

North Georgia News

Legal Notices for October 18, 2017

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Janice Elizabeth Bond,
All debtors and creditors of the estate of Janice Elizabeth Bond, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 18th day of September, 2017.
By: Diane E. Evans
162 The Forest Rd.
Blue Ridge, GA 30513
N(Sept27,Oct4,11,18)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Dorothy D. Byers,
All debtors and creditors of the estate of Dorothy D. Byers, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 18th day of September, 2017.
By: Donna Dyer
176 Logans Way
Blairsville, GA 30512
Kenneth (Ken) W. Byers
1481 Paul Harris Rd.
Dallas, GA 30157
N(Sept27,Oct4,11,18)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Suell Souther,
All debtors and creditors of the estate of Suell Souther, 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 21st day of September, 2017.
By: Bryan Suell Souther
5073 Ivy Log Rd.
Young Harris, GA 30582
Rachel E. Barnes
93 Double Springs Rd.
Young Harris, GA 30582
N(Sept27,Oct4,11,18)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Christine C. Pysnos,
All debtors and creditors of the estate of Christine C. Pysnos, 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 20th day of September, 2017.
By: Karen Young
36 Alder Lane
Esiko, MN 55733
N(Sept27,Oct4,11,18)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
GINA CAROL PARRAMORE, DECEASED
ESTATE NO. 17-104
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**
Phillip Dallas Parramore has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Gina Carol Parramore, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before October 23, 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.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Sept27,Oct4,11,18)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
DOROTHY E. SMITH, DECEASED
ESTATE NO. 17-106
NOTICE**
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Unknown Heirs
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before October 23, 2017.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Sept27,Oct4,11,18)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Bonnie Wilma Mote,
All debtors and creditors of the estate of Bonnie Wilma Mote, 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 27th day of September, 2017.
By: Larry Edward Shuler
318 Stephens Rd. Blairsville, GA 30512
Charles Anthony Shuler
5412 Stallworth Dr.
Charlotte, NC 28226
N(Oct4,11,18,25)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Nancy Sue Tinsley,
All debtors and creditors of the estate of Nancy Sue Tinsley, 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 26th day of September, 2017.
By: Emmett J Arnold
30 Woodruff St. McDonough, GA 30253
N(Oct4,11,18,25)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Jack H. Kelley,
All debtors and creditors of the estate of Jack H. Kelley, 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 28th day of September, 2017.
By: Joyce Byers
326 Scrougetown Rd. Blairsville, GA 30512
N(Oct4,11,18,25)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Mary Frances Murray Evans,
All debtors and creditors of the estate of Mary Frances Murray Evans, 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 September, 2017.
By: Phillip Murray John Craft
PO Box 817 Young Harris, GA 30582
N(Oct4,11,18,25)B

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME
STATE OF GEORGIA, COUNTY OF UNION**
The undersigned hereby certifies that it is conducting a business in the County of Union, State of Georgia under the name: Happy Transfer and that the type of business to be conducted is money services business, and that said business is composed of the following: First Global Money Inc., 5733 Rickenbacker Road, Commerce, GA 90040. This affidavit is made in accordance with the Official Code of Georgia Annotated, Title 10, Chapter 1, Section 490.
N(Oct11,18)B

**IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
M.D.
DOB: 08-09-2017
SEX: MALE
CHILD UNDER THE AGE OF EIGHTEEN
CASE NO. 144-17-74A
NOTICE OF DEPENDENCY HEARING**
TO: SARA LAYTON AND GABRIEL DAVIS
By Order for Service by Publication dated the 28th day of September, 2017, you are hereby notified that on the 31st day of August, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant 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. § 15-11-39.2 on the 26th day of October, 2017, at 1:30 p.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 unless you appear at the final hearing. The child 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 29th day of November, 2017, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia.
The child 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 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, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 28th day of September, 2017.
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Oct11,18,25,Nov1)B

NOTICE
Announcement for GMRC Workforce Development Board Meeting
The Georgia Mountains Regional Commission, Workforce Development Board will meet on October 26, 2017 at 4:00 p.m. The meeting will be held at the US Ranger Camp Merrill located at 1 Camp Merrill, Dahlonega, GA 30533
N(Oct18)B

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on October 31, 2017, 11:00am at AP Storage, located at 5653 Murphy Hwy., Blairsville, GA 30512.
Larry Cook - Unit #33
John Liderto - Unit #66
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.
N(Oct18,25)P

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JEAN M. DAVIS, DECEASED
ESTATE NO. 17-114
NOTICE**
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Dana Davis
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 November 13, 2017.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Oct18-Nov9)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Roger Allen Dyer,
All debtors and creditors of the estate of Roger Allen Dyer, 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 12th day of October, 2017.
By: Pamela R. Pitts
2725 Tribble Mill Rd.
Lawrenceville, GA 30045
N(Oct18-Nov9)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Rickey M. McIlvoy,
All debtors and creditors of the estate of Rickey M. McIlvoy, 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 10th day of October, 2017.
By: Kayla Renee Majors
252 Coosa Way
Blairsville, GA 30512
N(Oct18-Nov9)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE:
MARVIN D. PRITT, JR., DECEASED
ESTATE NO. 17-115
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-
PORT**
The Petition of Brandy L. Pritt for a year's support from the estate of Marvin D. Pritt, Jr. Deceased, for Decedent's (Surviving Spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 13, 2017, why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Oct18-Nov9)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE:
MARVIN D. PRITT, JR., DECEASED
ESTATE NO. 17-115
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-
PORT**
The Petition of Brandy L. Pritt for a year's support from the estate of Marvin D. Pritt, Jr. Deceased, for Decedent's (Surviving Spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 13, 2017, why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Oct18-Nov9)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE OF SALE UNDER POWER**
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Christopher A. Vaughn and Candace M. Vaughn (the "Grantor") to and in favor of Charles J. Walter Jr. and Barbara Ann Walter (the "Lender") dated October 12, 2011 and recorded on October 28 2012 in Union County, Georgia records in Deed Book 883, Pages 87-89, (the "Deed to Secure Debt"); in the original principal amount of \$254,900.00 (the "Note") 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 November, 2017, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 84 of Union County, Georgia, containing 1.02 acre, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated September 21, 2010, and recorded in Union County, Georgia records in Plat Book 64, Page 104. 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 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). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CHARLES J. WALTER JR. AND BARBARA ANN WALTER 193 Coosa Valley Rd. Blairsville, GA 30512. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 243 MT. Pleasant Church Rd, Blairsville, GA 30512 is/are: CHRISTOPHER A. VAUGHN AND CANDACE M. VAUGHN 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, 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) to final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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 the preceding paragraph.. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOEMANN, P.C., 44B Blue Ridge St., Blairsville, GA 30512 Telephone: (706) 745-2142
N(Oct11,18,25,Nov1)P

**STATE OF GEORGIA
UNION COUNTY
NOTICE OF SALE UNDER POWER**
Pursuant to the power of sale contained in the Security Deed executed by CAROL ANN TINDELL to REVERSE MORTGAGE USE, INC. in the original principal amount of \$235,500.00 dated October 11, 2013 and recorded in Deed Book 958, Page 201, Union County records, said Security Deed being last transferred to in Deed Book 1077, Page 156, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on November 07, 2017, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AND BEING DESIGNATED AS LOT 19 OF BEAVER RIDGE, CONTAINING 1.22 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY PREPARED BY ROBERT J. BREEDLOVE, GRLS #2228 DATED SEPTEMBER 8, 2005 AND RECORDED IN PLAT BOOK 56, PAGE 356, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE LEGAL DESCRIPTION.
SUBJECT TO THE DECLARATION OF RESTRICTIONS BY BEAVER RIDGE AS RECORDED IN DEED BOOK 648, PAGE 219, UNION COUNTY, GEORGIA RECORDS, AS FURTHER SUPPLEMENTED AND/OR AMENDED.
GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE PROPERTY RUNNING TO AND FROM HEDGECOCK ROAD, A COUNTY ROAD, AND THEN ALONG THE SUBDIVISION ROADS, AS SHOWN ON SAID PLAT.
Said property being known as: 181 BEAVER RIDGE ROAD BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CAROL ANN TINDELL or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (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.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, TX 77014
866-503-5559
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
REVERSE MORTGAGE SOLUTIONS INC., as Attorney-in-Fact for
CAROL ANN TINDELL
RAS Crane LLC
10750 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 17-088055 - DaJ
N(Oct11,18,25,Nov1)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE OF SALE UNDER POWER**
Under and by virtue of the power of sale contained in a Security Deed from ED CARNEY to UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated March 19, 1999, recorded March 30, 1999, in Deed Book 314, Page 553, Union County, Georgia records, as last modified by Modification of Security Deed dated March 3, 2009, recorded in Deed Book 793, page 444, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM ED CARNEY and JONI B. CARNEY dated March 3, 2009, in the original principal amount of Thirty nine Thousand Five Hundred Seventy Five and 09/100 (\$39,575.09) Dollars, with interest 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 November, 2017, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 317 of Union County, Georgia, containing 3 acres, more or less, described as follows:
Beginning at a point on Hayfield Road at the Reid Carney line; thence West 110 feet to the True Point of Beginning; thence North 430 feet; thence West 220 feet; thence South 450 feet; thence East 250 feet to the True Point of Beginning.
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, 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 ED CARNEY or a tenant or tenants.
UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, as attorney in Fact for ED CARNEY
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03575
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Oct11,18,25,Nov1)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE OF SALE UNDER POWER**
Under and by virtue of the Power of Sale contained in a Security Deed given by Christopher E. Spry to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc., its successors and assigns, dated March 23, 2007, recorded in Deed Book 699, Page 200, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 947, Page 518, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-ONE THOUSAND 07/100 DOLLARS (\$181,000.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Christopher E. Spry or a tenant or tenants and said property is more commonly known as 53 Hollow Hill Spur, Blairsville, Georgia 30512. 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. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Christopher E. Spry McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A"
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 152 of Union County, Georgia, containing 0.944 acre, more or less, and being shown as Lot Three (3) of Wildwood Subdivision, on a plat of survey by Rochester & Associates, Inc., dated 2/23/98 and recorded in Union County records in Plat Book 41 Page 33, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property. Subject to a roadway easement as shown on said plat. Subject to the restrictions recorded in Union County records in Deed Book 217 Page 55. Subject to a right of way easement to Union County, Georgia, recorded in Union County records in Deed Book 161 Page 534. MR/mnoce 11/7/17 Our file no. 5330017 - FT2
N(Oct11,18,25,Nov1)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE OF SALE UNDER POWER**
Under and by virtue of the Power of Sale contained in a Security Deed given by Christopher E. Spry to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc., its successors and assigns, dated March 23, 2007, recorded in Deed Book 699, Page 200, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 947, Page 518, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-ONE THOUSAND 07/100 DOLLARS (\$181,000.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Christopher E. Spry or a tenant or tenants and said property is more commonly known as 53 Hollow Hill Spur, Blairsville, Georgia 30512. 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. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Christopher E. Spry McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A"
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 152 of Union County, Georgia, containing 0.944 acre, more or less, and being shown as Lot Three (3) of Wildwood Subdivision, on a plat of survey by Rochester & Associates, Inc., dated 2/23/98 and recorded in Union County records in Plat Book 41 Page 33, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property. Subject to a roadway easement as shown on said plat. Subject to the restrictions recorded in Union County records in Deed Book 217 Page 55. Subject to a right of way easement to Union County, Georgia, recorded in Union County records in Deed Book 161 Page 534. MR/mnoce 11/7/17 Our file no. 5330017 - FT2
N(Oct11,18,25,Nov1)B

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