## North Georgia News

## **Legal Notices for January 13, 2015**

IN THE JUVENILE COURT OF UNION COUNTY

N.O. DOB: 08-03-2007 SEX: MALE CASE NO 144-15J-85A

CASE NO 144-15J-85A
D.O.
DOB: 01-20-2006
SEX: MALE
CASE NO 144-15J-86A
ChildREN under the age of eighteen
NOTICE OF DEPENDENCY HEARING
TO: MARLISSA O'NEAL, MOTHER OF THE ABOVENAMED CHILD
By Order for Service by Publication dated the
20th day of November, 2015, you are hereby
notified that on the 8th day of October, 2015,
the Union County Department of Family and
Children Services, Georgia Department of
Human Services, filed a Petition for Protective Order (Dependency) against you as to the
above-named children, alleging the children
are dependent. This Court found it to be in the
children's best interest that the Petition be are dependent. In Scourt round it to be in the children's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special As-sistant Attorney General Stephany L. Zaic, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to O.C.G.A. § 15-11-163 on the 6th day of Januto U.C.A.A. § 15-17-163 of the official of Jahu-ary, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing justess you appear at the final hearing. The unless you appear at the final hearing. The

unless you appear at the inal hearing. The children shall appear personally before this Court at the provisional hearing. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 2nd day of March, 2016, at 9:00 a.m., at the Union County Court-

zolo, at suo a.m., at the onion county court-house, Blairsville, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you. If you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. know that you want a lawyer immediately. If you have any questions concerning this no-

tice, you may call the telephone number of the clerk's office.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the \_\_\_\_\_ day of , 2015. Honorable Jeremy Clough

Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit

NOTICE

NOTICE
This notice service purpose that Blairsville Super Flea Market and Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on January 11, 2016, 8:00 a.m. at the Blairsville Super Flea Market and Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.

Debbie Golan Unit A9, Jeff Byers Unit B12, Patricia Fields Units C30 and C31, Jimmy Taylor Unit R8.

This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between owner and obligated party.

STATE OF GEORGIA

UNION COUNTY NOTICE TO: Heather Marie Johnson A Pre-Warrant hearing will be held in Magis-trate Court on January 26, 2016 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endan-

warrant your arrest for the offense of Enda gering Security Interest O.C.G.A. § 16-9-51. By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008

The University of Georgia's College of Agricul-

tural and Environmental Sciences has decided to demolish the listed farm building in Union to demolish the listed farm building in Union County, #3510 Greenhouse.
For additional information about his Notice of Decision, as required by the Georgia Environmental Protection Act of 1991, please contact Krista Coleman-Silvers, Assistant to the Vice President for Finance and Administration, 382

East Broad Street, Athens, GA 30602, or 706-542-3605. N(Jan13)P NOTICE TO CREDITORS AND DEBTORS RE: CHARLES AUSTIN GILLESPIE

all cleants of the estate of Online Sacring GILLESPIE, deceased of Union County, Blairs-ville, Georgia 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 the undersigned. Charles Austin Gillespie, Jr. 134 Hopes Circle Demorest, GA 30535 and

David Canning Gillespie 321 Turkey Creek Dr. Bald Ground, GA 30107 This 7th day of January, 2016. Charles Austin Gillespie, Jr. and David Canning Gillespie, Co-Executors N(Jan13,20,27,Feb3)B

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carol D. Verdone,
All debtors and creditors of the estate of Carol D. Verdone, 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 estates are according to the law, and all persons indebted to said estates are according to the law, and all persons indebted to said estates are according to the law, and all persons indebted to said estates are according to the law. tate are required to make immediate payment to the Personal Representative(s).
This 8th day of January, 2016.
By: Anthony R. Verdone, Jr., Personal Representative 504 Cozy Cove Rd. Blairsville, GA 30512

N(Jan13,20,27,Feb3)B

**STATE OF GEORGIA** UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESTORS AND CREDITORS
RE: Estate of Robbie Lee Berrong,
All debtors and creditors of the estate of
Robbie Lee Berrong, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 8th day of January, 2016.
By: Peggy Sue Giles,
Personal Representative
P.O. Box 682

P.O. Box 682 Gainesville, GA 30503

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY Re: PETITION OF BRIAN E. ROCK FOR DIS-CHARGE AS EXECUTOR OF THE ESTATE OF JES-

CHARGE AS EXECUTOR OF THE ESTATE OF JES-SILYN M. KNIGHT, 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 25, 2016.
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/ ing 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
alter data If no phictions are filed, the netuons are med, a nearing win be scheduled at 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 Court Clerk** 65 Courthouse Street Blairsville, GA 30512

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF LARRY J. WHITE AND TERRY A.
WHITE FOR DISCHARGE AS EXECUTOR OF THE
ESTATE OF BIRDLE MAE WHITE, DECEASED.
To when it have capaci

To whom it may concern 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 25, 2016.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/

grounds of any such objections. An preadings/ objections must be signed before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent party. Contact probate court personnel at the following address/telephone number for at the following aduress/releptione intuition for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at 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 Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006 NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of the Power of Sale contained in that certain Security Deed given from Lisa Renner and Lawrence Leggett to Regions Bank d/b/a Regions Mortgage, dated 06/15/2006, recorded 06/20/2006 in Deed Book 652, Page 555, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED AND 00/1400 DOLLARS (\$121,600.00, with ineven date in the principal amount of ONE HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED
AND 00/100 DOLLARS (\$121,600.00), with interest thereon as provided for therein, there
will be sold at public outcry to the highest
bidder for cash before the courthouse door of
Union County, Georgia, within the legal hours
of sale on the first Tuesday in February 2016
by Regions Bank d/b/a Regions Mortgage, as
Attorney in Fact for Lisa Renner and Lawrence
Leggett, all property described in said Security
Deed including but not limited to the following described property: ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN THE
16TH DISTRICT, 1ST SECTION, LAND LOT 190
OF UNION COUNTY, GEORGIA, CONTAINING 3.51
ACRES, MORE OR LESS, AND BEING LOT FIFTYFOUR (54) OF THE HOYT ALEXANDER SUBDIVISION, AND MORE PARTICULARLY DESCRIBED
AS FOLLOWS: BEGINNING AT AN IRON PIN/CAP
AT FOREST SERVICE CORNER #8 TR.C-2074A;
THENCE N 62 44 32 E 394 43 FEET TO AN IRON
PIN ON THE EAST RIGHT OF WAY OF A GRAVEL
ROAD, THIS BEING THE TRUE PONT OF BEGINNING; THENCE FOLLOWING THE EAST RIGHT OF
WAY OF THE GRAVEL ROAD N 12 47 36 E 77.36
FEET TO AN IRON PIN; THENCE S 69 21 25 E
496.54 FEET TO AN IRON PIN ON THE TOP OF
THE RIDGE; THENCE FOLLOWING THE TOP OF
THE RIDGE; THENCE FOLLOWING THE TOP OF
THE RIDGE FOUR (4) COURSES AND DISTANCES,
S 45 43 W 150 FEET, S 27 01 W 155 FEET, S 22
12 W 145 FEET, S 54 08 W 153 FEET TO AN IRON
PIN, THENCE N 12 28 05 W 580.0, FEET TO THE
TRUE POINT OF BEGINNING. SUBJECT TO AN 12 W 145 FEET, S 54 08 W 153 FEET TO AN IRON PIN; THENCE N 12 28 05 W 580.0, FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 186, PAGE 595. ALSO CONVEYED HEREWITH ARE GRANTOR'S RIGHTS IN THAT EASEMENT RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 196, PAGE 303. 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 non-payment of the indebtedness as and when due. default under the terms of said Security Deed and Note, including but not limited to the non-payment 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 all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lawrence Leggett, Lisa Renner or tenant(s). 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 t to (1) confirmation that the sale is not prohibited under the U.S. Bankrupty Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Regions Bank, 215 Forrest Street, Hattiesburg, MS 39401 TEL 1-800-748-9498. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

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

THAT PURPOSE.
Under and by virtue of the Final Order and Judgment for Judicial Foreclosure obtained by Plaintiff Multibank 2010-1 SFR Venture, LLC against Defendant Cynthia P. Abshier on July 23, 2014 in Superior Court of Union County, civil action 14-CV-49-SG and in accordance with the terms of the Mortgage given by Cynthia Abshier to Ocala National Bank dated July 3, 2006, recorded in Deed Book 655, Page 211, Union County, Georgia Records, as last transferred to MultiBank 2010-1 SFR Venture, LLC, a Delaware limited liability company, by transferred to Multibank 2014-1 SFH venture, LLC, a Delaware limited liability company, by assignment recorded in Deed Book 845, Page 650, Union County, Georgia Records, to secure a Note in the original principal amount of ONE HUNDRED FORTY-ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$141,500.00) with DRED AND 00/100 DOLLARS (\$141,500.00) with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF the debt secured by said Mortgage has been and is hereby declared due because of, among other possible events of 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 Mortgage. This sale will be made for Hote and wordingset. This sale will be linear to the purpose of satisfying the Final Order and Judgment for Judicial Foreclosure obtained by Plaintiff Multibank 2010-1 SFR Venture, LLC against Defendant Cynthia P. Abshier on July against beteindain Cyntina F. Austrier on July 23, 2014 in Superior Court of Union County, civil action 14-CV-49-SG, and all expenses of this sale, as by law, including attorney's fees, as provided in the Mortgage and/or Final Order and Judgment, Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not vet due cluding taxes which are a lien, but not yet due and payable), any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Mortgage first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Cynthia Abshier or a tenant or tenants and said prop-erty is more commonly known as 2657 Track-rock Church Road, Blairsville, GA 30512 (formerly known as 829 Trackrock Church Road. Change of address took effect September 14 merly known as 829 Trackrock Church Road. Change of address took effect September 14, 2009, due to a county-wide 911 readdressing. Contact Union County Board of Assessors for further information). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Mortgage. Multibank 2010-1 SFR Venture, LLC McCalla Raymer, LLC 1544 Old Alabama Road, Roswell, GA 30076. EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 17TH DISTRICT. 15T SECTION. LAND LOT 295 OF PARCEL OF LAND LYING AND BEING IN THE 17TH DISTRICT, IST SECTION, LAND LOT 295 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 OF MOSSY ROCK SUBDIVISION, CONTAINING 1.608 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 10, 2003, REVISED MARCH 31, 2000 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 54, PAGE 209. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PER-

ALSO CONVEYED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR INGRESS AND EGRESS

TO THE ABOVE DESCRIBED PROPERTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Anthony M Poat and Marilyn F Laughlin to Mortgage Electronic Registration Systems, Inc. as nominee for Nantahala Bank & Trust Company, its successors and assigns, dated May 9, 2014, recorded in Deed Book 974, Page 460, Union County, Georgia Records, as last transferred to Primary Capital Mortgage LLC by assignment to be recorded 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 cure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND EIGHT ONE HUNDRED FURITY-SIX IMUUSAND FIGHT HUNDRED AND 0/100 DOLLARS (\$146,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said MADE A PART HEREUF ING GEDT 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 remainthe 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). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable). 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. Primary Capital Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162. Z. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Dovenmuehle Mortgage, lnc., 1501 Woodfield Road Suite 400, Mortgage win the desirut is bovenimente Mortgage, Inc., 1501 Woodfield Road Suite 400, Schaumburg, IL 60173 8006694268. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony M Poat and Marilyn F Laughlin or a tenant or M Poat and Marilyn F Laughlin or a tenant or tenants and said property is more commonly known as 903 State Hwy 325, Blairsville, Geor-gia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohib-ited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Primary Capital Mortgage LLC as Attorney in Fact for Anthony M Poat and Marilyn F Laugh-lin McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehottine.net EXHIBIT "A" All that tract or surehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 254, 9th District, 1st Section, Union County, Georgia and containing 6.838 acres, more or less, as shown on a plat of survey for Park Sterling Bank by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. #2763, dated April 30, 2014 and filled of record on May 1, 2014 in Plat Book 66, Page 1971 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. MR/crp1 2/2/16 Our file no. 5425215 - FT8

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
DONALD LOCKE to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS") AS
NOMINEE FOR AMERICA'S FIRST MORTGAGE
LENDING CO., dated 04/24/2009, and Recorded on 04/30/2009 as Book No. 799 and Page
No. 148-156, UNION County, Georgia records,
as last assigned to U.S. BANK NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property
to secure a Note of even date in the original
principal amount of \$139,397.00, with interest at the rate specified therein, there will be principal amount of \$139,397.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in February, 2016, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 125 OF UNION COUNTY, GEORGIA, CONTAINING 0.884 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED APRIL 21, 1988, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK V, PAGE 242, SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT, BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE ROAD FAGE 177-178, DEED BOOK 155, PAGE 575-576, UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAYTO LINION COUNTY GEORGIA AS RECORDED est at the rate specified therein, there will be

THE PROPERTY IS SUBJECT TO THE RIGHT OF IN DEED BOOK 177, PAGE 114 AND DEED BOOK 117, PAGE 114 AND DEED BOOK 117, PAGE 115, UNION COUNTY RECORDS. GRANTER GRANTS TO GRANTEE A PERSONAL WATER RIGHT TO WATER FROM THE GRANT-

ORS REMAINING PROPERTY AS SHOWN ON THE WARRANTY DEED RECORDED IN DEED BOOK WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA RE-CORDS. Together with all that tract or parcel of land lying and being in land lot 153,

16TH DISTRICT, 1ST SECTION, UNION COUNTY GEORGIA BEING SHOWN AS TRACT TWO (2) CONTAINING 0.055 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. LESS & EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BRING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT ONE (1) CONTAINING 0.059 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 0.4/1/102 AS BECORDEN IN BIAT BROW. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. The

debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). U.S. BANK NATIONAL ASSOCIATION holds the U.S. DANK NATIONAL ASSOCIATION injust lied duly endorsed Note and is the current assignee of the Security Deed to the property. U.S. BANK NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION (the current insultation and the last of the consultation with U.S. BANK NATIONAL ASSOCIATION (the current insultation and the last of the consultation with U.S. BANK NATIONAL ASSOCIATION (the current insultation and the last of the consultation with the last of the consultation and the last of the l 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, U.S. BANK NATIONAL ASSOCIA-TION may be contacted at: U.S. BANK NATION-AL ASSOCIATION, 4801 FREDERICA ST, OWENS-BORO, KY 42301, 855-698-7627. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the that, pursuant to U.C.L.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2514 BALD MOUNTAIN CREEK ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: DONALD BLAIRSVILLE, GEURGIA 30512 IS/ARE: DUNALD LOCKE or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, coven-

etc. The sale will be conducted subject to (1)

etc. The sale win 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 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescispent of indicial and possible sales in the

sion 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 preceding paragraph. U.S. BANK NATIONAL ASSOCIATION

paragraph. U.S. Bank National Association as Attorney in Fact for Donald Locke. This Law Firm is acting as a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. 0000000570844 Barrett Daffin Purpose. 0000000570844 Barrett Daffin Purpose.

FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telepho

(972) 341-5398.

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by KURT
BUENERKEMPER A/K/A KURT J. BUENERKEM-BUENERKEMPER A/K/A KURT J. BUENERKEMPER AND RENEE BUENERKEMPER A/K/A
RENEE A. BUENERKEMPER to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS") AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION, ITS SUCCESSORS AND
ASSIGNS, dated 08/30/2006, and Recorded
on 09/07/2006 as Book No. 666 and Page No.
125-142, UNION County, Georgia records, as
last assigned to WELLS FARGO BANK, N.A. (the
Secured Creditor), by assignment, conveying
the after-described property to secure a Note
of even date in the original principal amount of
\$159,300.00, with interest at the rate specified
therein, there will be sold by the undersigned
at public outcry to the highest bidder for cash
at the UNION County Courthouse within the
legal hours of sale on the first Luesday in February, 2016, the following described property: legal hours of sale on the first Tuesday in February, 2016, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOT 235 OF UNION COUNTY, GEORGIA AND BEING TRACT 2 CONTAINING 3.65 ACRES MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO., DATED MARCH 9, 1998, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 54, PAGE 83. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default the secure control of the secure of fault, 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). WELLS FARGO BANK, N.A. holds the duly ento collect attorney's fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (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, WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800-288-3212. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 7540 CROFT MCFARLAND RD, BLAIRSVILLE, GEORGIA 30514 is/are: KURT BUENERKEMPER AND RENEE BUENNERKEMPER A/K/A RENEE A. BUENERKEMPER OF tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate all valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Se-cure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which eliums for excite security executions. which allows for certain procedures regard-ing the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in audit of the status of the local as provided in the preceding paragraph. Wells Fargo Bank, N.A. as Attorney in Fact for KURT BUENERKEMPER A/K/A KURT J. BUENERKEMPER AND RENEE BUERNERKEMPER A/K/A RENEE A. BUENERKEMPER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000005704044 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

## NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that
certain Security Deed from KENYA L. PATTON to
SOUTHERN HIGHLANDS MORTGAGE LLC, dated Setrain Security Deed from Renya L. Parl Ion to SOUTHERN HIGHLANDS MORTGAGE LLC, dated February 8, 2008, recorded February 13, 2008, in Deed Book 747, Page 625 (See Agreement Correcting Legal Description of Security Deed at Book 963, Page 139), Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Thirty-Three Thousand Two Hundred and 00/100 dollars (\$433,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Bayview Loan Servicing, LLC a Delaware Limited Liability Company, there will be sold 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, 2016, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRÁCT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 285, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 5.001 ACRES, AS DESCRIBED BY THAT PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, RLS #2894, DATED 9/29/06, RECORDED IN PLAT BOOK 59, PAGE 36, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY AS SHOWN RESTRICTIONS AND RIGHTS OF WAY AS SHOWN

ON PLAT.
GRANTOR GRANTS TO GRANTEE A TWELVE FOOT
(12) PERPETUAL NON-EXCLUSIVE EASEMENT
FROM APPLE VALLEY ROAD (NOW KNOWN AS
MADELINE WAY) FOR UTILITY, PEDESTRIAN
AND VEHICULAR ACCESS, INGRESS AND
EGRESS IN, TO, OVER ACROSS AND THROUGH
THE ABOVE REFERENCED PROPERTY. THE
PROPERTY ADDRESS ACCORDING TO THE SYSTEM OF NUMBERING CURRENTLY EMPLOYED IN
INION COUNTY GERBEILS SA MADEL IN F WAY UNION COUNTY, GEORGIA IS 98 MADELINE WAY, BLAIRSVILLE GEORGIA 30512

Said legal description being controlling, how-ever the property is more commonly known as 98 MADELINE WAY F/K/A 320 APPLE VALLEY RD EAST, BLAIRSVILLE, GA 30512.

RD EAST, BLAIRSVILLE, GA 30512. 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. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attornews' fees (notice he of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba-

sis without any representation, warranty or recourse against the above-named or the unrecourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is KENYA L. PATTON, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under

the U.S. Bankruptcy Code and (2) to final con-

the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: BAY-VIEW FINANCIAL, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299.

BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY as Attorney in Fact for

LIMITED LIBBILITY GOMPANY
as Attorney in Fact for
KENYA L. PATTON
THE BELOW LAW FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA

Telephone Number: (877) 813-0992 Case No BVC-15-05916-1 Ad Run Dates 01/06/2016, 01/13/2016, 01/20/2016, 01/27/2016

www.rubinlublin.com/property-listings.php N(Jan6,13,20,27)B

STATE OF GEORGIA

Under and by virtue of the power of sale contained in a Security Deed from AARON ESTES REYNOLDS, JR. to UNITED COMMUNITY BANK, METNULDS, JR. to UNITED COMMUNITY BANK, dated February 1, 2012, recorded February 3, 2012, in Deed Book 892, Page 543, Union County, Georgia records, as last modified by Modification of Security Deed dated January 9, 2015, recorded in Deed Book 997, Page 685, Usian County County County 9, 2015, recorded in Deed Book 997, rage 863, Union County, Georgia records, said Secu-rity Deed being given to secure a Note from AARON ESTES REYNOLDS JR. dated January 9, 2015, in the original principal amount of Sixty Seven Thousand Eight Hundred Forty and 35/100 (\$67,840.35) Dollars, with interest due 33/100 (367,040.35) boilars, with interest due thereon per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2016, the following described property:

first Tuesday in February, 2016, the following described property:
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lots 16 and 21 of Union County, Georgia, and being Tract-1, containing 1.618 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated August 26, 2008, and recorded in Union County, Georgia records in Plat Book 61, Page 127. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. described property.

AND

All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, and being Tract-2 containing 3.918 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated August 26, 2008, and recorded in Union County, Georgia records in Plat Book 61, Page 127. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. property.

AND
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, containing 1.289 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated November 1, 2006, and recorded in Union County, Georgia records in Plat Book 57, Page 62. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property, AND ANU
All that tract or parcel of land lying and being
in the 7th District, 1st Section, Land Lot 16 of
Union County, Georgia, containing 1.415 acres,
more or less, as shown on a plat of survey by
Cleveland & Cox Land Surveying, LLC, dated
July 27, 2007, and recorded in Union County,
Control of the Role E. T. Dec. 2020.

Georgia records in Plat Book 57, Page 242, Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

AND
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, containing 0.890 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated April 11, 2007, and recorded in Union County, Georgia records in Plat Book 57, Page 102. Said plat is incornorated bersin by reference

Georgia records in Plat Book 57, Page 102. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Also conveyed is a non-exclusive perpetual easement for the use of Spivey Ridge Rd., and the 10 foot gravel, 30 foot easement, for ingress and egress to the above described property as shown on Plat Book 61, Page 127. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fallure to pay the indebtedness as and when due and in the manner provided in the Note and Security and the manner provided in the Note and Security. among other possible events or deriant, railure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, 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 s AARON ESTES REVNOLDS, JR. or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for AARON ESTES REYN-OLDS, JR. L. Lou Allen

L. LOU Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03772