt to collect a debt and any information obtained will be used

debt and any information obtained will be used for that purpose. By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Ronald N. Pitts and Barbara Lynn Grady to Bank of the Ozarks, Successor by Merger to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank) the Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank) ("BOTO"), dated November 23, 2005, filed and recorded January 11, 2006 in Deed Book 624, Page 488, Union County, Georgia Records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of FIVE HUNDRED THOUSAND AND NO/100THS DOLLARS (\$500,000.00) (as amended, modified, or revised from time (as amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash public outcry to the highest bidder for cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in February, 2017, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):
All that tract or parcel of land lying and being in the 8th District and 1st Section of Union County, Georgia and being a part of Land Lot No. 82 and being more particularly described as containing 6.34 acres as shown by that certain plat dated October 8, 2004, by Robert J. Breedlove, G.R.L.S. No. 2228. Said plat recorded in Plat Book 55, Page 50, in the Office of the Clerk of the Superior Court, Union County, Georgia. Said property is conveyed subject to all easements, restrictions, and rights of way as set forth on said recorded plat or as appearing of record. Pursuant to O.C.G.A. § 44-2-28, reference is hereby made to said recorded plat for the nursose of incorronation same herein ing of record. Pursuant to 0.C.G.A. § 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed. Subject to existing easements and right of ways for public roads, if any. Also subject to Union County, Georgia Subdivision Regulations, Mobile Home Regulations and any zoning or other ordinances, if any.

This conveyance is made together with right of ingress, egress and utility service along existing roads to the subject property. ing roads to the subject property.
THIS BEING THAT SAME PROPERTY CONVEYED INIS BEING INAL SAME PROPERTY CONVEYED UNTO Ronald N. Pitts and Barbara Lynn Grady by Warranty Deed from Ronald N. Pitts, dated June 21, 2005, in Coedia on June 23, 2005, in Deed Book 587, Page 269, in the Office of the Clerk of the Superior Court of Union County,

Clerk of the Superior Court of Union County, Georgia.

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 attorneys' fees and other payments provided for under the terms of the Security Deed and Note.

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 inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes which constitute liens unon said property. taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Ronald N. Pitts and Barbara Lynn Grady or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. This law firm is acting as a debt collector. This law firm is acting as a debt collector.

Any information obtained will be used for that purpose.
BOTO as Attorney-in-Fact for RONALD N. PITTS
AND BARBARA LYNN GRADY
Contact: Brian Pierce, Esq.

Baker, Donelson, Bearman Caldwell & Berkowitz, P.C. Suite 1600, Monarch Plaza 3414 Peachtree Road, N.E. Atlanta, GA 30326; (404/577-6000) STATE OF GEORGIA COUNTY OF UNION

UNION COUNTY FEBRUARY 2017 TAX SALE

COUNTY OF UNION
Under and by virtue of certain tax Fi.Fa.'s issued by the Tax Commissioner of Union County, Georgia, in favor of the State of Georgia and County of Union against the following named persons and the property as described immediately below their respective name(s). There will be sold for cash or certified funds at public outcry, before the Courthouse door in Blairsville, Union County, Georgia, between the legal hours of sale, on the first Tuesday in February 2017, the same being February 7. 2017.

ruary 2017, the same being February 7, 2017. The following property will be sold between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective indi-County tax execution on the respective indi-vidual and property. The properties hereinafter described have been levied on as the prop-erty of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Union County, State of Georgia. The years for which said Fi.Fa.'s are issued and levied are extend below the name of the owner in each stated below the name of the owner in each

This is a buyer beware sale and all prop-erty will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale deed with specific rights of redemption.
Each defendant and tenant in possession, if applicable, has been notified of levy time and

applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. Pursuant to Georgia Law, payment will be required within one (1) hour of the completion of the tax sale. In the event a bid is not properly paid, the property shall be reoffered at 2:00 PM on the day of the sale, or the following day that being February 8, 2017. File #-- 3
Man/Parcel Number: 099 022 Map/Parcel Number: 099 022 Defendant(s) in FiFa: Barnes, Gregory A. &

Phillips, Amy L. Current Property Owner: same as Defendant(s)

Reference Deed: 669/144
Property Description: All and only that parcel
of land designated as Tax Parcel 099 022, lying
and being in Land Lot 23, 16th Land District, and being in Land Lot 23, 16th Land District, 1st Section, Union County Georgia, containing 0.013 acre, more or less, being the Common Area, shown in Plat Book 55, Page 223, a portion of the property described in Deed Book 669, Page 144, the description contained therein being incorporated herein by this reference, known as 88 Lois Lane. Years Due: 2009-2015

Map/Parcel Number: 006 030 A42 Defendant(s) in FiFa: Campbell, Denise Current Property Owner: same as Defendant(s) Reference Deed: 764/209 Property Description: All and only that parcel of land designated as Tax Parcel 006 030 A42, lying and being in Land Lots 59 & 86 of the 8th

In Being in Land Lucis 98 & 60 of in earl Land District, 1st Section, Union County Geor-gia, containing 1.16 acre, more or less, being Lot 42, Harbin Woods Subdivision, Phase II, shown in Plat Book 59, Page 172, described in Deed Book 764, Page 209, the description contained therein being incorporated herein but this process. by this reference. Years Due: 2012-2015 Amount Due: \$1,143.91 Anioun Jan. Anioun Jan. File #-- 6
Map/Parcel Number: 114 013 E
Defendant(s) in FiFa: Cheek, Joshua; Schneider, Bruce; Schaffer, Robert
Current Property Owner: same as Defendant(s)

Reference Deed: 734/455 Reference Deed: 734/455
Property Description: All and only that parcel of land designated as Tax Parcel 114 013 E, lying and being in Land Lot 207 of the 17th Land District, 1st Section, Union County Georgia, containing 0.074 acre, more or less, shown in Plat Book 57, Page 165, described in Deed Book 734, Page 455, the description contained therein being incorporated herein being

therein being incorporated herein by this ref-Years Due: 2009-2015

Years Due: 2009-2015
Amount Due: \$457.49
File #-- 9
Map/Parcel Number: 024 052
Defendant(s) in FiFa: Colwell, Barbara Mrs. Estate IN REM, All Heirs Known and Unknown
Current Property Owner: Davenport, Leona
Reference Deed: 62/134
Property Description: All and only that parcel
of land designated as Tax Parcel 024 052, lying and being in Land Lot 36 of the 10th Land
District. 1st Section. Union County Georgia. District, 1st Section, Union County Georgia, containing 0.33 acre, more or less, described in Deed Book 62, Page 134, the description contained therein being incorporated herein by this reference. Years Due: 2011-2015

Map/Parcel Number: 100 073
Defendant(s) in FiFa: Design Communications Current Property Owner: same as Defendant(s) in FiFa

Amount Due: \$666.12

re Deed: 387/456 Property Description: All and only that parcel of land designated as Tax Parcel 100 073, ly-ing and being in Land Lots 46 & 63 of the 16th Land District, 1st Section, Union County Geor-

igia, containing 2.56 acres, more or less, being Lot O, Wolf Creek Estates Subdivision, Phase IV, shown in Plat Book P, Page 144, described in Deed Book 387, Page 456, the description contained therein being incorporated herein by this reference. by this reference. Years Due: 2013-2015 Years Due: 2013-2015 Amount Due: \$1,441.61 File #-- 15 Map/Parcel Number: 081A 010 Defendant(s) in FiFa: Eddy, James R. Current Property Owner: same as Defendant(s)

Reference Deed: 84/138

Reference Deed: 84/138
Property Description: All and only that parcel of land designated as Tax Parcel 081A 010, lying and being in Land Lot 16 of the 9th Land District, 1st Section, Union County Georgia, being Lot 16, Tiefencastl Subdivision, shown in Plat Book F, Page 7, described in Deed Book 84, Page 138, the description contained therein being incorporated herein by this reference, known as 1090 Double Springs Road. Years Due: 2013-2015 Amount Due: \$909.56

File #-- 18 Map/Parcel Number: 008 021 Defendant(s) in FiFa: Foster, Clara (aka Clara Current Property Owner: Foster, Clara (aka Clara B. Foster), Estate IN REM All Heirs Known

& Unknown
Reference Deed: 83/341
Property Description: All and only that parcel
of land designated as Tax Parcel 008 021, lying and being in Land Lots 195 & 166 of the
8th Land District, 1st Section, Union County
Georgia, containing 10.00 acres, more or less,
described in Deed Book 83, Page 341, the description contained therein being incorporated
herein by this reference, known as 685 Rose
Holly Road. Holly Road. Years Due: 2013-2015 Amount Due: \$5,506.07 File #-- 19

Map/Parcel Number: 071A 051 Defendant(s) in FiFa: Franklin, Elmer & Tamara Lynn F. Stanley Current Property Owner: same as Defendant(s)

Reference Deed: 483/549; 88/399 Reference Deed: 483/549; 60/539 Property Description: All and only that parcel of land designated as Tax Parcel 071A 051, ly-

ing and being in Land Lot 312, of the 9th La Ing and being in Land LOUTS, of the 9th Land District, 1st Section, Union County, Georgia, containing 1.00 acres, more or less, described in Deed Book 483, Page 549, the description contained therein being incorporated herein by this reference, known as 21 River Road

Drive.

Years Due: 2012-2015

Amount Due: \$1,656.52

File #-- 20

Map/Parcel Number: 034 033 D

Defendant(s) in FiFa: Garrett, Kevin & Whitmore, Jeremiah, Johnathon & JG Current Property Owner: same as Defendant(s) In Fira Reference Deed: 434/273 Property Description: All and only that parcel of land designated as Tax Parcel 034 033 D, ly-ing and being in Land Lots 3, 33 & 34 of the 9th

Land District, 1st Section, Union County, Geor-gia, being a portion of the property described in Deed Book 434, Page 273, the description contained therein being incorporated herein by this reference. Years Due: 2013-2015 Amount Due: \$1,785.75 Amount Due: \$1,785.75
File #-- 21
Map/Parcel Number: 034 033 J
Defendant(s) in FiFa: Garrett, Kevin M. & Mary
Jane G. Anderson
Current Property Owner: same as Defendant(s)

in FiFa Reference Deed: 434/274-277; 439/601-602 Property Description: All and only that parcel of land designated as Tax Parcel 034 033 J, lying and being in Land Lots 3 & 34 of the 9th Land District, 1st Section, Union County, Georin the description of the property description of the property description of the property described in Deed Book 439, Pages 601-602, the description contained therein being incorporated herein by this reference.

reference.
Years Due: 2013-2015
Amount Due: \$2,105.53
File #- 22
Map/Parcel Number: 034 033 A
Defendant(s) in FiFa: Garrett, Mary Jane W. &
Kevin Michael Garrett (aka Kevin Garrett) Current Property Owner: same as Defendant(s)

in FiFa
Reference Deed: 434/274
Property Description: All and only that parcel
of land designated as Tax Parcel 034 033 A,
lying and being in Land Lots 33 & 34 of the
9th Land District, 1st Section, Union County,
Georgia, described in Deed Book 434, Page
274, the description contained therein being
incorporated herein by this reference, known
as 9551 Murphy Highway.
Years Due: 2012-2015
Amount Due: \$4.497.08

Amount Due: \$4,497.08

Map/Parcel Number: 081 043 E
Defendant(s) in FiFa: Harvey, Ruth
Current Property Owner: same as Defendant(s) Reference Deed: 695/166

Property Description: All and only that parcel of land designated as Tax Parcel 081 043 E, lying and being in Land Lot 20 of the 9th Land District, 1st Section, Union County, Georgia, containing 5.63 acres, shown in Plat Book 57, Page 83, described in Deed Book 695, Page 166, the description contained therein being incorporated herein by this reference, known as 174 Franklin Place. Years Due: 2013-2015 Amount Due: \$6,276.50

File #-- 24
Map/Parcel Number: 088 016 A
Defendant(s) in FiFa: Highland Falls Cottages
Inc & Jerry Hinnenkamp (aka Gerald L Hinnenkamp), Estate IN REM, Karen Whittle, Executor
Current Property Owner: Highland Falls Cottages Inc. tages Inc

Reference Deed; 307/442

Reference Deed: 307/442 Property Description: All and only that par-cel of land designated as Tax Parcel 088 016 A, lying and being in Land Lot 93 of the 10th Land District, 1st Section, Union County Geor-gia, being Lot A, Highland Falls Cottages, Inc Subdivision, shown in Plat Book 64, Page 40, described in Deed Book 307, Page 442, the de-scription contained therein being incorporated herein by this reference. herein by this reference. Years Due: 2011-2015 Amount Due: \$1,924.01

File #-- 25
Map/Parcel Number: 056B 078 A
Defendant(s) in FiFa: Hinnenkamp, Gerald & Hinnenkamp, David Current Property Owner: Hinnenkamp, Gerald, Estate IN REM, Karen Whittle, Executor & Da-

Estate IN REM, Karen Whittle, Executor & David Hinnenkamp (2012); Hinnenkamp, David (2013-2015)
Reference Deed: 862/334; 551/133
Property Description: All and only that parcel of land designated as Tax Parcel 0568 078
A, lying and being in Land Lot 44 of the 10th Land District, 1st Section, Union County, Georgia, containing 0.75 acre, more or less, being Tract 22-4A-1, shown in Plat Book 39, Page 181, described in Deed Book 862, Page 223, the description contained therein being incorthe description contained therein being incorporated herein by this reference, known as 80 Wilson Way. Years Due: 2012-2015 Amount Due: \$5,275.20

File #-- 26
Map/Parcel Number: 099 156
Defendant(s) in FiFa: Holcomb, Murl
Current Property Owner: same as Defendant(s) in FiFa
Reference Deed: 116/152

Property Description: All and only that parcel of land designated as Tax Parcel 099 156, ly-ing and being in Land Lot 15 of the 16th Land District, 1st Section, Union county, Georgia, described in Deed Book 116, Page 152, the description contained therein being incorporated herein by this reference. Years Due: 2008-2015 Amount Due: \$2,223.14

Map/Parcel Number: B03 051 Defendant(s) in FiFa: Houle, Joseph & Ronda Current Property Owner: same as Defendant(s) Reference Deed: 904/28

Reference Deed: 904/28
Property Description: All and only that parcel of land designated as Tax Parcel B03 051, lying and being in Land Lot 308 of the 9th Land District, 1st Section, Union County, Georgia, containing 0.82 acre, more or less, shown in Plat Book 58, Page 281, described in Deed Book 904, Page 28, the description contained therein being incorporated herein by this reference, known as 352 Town Mountain Road. Years Due: 2012-2015
Amount Due: \$2,661.83
File #-- 29 Map/Parcel Number: 067 023 B Defendant(s) in FiFa: Ivey, James W. & Tammy

L. Ivey Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 349/241-242 Property Description: All and only that parcel of land designated as Tax Parcel 067 023 B, lying and being in Land Lot 98 of the 9th Land District, 1st Section, Union County, Georgia,

bisitict, 1st Section, offinion Country, Georgia containing 0.258 acre, more or less, being Tract 1-B, shown in Plat Book 45, Page 212 described in Deed Book 349, Pages 241-242 the description contained therein being incor-porated herein by this reference. Years Due: 2008-2015 Amount Due: \$961.00 File #-- 355
Map/Parcel Number: 081A 011
Defendant(s) in FiFa: Leonhard, Cherl Jean &
Sandra Lee Zito

Current Property Owner: same as Defendant(s)

Reference Deed: 125/576 Reference Deed: 125/576
Property Description: All and only that parcel of land designated as Tax Parcel 081A 011, lying and being in Land Lot 16 of the 9th Land District, 1st Section, Union County Georgia, being Lot 14, shown in Plat Book F, Page 7, described in Deed Book 125, Page 576, the description contained therein being incorporated herein by this reference. Years Due: 2011-2015
Amount Due: \$1,143.41
File #--38

Map/Parcel Number: U22 065 A10
Defendant(s) in FiFa: Mathers-Weathers, Nancy N., Estate In REM
Current Property Owner: Mathers-Weathers,
Nancy N., as Trustee of the Nancy N Mathers
Revocable Trust (aka Third Restatement of the

Revocable Trust (aka Third Restatement of the Nancy N. Mathers Revocable Trust dated February 13, 2004)
Reference Deed: 173/380
Property Description: All and only that parcel of land designated as Tax Parcel 022 065 A10, lying and being in Land Lot 217 of the 9th Land District, 1st Section, Union County Georgia, containing 1.031 acres, more or less, being Lot 10, shown in Plat Book U, Page 277, and being a portion of the property described in Deed Book 173, Page 380, the description contained therein being incorporated herein by this reference. Years Due: 2012-2015 Amount Due: \$1,078.96

Amount Due: \$1,078.96
File #-- 39
Map/Parcel Number: 022 065 A11
Defendant(s) in FiFa: Mathers-Weathers, Nancy N, Estate In REM
Current Property Owner: Weathers-Mathers, Nancy N, as Trustee of the Nancy N Mathers
Revocable Trust (aka Third Restatement of the Nancy N, Mathers Revocable Trust dated Feb-

ruary 13, 2004)
Reference Deed: 173/380
Property Description: All and only that parcel of land designated as Tax Parcel 022 065 A11, lying and being in Land Lot 217 of the 9th Land District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being Lot 11, shown in Plat Book U, Page 277, and being a portion of the property described in Deed Book 173, Page 380, the description contained therein being incorporated herein by this reference.

rears Due: 2012-2015 Amount Due: \$1,062.45 File #-- 40 Map/Parcel Number: 022 065 A16 Defendant(s) in FiFa: Mathers-Weathers, Nan-cy N., Estate In REM Current Property Owner: Weathers-Mathers,

erence. Years Due: 2012-2015

ruary 13, 2004)

Current Property Owner: Weathers-Mathers, Nancy N., as Trustee of the Nancy N Mathers Revocable Trust (Aa Third Restatement of the Nancy N. Mathers Revocable Trust dated February 13, 2004)
Reference Deed: 173/380
Property Description: All and only that parcel of land designated as Tax Parcel 022 065 A16, lying and being in Land Lot 217 of the 9th Land District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being Lot 16, shown in Plat Book U, Page 277, and being a portion of the property described in Deed Book 173, Page 380, the description contained therein being incorporated herein by this reference.

Years Due: 2012-2015 Years Due: 2012-2015 Amount Due: \$1,054.95 File #-- 41

File #-- 41
Map/Parcel Number: 022 065 A23
Defendant(s) in FiFa: Mathers-Weathers, Nancy N., Estate In REM
Current Property Owner: Weathers-Mathers,
Nancy N., as Trustee of the Nancy N Mathers
Revocable Trust (aka Third Restatement of the

Revocable Trust (aka Third Restatement of the Nancy N. Mathers Revocable Trust dated February 13, 2004)
Reference Deed: 173/380
Property Description: All and only that parcel of land designated as Tax Parcel 022 065 A23, lying and being in Land Lot 217 of the 9th Land District, 1st Section, Union County, Georgia, containing 1.801 acres, more or less, being Lot 23, Survey for Nancy N. Weathers Mathers Living Trust, shown in Plat Book U, Page 277, described in Deed Book 173, Page 380, the description contained therein being incorporated herein by this reference. herein by this reference. Years Due: 2012-2015 Amount Due: \$1,411.18 File #-- 42
Map/Parcel Number: 023 050
Defendant(s) in FiFa: McCary, Debra, Custodian for Patrick Ian Riley & Christopher Ayden

dian for Patrick fail rines & Units Explored, School Riley Current Property Owner: Sheppard, John Mark; Sheppard, Nelson A.; McCary, Debra, Custodian for Patrick Ian Riley & Christopher Ayden Riley Under the Georgia Transfers to Minors Act

Under the Georgia Transfers to Minors Act Reference Deed: 957/213; 957/211; 957/205 Property Description: All and only that parcel of land designated as Tax Parcel 023 050, lying and being in Land Lot 305 of the 8th Land District, 1st Section, Union County, Georgia, containing 1.30 acres, more or less, being Lot 2B, Survey for Patricia G. Abernathy of Lot 2 Vaughn England Property, shown in Plat Book U, Page 67, described in Deed Book 957, Page 205, the description contained therein being incorporated herein by this reference, known as 381 Nichols Circle. as 361 Nichols Circle.
Years Due: 2012-2015
Amount Due: \$1,783.59
File #-- 44
Map/Parcel Number: 054A 043 A06
Defendant(s) in FiFa: Neil, Nicole Ann
Current Property Owner: same as Defendant(s)

in FiFa
Reference Deed: 848/763
Property Description: All and only that parcel
of land designated as Tax Parcel 054A 043
A06, lying and being in Land Lot 226 of the
9th Land District, 1st Section, Union County
Georgia, containing 0.946 acre, more or less,
being Lot 6, Colwell Cove Subdivision, shown
in Plat Book 49, Page 205, described in Deed
Book 848, Page 763, the description contained
therein being incorporated herein by this reference, known as 207 Patricks Drive.
Years Due: 2013-2015

Years Due: 2013-2015 Amount Due: \$3,498.58

File #-- 48 Map/Parcel Number: 089 005 Defendant(s) in FiFa: Patterson/Green, Inc. Current Property Owner: same as Defendant(s) Reference Deed: 567/236 Reference Deed: 567/236
Property Description: All and only that parcel of land designated as Tax Parcel 089 005, lying and being in Land Lot 124 of the 10th Land District, 1st Section, Union County, Georgia, being a portion of the property described in Deed Book 567, Page 236, the description contained therein being incorporated herein by this reference, known as 634 Bowers Road. Years Due: 2012-2015
Amount Due: \$2,974.97
File #--50

Map/Parcel Number: 034 011 Map/Parcei Number: 034 017 Defendant(s) in FiFa: Poteete, James Current Property Owner: James Poteete, Trustee of the Speacial Needs Trust F/B/O Richard Lamar Smith, Jr. Under Item X of the Last Will and Testament of Doris Elaine Smith Reference Deed: 421/152

Reference Deed: 421/152
Property Description: All and only that parcel of land designated as Tax Parcel 034 011, lying and being in Land Lots 39 and 40 of the 9th Land District, 1st Section, Union County, Georgia, being a portion of the property described in Deed Book 421, Page 152, the description contained therein being incorporated herein by this reference, known as 69 Davenport Road.

Years Due: 2013-2015 Years Due: 2013-2015

Amount Due: \$5,845.00 File #-- 52 Map/Parcel Number: 098 136 A
Defendant(s) in FiFa: Reese, Jimmy Roger (aka
Jimmy Roger Reece) Current Property Owner: Reese, Jimmy Roger (aka Jimmy Roger Reece) Estate IN REM, All Heirs Known and Unknown

Heirs Known and Unknown
Reference Deed: 770/340
Property Description: All and only that parcel
of land designated as Tax Parcel 098 136 A,
lying and being in Land Lot 53 of the 16th Land
District, 1st Section, Union County, Georgia,
containing 1.137 acres, more or less, being
Tract 1, shown in Plat Book 61, Page 86, described in Deed Book 770, Page 340, the description contained therein being incorporated
herein by this reference, known as 1636 Town
Creek School Road. Years Due: 2013-2015 Amount Due: \$968.08

Amount Due. \$500.00 File #-- 53 Map/Parcel Number: 098 106 Defendant(s) in FiFa: Rich, Timothy; Rich, Re-becca; Anderson, Brandon Current Property Owner: same as Defendant(s) Reference Deed: 708/104 Property Description: All and only that parcel of land designated as Tax Parcel 098 106, lying and being in Land Lots 56 and 57 of the 16th Land District, 1st Section, Union County, Geor-Land District, 1st Section, nion Gounny, eor-gia, containing 0.5725 acre, more or less, be-ing Lot 2, shown in Plat Book W, Page 39, be-ing a portion of the property described in Deed Book 708, Page 104, the description contained therein being incorporated herein by this ref-erence, known as 44 Raspberry Trail.

erence, known as 44 kaspberry Iran.
Years Due: 2009-2015
Amount Due: \$2,833.37
File #-- 54
Map/Parcel Number: 098 107
Defendant(s) in FiFa: Rich, Timothy; Rich, Rebecca; Anderson, Brandon Current Property Owner: same as Detendamτ(s) in FiFa
Reference Deed: 708/104
Property Description: All and only that parcel of land designated as Tax Parcel 098 107, lying and being in Land Lots 56 and 57 of the 16th Land District, 1st Section, Union County, Georgia, containing 0.5725 acre, more or less, being Lot 3, shown in Plat Book W, Page 39, a portion of the property described in Deed Book 708, Page 104, the description contained therein being incorporated herein by this reference, known as 47 Sky Hawk Ridge.
Years Due: 2009-2015 Current Property Owner: same as Defendant(s)

Years Due: 2009-2015 Amount Due: \$2,778.50 File #-- 56
Map/Parcel Number: 070B 111
Defendant(s) in FiFa: Roman, Lisa M.
Current Property Owner: same as Defendant(s) eference Deed: 594/380; 361/416 Property Description: All and only that parcel of land designated as Tax Parcel 070B 111, lying and being in Land Lot 241 of the 9th Land

ing and being in Land LDT 241 of the synt Land District, 1st Section, Union County, Georgia, containing 0.223 acre, more or less, shown in Plat Book 47, Page 65, described in Deed Book 594, Page 380, the description contained therein being incorporated herein by this ref-erence, known as 81 Nottely Lake Cottage. erence, known as 61 Nottely Lake Cottage.
Years Due: 2013-2015
Amount Due: \$1,168.20
File #-- 57
Map/Parcel Number: 024 109
Defendant(s) in FiFa: SEM Trust
Current Property Owner: same as Defendant(s) in FiFa:

in FiFa
Reference Deed: 261/621
Property Description: All and only that parcel
of land designated as Tax Parcel 024 109, lying
and being in Land Lot 53 of the 7th Land District, 1st Section, Union County, Georgia, containing 1.995 acre, more or less, being Tract
II, shown in Plat Book 28, Page 98, described
in Deed Book 261, Page 621, the description
contained therein being incorporated herein
by this reference by this reference. Years Due: 2013-2015 File #-- 60 Map/Parcel Number: 109 030 Defendant(s) in FiFa: Stewart, E. Swain & Stewart, Wanda E. Current Property Owner: same as Defendant(s)

Reference Deed: 349/94 Reference Deed: 349/94
Property Description: All and only that parcel of land designated as Tax Parcel 109 030, lying and being in Land Lot 80 of the 16th Land District, 1st Section, Union Country, Georgia, being Lot 2, shown in Plat Book 45, Page 208, described in Deed Book 349, Page 94, the description contained therein being incorporated herein by this reference, known as 39 Morris Ford Ext. Ford Ext. Years Due: 2013-2015

Amount Due: \$3,860.93 Amount Due: \$3,000.93 File #-- 61 Map/Parcel Number: 109 031 Defendant(s) in FiFa: Stewart, E. Swain & Stewart, Wanda E. Current Property Owner: same as Defendant(s)

in FiFa
Reference Deed: 349/94
Property Description: All and only that parcel
of land designated as Tax Parcel 109 031, lying and being in Land Lot 80 of the 16th Land
District, 1st Section, Union County, Georgia,
being Lot 1, shown in Plat Book 45, Page 208,
described in Deed Book 349, Page 94, the description contained therein being incorporated
herein by this reference.
Vears Due: 2013-2015 Years Due: 2013-2015 Amount Due: \$1,431.43 Map/Parcel Number: 081A 007 Defendant(s) in FiFa: Weaver, George Current Property Owner: same as Defendant(s)

Reference Deed: 328/10 Property Description: All and only that parcel of land designated as Tax Parcel 081A 007, lying and being in Land Lots 15, 16 & 17 of the 9th Land District, 1st Section, Union County, Georgia, containing 1.22 acres, more or less, being Lot 5, shown in Plat Book R, Page 143, described in Deed Book 328, Page 10, the de-scription contained therein being incorporated herein by this reference. Years Due: 2012-2015 Amount Due: \$1,131.66 File #-- 65

Map/Parcel Number: 045A 043
Defendant(s) in FiFa: Weisbaum, Geoffrey S.
Current Property Owner: same as Defendant(s) Reference Deed: 111/418 Reference Deed: 111/418
Property Description: All and only that parcel of land designated as Tax Parcel 045A 043, lying and being in Land Lot 293 of the 10th Land District, 1st Section, Union County, Georgia, being Lot 36, Eagle's Nest Subdivision, shown in Plat Book C, Page 57, described in Deed Book 111, Page 418, the description contained therein being incorporated herein by this reference.

erence. Years Due: 2012-2015 Amount Due: \$487.31 File #-- 68 Map/Parcel Number: 008 035 Defendant(s) in FiFa: Wright, David & Wright, Debra Current Property Owner: same as Defendant(s)

in FiFa
Reference Deed: 107/277
Property Description: All and only that parcel
of land designated as Tax Parcel 008 035, lying and being in Land Lot 166 of the 8th Land
District, 1st Section, Union County, Georgia,
shown in Plat Book H, Folio 220, described
in Deed Book 107, Page 277, the description
contained therein being incorporated herein
by this reference. by this reference. Years Due: 2012-2015 Amount Due: \$1,154.73 Amount Due: \$1,154.73
File #-- 69
Map/Parcel Number: 114 010
Defendant(s) in FiFa: Youngblood, James;
Youngblood, Ruby
Current Property Owner: Youngblood, James
Estate IN REM, All Heirs Known and Unknown
Reference Deed: 63/242
Property Description: All and only that parcel
of land designated as Tax Parcel 114 010, lying and being in Land Lot 208 of the 17th Land
District, 1st Section, Union County, Georgia,
described in Deed Book 63, Page 242, the description contained therein being incorporated
herein by this reference, known as 441 Plott
Town Road.
Years Due: 2012-2015

Years Due: 2012-2015 Amount Due: \$7,380.40 N(Jan11,18,25,Feb1)B