North Georgia News

Legal Notices for January 17, 2018

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Steven F. Brena,
All debtors and creditors of the estate of Steven F. Brena, 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 flake immediate payment to the Personal Representative(s). This 5th day of January, 2018. By: Bank of America c/o Christopher Meninno, Vice President Mail Code F19-870-07-01

One Town Center Rd., Suite 701 Boca Raton, FL 33486

IN THE PROBATE COURT OF UNION COUNTY State of Georgia

BARBARA R. SESSIONS, DECEASED DAILDARIA II. 2531010, DECLASED
ESTATE NO. 18-3
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT
TO DAIL STATE OF CAMERIC CONTRACTOR OF THE PROPERTY OF THE PRO

The Petition of Gerald Sessions for a year's support from the estate of Barbara R. Sessions Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before February 5, 2018, why said Petition should not be granted.

All objections to the Petition must be in writing activities and the state that the state of the stat

ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections when the probate the state of the probate that the probate the probate that the probate the probate that the probate that the probate the probate that the probate the probate that the probate the probate the probate the probate that the probate the tions, unless you qualify to file as an indigent tions, unless you qualify to file as an indigent party. Contact Probate Court personnel 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 Petition

nater date. In do objections are fined i may be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address

Address (706) 439-6006 Telephone Number N(Jan10,17,24,31)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Cynthia Sue Lynd,
All debtors and creditors of the estate of
Cynthia Sue Lynd, deceased, late of Union Cynthia Sue Lynd, 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 29th day of December, 2017.

By: Benjamin Edward Geiger 3024 Barnhard Dr., Apt 366 Tampa, FL 33613

STATE OF GEORGIA

NATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Cynthia Leonis,
All debtors and creditors of the estate of Cynthia Leonis, deceased, late of Union County,
Georgia, are hereby notified to render their

deening 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 29th day of December, 2017.

By: Amy McCombs 2226 Owltown Rd. Blairsville, GA 30512 N(Jan10,17,24,31)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Patricia C. Hermann,
All debtors and creditors of the estate of Patricia C. Hermann, 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 2nd day of January, 2018.
By: Joseph H. Tillman
3269 North Valdosta Rd.
PO Box 3488
Valdosta, GA 31604
N(Jan10,17,24,31)B

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald Arthur Gloeckler,
All debtors and creditors of the estate of Don-All debtors and creditors of the estate of Don-ald Arthur Gloeckler, 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

tate are required to make immedia to the Personal Representative(s). This 2nd day of January, 2018. By: Caroline Jackson Magruder Nea 284 Stonewall Cir. Blairsville, GA 30512

N(Jan10,17,24,31)B NOTICE OF FORECLOSURE

TO: ESTATE OF WILLIAM DAVID CORDELL, HEIRS KNOWN OR UNKNOWN; ESTATE OF BON-NIE V. CORDELL, HEIRS KNOWN OR UNKNOWN; NIE V. CORDELL, HEIRS KNOWN OR UNKNOWN; WILLIAM D. CORDELL, JR.; ESTATE OF DENNIS G. CORDELL, HEIRS KNOWN OR UNKNOWN; ESTATE OF DAVID B. CORDELL, HEIRS KNOWN OR UNKNOWN; ESTATE OF MINNIE OWNBEY, HEIRS KNOWN OR UNKNOWN AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.

OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.). TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in the Ninth District. Beginning at corner by Blairsville-Murphy Highway which Joins Ard Rich's land in lot No. 3 going west two hundred and ten feet then turning 30° South East for two hundred and ten feet then turning and following a line due East for two hundred and ten feet then turning and ten feet then turning and ten feet then turning.

and ten feet then turning 30° North West for two hundred and ten feet joining up with the starting point. The line 30° North West runs parallel with Murphy-Blairsville Highway, the line running west follows Ard Rich's boundary line, and lines running 30° S.E. and due East will follows L. Canle's boundary line. The Rewill follow S.L. Cagle's boundary line. The Beginning corner of this lot of land is located by Blairsville-Murphy Highway and is also corner for Ard Rich's land, which is the North West corner. As described in Deed Book KK, Page 545. Fur-

will expire and be forever foreclosed and barred on and after February 15, 2018. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court

in the Office of the clerk of the Superior count of Union County, Georgia, in Deed Book 982 at Pages 200-201, and the corrective tax sale deed dated the 3rd day of January, 2017, and recorded in Deed Book 1061 at Pages 98-99. The property may be redeemed at any time before February 15, 2018, by payment of the

redemption price as fixed and provided by law to the undersigned name at the following ad-

Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC

P.O. Box 923 Blairsville. GA 30514 (706) 745-0032

NOTICE OF SALE

NOTICE OF SALE

Be advised that the personal property listed
below, presently at Mountain Country Storage Inc., 118 Mtn Country Lane, Blairsville, GA
30512, (706) 632-7422, will be sold at public
auction on January 29, 2018 at 12:00 pm to the
highest bidder. Auction will be held on www.
storagetreasures.com. Auction will start January 15, 2018 & close January 29, 2018 at 12:00
pm. Said property will be sold to recover outstanding storage charges in accordance with
the leasing agreements executed between Standing Storage trianges in accordance with the leasing agreements executed between Mountain Country Storage Inc and the below named parties. The property and the location of the same are as follows: Unit #72-Gloria Benjamin: TV trays, luggage, sewing machine, small cabinets, crock pot, nice hoves

NOTICE OF INTENT TO DISSOLVE

Notice is given that a Notice of Intent to Dissolve Henry's Trading Post and Pawn, Inc., a Georgia corporation with its registered office at 46 Blue Ridge Street, Blairsville, GA 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code 0.C.A.A. #14-2-1402. Effective date of dissolution is to be December 21 tive date of dissolution is to be December 21,

NOTICE OF ABANDONED MOTOR VEHICLE
Re: Maroon 2006 Cadillac SRX Vin # 1GY-EE637360144213

EE637360144213
License # and state: DP8VF6 GEORGIA
To Whom It May Concern:
The above automobile was abandoned
11/14/17 at 181 Beaver Ridge Rd, Blairsville,
GA 30512. Attempts to locate the owner have
been unsuccessful. The vehicle is deemed
abandoned under OCGA \$40-11-2 and will be
disposed of if not redeemed.

Notice is given that Articles of Incorpora-Notice is given that Articles of Incorpora-tion that will incorporate Mt. Hebron Batist: Church, Inc. have been delivered to the Secre-tary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 515 Black Forest Ln, Blairsville, County of Union, Ga. 30512 and its initial registered agent at such address is Deron Schuler.

GEORGIA, UNION COUNTY NOTICE TO CREDITORS AND DEBTORS

NOTICE TO CHEDITORS AND DEBTORS
All creditors of the estate of Patricia Cannon
Hermann, deceased, late of Union County,
Georgia, are hereby notified to render an account of their demands to the undersigned
according to law, and all persons indebted to
said estate are required to make immediate

payment to the Personal Representative.
This 2nd day of January, 2018.
Joseph H. Tillman, Sr.
Executor of the Estate of
Patricia Cannon Hermann, Deceased
3269 North Valdosta Road Valdosta, GA 31602

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Courtney Quillen Pedine, Plaintiff,

Jared Zachary Pedine, Defendant. CIVIL ACTION FILE NO. 2017-CV-352-SG ORDER FOR SERVICE BY PUBLICATION

Plaintiff having moved the court for an order directing service to be made upon the Defendant in the above-styled action by publication of summons, and it appearing from the affidavit attached thereto that Defendant cannot be found within the state, it is hereby ORDERED that service he made upon the Defendant that service be made upon the Defendant by publication. On this __ day of December, 2017.

The Honorable Judge N. Stanley Gunter Lumpkin County Superior Court Enotah Judicial Circuit Prepared by:
The Law Office of Alfred Chang, PC
81 Crown Mountain Place, 300E
Dahlonega, Georgia 30533
(706)867-3103

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles B. Allen,
All debtors and creditors of the estate of
Charles B. Allen, 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 11th day of January. 2018. This 11th day of January, 2018. By: Charles Lee Allen 5085 Winding Branch Dr. Dunwoody, GA 30338

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF RHONDA GAYLE EASON, DECEASED

ESTATE NO. 2018-9 PETITION FOR LETTERS OF ADMINISTRATION

Anthony Brian Williams has petitioned (for Let-ters of Administration) to be appointed Admin-istrator of the estate of Rhonda Gayle Eason, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on objections, and must be nied with the court of or before February 12, 2018. All pleadings/ob-jections 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 petiton may be expected without a beginning the petiton may be expected without a beginning the petiton may be expected without a beginning the petitons are filed. tion may be granted without a hearing. Dwain Brackett

By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

PROBATE JUDGE

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Carolyn Bruninga McGough, All debtors and creditors of the estate of Caro-All deflors and creditors of the estate of Caro-lyn Bruninga McGough, 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 11th day of January, 2018.

By: Matthew Lacey McGough

469 Emerine Rd. Blairsville, GA 30512 IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF FLORA NELLE PRICE, DECEASED ESTATE NO. 2016 19

ESTATE NO. 2016-125 NOTICE IN RE: The Petition to Probate Will in Solemn

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Gavin Howard Rogers, Colin Sealey Rogers This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before February 12, 2018.

RE NOTIFIED EURTHED: All philosticus to the

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number

Telephone Number N(Jan17,24,31,Feb7)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESTORS AND CREDITORS
RE: Estate of Jean E. Stanifer,
All debtors and creditors of the estate of Jean
E. Stanifer, 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, 2018.
By: Scotty L. Stanifer
32 Foxhunt Ln.
Blairsville, GA 30512
N(Jan1724/31.Feb7)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: VIRGIL RAYMOND WATKINS, DECEASED

ESTATE NO. 17-145 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The Petition of Rosella Watkins for a year's support from the estate of Virgil Raymond Watkins, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before February 12, 2018 why said Petition should not be granted.

All objections to the Petition must be in writing the state of the person of the petition must be in writing the person of the pe

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Dwain Brackett Dwain Brackett

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jan17,24,31,Feb7)B

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: ESTATE OF ADEL HENSON A/K/A ADEL B.
HENSON, BY AND THROUGH ITS TEMPORARY
ADMINISTRATOR, STEPHEN ALLISON, HEIRS
OF ADEL HENSON, KNOWN OR UNKNOWN, ESTATE OF SAMMY HENSON, BY AND THROUGH
ITS ADMINISTRATOR STEVE HENSON, HEIRS OF
SAMMY HENSON KNOWN OR UNKNOWN FER ITS ADMINISTRATOR STEVÉ HENSON, HEIRS OF SAMMY HENSON, KNOWN OR UNKNOWN, ESTATE OF WILLIAM HENSON, JR., HEIRS KNOWN OR UNKNOWN OR UNKNOWN, ESTATE OF AUDIE HENSON, HEIRS KNOWN OR UNKNOWN, JOYCE HENSON, PEGGY HENSON, JANEY WALLS, DEBORAH ANN RICE, JEANNIE HENSON, STEVEN HENSON, CODY HENSON, CLARISSA HENSON, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).

seq.). Take notice that: This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

Sale Deed.

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in Land Lot 98, of the 9th District, 1st Section, Union County, Georgia, containing 9.104 acres, more or less, as shown as Tract 1 on a plat of survey for Adel Henson, recorded in Plat Book 68, Page 37, made by Cleveland & Cox Land Surveying LLC. dated March 4, 2015. Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, reference is hereby made to said plat of survey for a full and com-

made to said plat of survey for a full and com-plete description herein.

Same being a portion of the property to the said Grady Henson by William H. Henson and being part of that land as described in a Deed from F.E. Conley to William H. Henson, dated 3/2/1901 & recorded in Deed Book H. Page 126-127, in the Office of the Clerk of Union

County, Superior Court.

Same being a portion of the property conveyed to Adel Henson by the heirs at law of William H. Henson in Deed Book 78, 168, Union County, Georgia Records. Being Union County Tax Par-cel 068001A.

cel 068001A.
will expire and be forever foreclosed and
barred on and after March 15, 2018.
The tax deed to which this notice relates is
dated the 2nd day of June, 2015, and is re-

corded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 420-421.

The property may be redeemed at any time before March 15, 2018, by payment of the re-demption price as fixed and provided by law

to the undersigned name at the following ad-Akins & Davenport, PC

PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC
Attorney for James Milton Bradley orgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

NOTICE OF SALE UNDER POWER

RECORD OF SALE ORDER TOWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that
certain Security Deed from SARAH SHULIN
and THOMAS M. SHULIN to MORTGAGE ELECand THOMAS M. SHULIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MOUNTAIN LAKES MORTGAGE INC., dated July 1, 2016, recorded July 1, 2016, in Deed Book 1042, Page 237, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Seven Thousand Six Hundred Eighty-Six and 00/100 dollars (\$97,686.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to First Community Mortgage Inc, there will be or First Community Mortgage Inc, 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, 2018, all property described in said Security Deed including but not limited to the following described rought:

February, 2018, 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 LAND LOT 69, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA SURVEYORS DATED AUGUST 1, 1986 AND RECORDED IN PLAT BOOK S, PAGE 242, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT U.S. HIGHWAY 129, THENCE S 70 26 W 930 FEET ALONG STATE ROUTE 325 TO AN IRON PIN WHICH IS THE BEGINNING POINT OF THE PROPERTY; THENCE S 71 57 W 101.16 FEET ALONG STATE ROUTE 325 TO AN IRON PIN; THENCE S 71 57 W 97.52 FEET ALONGISTATE ROUTE 325 TO AN IRON PIN; THENCE NOW 197.54 FEET TO AN IRON PIN; THENCE S 72 50 B E A DISTANCE OF 199.52 FEET TO AN IRON PIN; THENCE S 75 59 E A DISTANCE OF 199.52 FEET TO AN IRON PIN THENCE S 75 59 E A DISTANCE OF 199.52 FEET TO AN IRON PIN; THENCE S 70 SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO A TRANSMISSION LINE EASEMENT AS RECORDED IN DEED BOOK 90 PAGES 339-340, UNION COUNTY, GEORGIA RECORDS.

Said legal description being controlling, however the property is more commonly known as

ever the property is more commonly known as 10869 ST HWY 325, 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

maining in default, this sale will be made for the purpose of paying the same, all expenses 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" basis without any representation, warranty or recourse against the above-named or the undersigned. 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 payable, the right of receimption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of

superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SARAH SHULIN and THOMAS M. SHULIN, 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 confirmation and audit of the status of the loan with the holder of the Security Deed.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan.

ment or modification of the terms of your loan. ment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: First Community Mortgage, Inc., Loss Mitigation Dept., 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. FIRST COMMUNITY MORTGAGE INC

N(Jan10.17.24.31)B

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168, Page 499, Union County Records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure Said legal description being controlling, how-

FIRST COMMUNITY MORTGAGE INC
as Attorney in Fact for
SARAH SHULIN AND THOMAS M. SHULIN
THE BELOW LAW FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No.
DIMI-17-02746-8
Ad Run Dates 01/10/2018, 01/17/2018,
01/24/2018, 01/31/2018
www.rubinlublin.com/property-listings.phpc
N(Jan10,17,24,31)B

as shown on said plat.

The property is subject to the restrictions recorded in Deed Book 142, Pages 28-31 and in
Deed Book 188, Pages 452-455, Union County
Records, along with all valid amendments

SANA A. DUMPY L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03847

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from DOUGLAS A.
DOWDY and SARA A. DOWDY to UNITED COMMUNITY BANK, dated November 22, 2006, recorded December 1, 2006, in Deed Book 680, Page 171, Union County, Georgia records; as modified by Modification of Security Deed dated January 6, 2012, recorded in Deed Book 893, Page 88, Union County, Georgia records; in The modified by Modification of Security Deed dated January 6, 2012, recorded in Deed Book 893, Page 89, Union County, Georgia records, said Security Deed being given to secure a Note from DOUGLAS A. DOWDY and SARA A. DOWDY dated January 6, 2012, in the original principal amount of Fifteen Thousand One Hundred Forty One and 00/100 (\$15,141.00) Dollars; said Security Deed also given to secure a Note dated January 6, 2012, in the original principal amount of Sixteen Thousand Six Hundred Fifty One and 13/100 (\$16,651.13) Dollars, with interest due thereon 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,

highest bidder for eash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2018, the following described property: All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia containing 1.0 acre, and being Lot Fourteen (14) of Saddle Ridge as shown on a plat of survey by Leaned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W, Page 63, Union County Records, which description on said plat is incorporated herein by reference and made a part hereof. The property is subject to the road easement The property is subject to the road easement

been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property 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 is DOUGLAS A. DOWDY and SARA A. DOWDY or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for DOUGLAS A. DOWDY and SARA A. DOWDY

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from BRANDON E.
RICH to UNITED COMMUNITY BANK, dated December 6, 2006, recorded December 12, 2006, in Deed Book 681, Page 409, Union County, Georgia records, as modified by Modification of Security Deed dated August 20, 2007, recorded in Deed Book 724, Page 252, Union County, Georgia records, said Security Deed being given to secure a Note from BRANDON E. RICH dated August 20, 2007, in the original principal amount of Seventy Two Thousand Twenty Three and 10/100 (\$72,023.10) Dollars, with interest due thereon on the unpaid

Twenty Three and 10/100 (\$72,023.10) Bollars, with interest due thereon 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, 2018, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 172, of Union County, Georgia, containing 1.65 acre, more or less, as shown on a plat of survey by Lane S. Bishop and Associates, dated April 13, 1998, and recorded in Union County, Georgia records in Plat Book 40, Page 193. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.

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

Also conveyed is a non-exclusive perpetual easement 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 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,

erty, any assessments, liens, easements, en-cumbrances, 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 under-signed, the party in possession of the property is BRANDON E. RICH or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for BRANDON E. RICH L. Lou Allen Stites & Harbison. PLLC L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03807
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

N(Jan10,17,24,31)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Wil-liam Michael Brown and Tina S. Brown to Bank certain Security Deed and Agreement from William Michael Brown and Tina S. Brown to Bank of the Ozarks, successor by merger to Community & Southern Bank as assignee 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, by Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank ("BOTO"), dated November 26, 2007, filed and recorded December 18, 2007 in Deed Book 739, Page 682, 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 ONE HUNDRED AND NO/100THS DOLLARS (\$196,800.00) (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 before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in February, 2018, 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 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th distric

leased from the lien of the Security Deed):
All that tract or parcel of land lying and being in the 16th district, 1st section, land lot 153, of union county, georgia, and being that tract of land containing 1.002 acre more or less, as shown on a plat of survey by rochester & associates, inc., dated september 4, 1998, and recorded in union county, georgia records in plat book 43, page 21. said plat is incorporated into this intrument by reference hereto for a complete and accurate description of the above conveved property. also conveyed property.

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

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. 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 upon said prop-

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 William Michael Brown, Tina S. Brown 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 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. Any information obtained will be used for that purpose. BOTO as Attorney-in-Fact for WILLIAM MI-CHAEL BROWN AND TINA S. BROWN

Contact: Brian Pierce, Esq. Adams and Reese LLP 3424 Peachtree Road, N.E. Suite 450 Atlanta, GA 30326; (470) 427-3700 This communication is an attempt to collect a debt and any information obtained will be used for that purpose.