

North Georgia News

Legal Notices for November 28, 2016

NOTICE

To: Stacy Ann Elliott and All other interested parties
Take notice that:
The right to redeem the following described land THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 22, of the 8th District and 1st Section of Union County, Georgia, and containing 1 acre, more or less, and being Section 24-2 as shown on a plat of survey by B. K. Mooney, Jr., dated March 28, 1989, and recorded in Union County records in Plat Book W, Page 70. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Will expire and be forever foreclosed and barred on or after the 6th day of December, 2016. The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010, Pages 442-443.
The property may be redeemed at any time before or after the 6th day of December, 2016, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Jack Lowery
8007 Voylesdown Road
PO Box 1936
Blairsville, GA 30512
N/Nov9,16,23,30#

PLEASE BE GOVERNED ACCORDINGLY.
Mr and Mrs Michael Slattery
3923 S. Poplar Street
Marion, IN 46953
N/Nov9,16,23,30#

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jesse Wilborn Warren, All debtors and creditors of the estate of Jesse Wilborn Warren, 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 7th day of November, 2016.
By: Maxie Montgomery
1162 Ashley Brook Dr.
Lula, GA 30554
N/Nov9,16,23,30#

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robert Morris Patton, All debtors and creditors of the estate of Robert Morris Patton, 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 24th day of October, 2016.
By: Catherine Eston Flood
88 Grassy Knoll Rd.
Blairsville, GA 30512
N/Nov9,16,23,30#

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Beverly Ann Cooper, All debtors and creditors of the estate of Beverly Ann Cooper, 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 October, 2016.
By: Jesse Ann Oliver
1746 Weymouth Dr. SE
Grand Rapids, MI 49508
N/Nov9,16,23,30#

NOTICE TO CREDITORS AND DEBTORS

The estate of CATY VIOLET JOHNSON, deceased of Union County, Blairsville, 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 executor.
This 25th day of October, 2016.
Angela Johnson Walters
110 River Overlook
Forsyth, Georgia 31029
N/Nov9,16,23,30#

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
BONNIE LOU SEABOLT, DECEASED
AT JIN PLACE
NO. 16-130
PETITION FOR LETTERS OF ADMINISTRATION

Michelle Deaver has petitioned to be appointed Administrator(s) of the estate of Bonnie Lou Seabolt, 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. § 53-2-1). 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 November 28, 2016.
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 otherwise directed by the Court. 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.
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
Telephone Number
N/Nov9,16,23,30#

NOTICE OF PETITION TO CHANGE NAME

Georgia, Union County
Notice is hereby given that Marvalan Odell Patton, the undersigned, filed his/her petition to the Superior Court of Union County, Georgia on the 10th day of November, 2016, praying for a change in the name of the petitioner from Marvalan Odell Patton to Maveine Odell Patton. Notice is hereby given pursuant to the law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
This 10th day of November, 2016
Marvalan Odell Patton, Petitioner
N/Nov16,23,30,Dec7,14#

NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation were previously filed as an indigent party. Contact Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the Corporation will be located at 107 Serenity Drive, Blairsville, Georgia 30512, and its registered agent at the above address is Charles Davis.
N/Nov16,23,30#

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Sally K Dougherty, All debtors and creditors of the estate of Sally K. Dougherty, 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 7th day of November, 2016.
By: Tiffany Jade Parker
4222 Ashland Overlook
Young Harris, GA 30582
N/Nov9,16,23,30,Dec7,14#

NOTICE OF PETITION TO CHANGE NAME

Georgia, Union County
Notice is hereby given that Patricia Schaeffern Barnes is the petitioner in a case to change her name from Patricia Schaeffern Barnes to Patricia Schaeffern Kenney. Notice is hereby given pursuant to the law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
This 14th day of November, 2016
Patia Schaeffern Barnes
Petitioner
N/Nov23,30,Dec7,14#

NOTICE OF SALE UNDER POWER

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Lynn Kamber Riggan to Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loan Corporation, its successors and assigns, dated March 13, 2006, recorded in Deed Book 636, Page 99, Union County, Georgia Records and as re-recorded in Deed Book 711, Page 427, Union County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-4A3 by assignment recorded in Deed Book 1053, Page 44, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THOUSAND AND 0/100 DOLLARS (\$200,000.00), 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 December, 2016, 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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-4A3 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, 8950 Cypress Waters Blvd, Coppell, TX 75019 888-850-3398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Lynn Kamber Riggan or a tenant or tenants and said property is more commonly known as 1765 Doc Thomas Ridge Rd., 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. THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-4A3 as Attorney in Fact for Lynn Kamber Riggan McCalla Raymer 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 17th District, 1st Section, Land Lot 217 of Union County, Georgia and being Lot 11A containing 0.800 acres, more or less, of Doc Thomas Ridge Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated April 17, 1992 and recorded in Union County Records in Plat Book 44, Page 236. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Grantor also grants to grantee a non-exclusive perpetual, easement for the use of the subdivision roads for ingress and egress to the above described property. Subject to restrictions as recorded in Deed Book 127, Page 231, Union County Records. Subject to a right way easement as shown on plat. Subject to an easement with Blue Ridge Mountain EMC as recorded in Deed Book 193, Page 823. Seller reserves road right of way and utility right of way across bottom of Lot 11B for continued use of April Lane. MR/mtj 12/6/16 Our file no. 5363516 - FT2
N/Nov9,16,23,30#

NOTICE OF SALE UNDER POWER

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Edward J Seneski and Florence L. Seneski to Mortgage Electronic Registration Systems, Inc., as nominee for Generation Mortgage Company, its successors and assigns, dated July 24, 2013, recorded in Deed Book 950, Page 374, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by assignment recorded in Deed Book 1036, Page 284, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$247,500.00), 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 December, 2016, 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 Champion Mortgage Company 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: Champion Mortgage LLC, 8950 Cypress Waters Boulevard , Coppell, TX 75019 855-683-3095. To the best knowledge and belief of the undersigned, the party in possession of the property is Edward J Seneski, The Estate of Edward J Seneski or a tenant or tenants and said property is more commonly known as 404 Rocky Circle, 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 Champion Mortgage Company as Attorney in Fact for Edward J Seneski and Florence L. Seneski McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" The Land described herein is situated in the State of Georgia, County of Union, and is described as follows: 0.44 acres, more or less, of Land Lot # 175 of the 9th District, 1st Section of Union County, Georgia, being Lot 166 of LAKESHOR VILLAGE SUBDIVISION, as shown on a plat of survey made by M. E. Richards, Union County Surveyor, dated January, 1985 (revised March 1985; August 1986; September 1986) and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in the Plat Book "B", folio 166, and reference is made to said plat of survey for a full and complete description herein. Parcel Number(s): 0378 191 MR/mtj 12/6/16 Our file no. 564616 - FT2
N/Nov9,16,23,30#

NOTICE OF SALE UNDER POWER

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Oris F Smith to MeLife Home Loans, a Division of MeLife Bank, N.A., dated August 23, 2010, recorded in Deed Book 849, Page 541, Union County, Georgia Records, as last transferred to Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee by assignment recorded in Deed Book 1053, Page 304, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-TWO THOUSAND THREE HUNDRED AND 0/100 DOLLARS (\$162,300.00), 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 December, 2016, 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 HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee 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: Champion Mortgage LLC, 8950 Cypress Waters Boulevard , Coppell, TX 75019 855-683-3095. To the best knowledge and belief of the undersigned, the party in possession of the property is Oris F Smith and Estate of Oris F Smith or a tenant or tenants and said property is more commonly known as 213 Hester Drive, 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 HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee as Attorney in Fact for Oris F Smith McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" SITUATE IN THE COUNTY OF UNION, STATE OF GEORGIA, PART OF LAND LOT #64 IN THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY PREPARED BY JACK STANLEY, COUNTY SURVEYOR, DATED 5-10-77, AND RECORDED IN PLAT BOOK H, PAGE 45, UNION COUNTY RECORDS, AND REFERENCE IS HEREAFTER TO SAID PLAT OF SURVEY FOR FULL AND COMPLETE DESCRIPTION HEREIN CONVEYED, SAID PLAT READING AS FOLLOWS: BEGINNING AT AN IRON PIN WHICH IS LOCATED NORTH 05 14' EAST 640 FEET FROM A CLASS "A" GOVERNMENT CORNER MARKED WITH A CONCRETE MONUMENT NUMBERED CA-583; THENCE NORTH 0 DEG. 14' EAST 304 FEET TO AN IRON PIN FOUND; THENCE NORTH 80S 24' WEST 135.3 FEET TO AN IRON PIN FOUND; THENCE SOUTH 16 DEG 58' WEST 309.1 FEET TO AN IRON PIN FOUND AT TWIN SPANISH OAK TREE; THENCE SOUTH 81 DEG. 56' EAST 224.6 FEET TO THE PLACE OF THE BEGINNING MR/mtj 12/6/16 Our file no. 5391215 - FT2
N/Nov9,16,23,30#

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 BRANDON E. RICH to UNITED COMMUNITY BANK, dated December 6, 2008, recorded December 12, 2008, 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 00/100 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 December, 2016, 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 Laure 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. 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, 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 BRANDON RICH or a tenant or tenants.
UNITED COMMUNITY BANK
as attorney in Fact for BRANDON E. RICH
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 532-7923
File No. 7494A-03807
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N/Nov9,16,23,30#

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 DARIUS P. WALKER and PARTHENIA WALKER TO UNITED COMMUNITY BANK, dated June 17, 2014, recorded June 25, 2014, in Deed Book 978, Page 279, Union County, Georgia records, said Security Deed being given to secure a Note from DARIUS P. WALKER and PARTHENIA WALKER dated June 17, 2014, in the original principal amount of Eighteen Thousand Six Hundred Seventy Five and 00/100 (\$18,675.00) 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 December, 2016, the following described property:

All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Fifteen (115) of Owen Glen Subdivision, Phase III containing 1.287 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 06/13/13, as recorded in Plat Book 66, Pages 63-67, ("Plat") Union County records, which description is incorporated herein by reference and made a part hereto. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded in Deed Book JJ, Page 34 (bottom), Records of Union County, Georgia. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded in Deed Book JJ, Page 36 (top), aforesaid Records. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Robert J. Butt to E.S. Dockery, Sr., dated November 19, 1956, filed for record November 26, 1956 at 11:00 a.m., recorded in Deed Book NN, Page 418 (top), aforesaid Records. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated March 21, 1951, filed for record January 1, 1957 at 10:00 a.m., recorded in Deed Book NN, Page 457 (bottom), aforesaid Records. The property is conveyed subject to the Reservation of Flowage Rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, Sr., dated November 19, 1956, filed for record October 4, 2006 at 11:45 a.m., recorded in Deed Book 671, Page 111, aforesaid Records. The property is conveyed subject to the Easement as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Theodore B. Adams and Brandy C. Adams, as joint tenants with rights of survivorship and not as tenants in common, dated January 18, 2008, filed for record January 29, 2008 at 2:30 p.m., recorded in Deed Book 745, Page 120, aforesaid Records. The property is conveyed subject to the Easements as conveyed in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Tim Hanson and Linda Hanson, as joint tenants with rights of survivorship and not as tenants in common, dated November 5, 2008, filed for record November 6, 2008 at 1:30 a.m., recorded in Deed Book 779, Page 441, aforesaid Records. The property is conveyed subject to the Grant of Flowage Rights from Charles S. Maure to United States of America, dated December 30, 1941, filed for record December 30, 1941, recorded in Deed Book EE, Page 427, aforesaid Records. The property is conveyed subject to the easements and restrictions recorded in Deed Books 657, Pages 152-164; Deed Book 744, Pages 85-94; Deed Book 769, Pages 649-716 as amended in Deed Book 774, Pages 499-510; and Deed Book 821, Pages 276-335, as amended in Deed Book 932, Pages 726-731, as amended in Deed Book 978, Page 492-496, Union County Georgia records. The property is conveyed subject to the reciprocal easement and operating agreement recorded in Deed Book 769, Pages 717-743 and Deed Book 821, Pages 248-275, Union County, Georgia Records. The property is conveyed subject to the right of way to Union County, Georgia as recorded in Deed Book 192, Page 162, Union County, Georgia records. Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress, utilities and access easement along and through the subdivision roads as depicted on the above-referenced survey. Said property is conveyed subject to the designated 50 foot buffer from the centerline of the branch as referenced on the aforesaid Plat. 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 DARIUS P. WALKER and PARTHENIA WALKER or a tenant or tenants.
UNITED COMMUNITY BANK
as attorney in Fact for DARIUS P. WALKER and PARTHENIA WALKER
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 628-7923
File No. 7494A-03806
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N/Nov9,16,23,30#

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 DARIUS P. WALKER and PARTHENIA WALKER TO UNITED COMMUNITY BANK, dated June 17, 2014, recorded June 25, 2014, in Deed Book 978, Page 279, Union County, Georgia records, said Security Deed being given to secure a Note from DARIUS P. WALKER and PARTHENIA WALKER dated June 17, 2014, in the original principal amount of Eighteen Thousand Six Hundred Seventy Five and 00/100 (\$18,675.00) 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 December, 2016, the following described property:

All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Fifteen (115) of Owen Glen Subdivision, Phase III containing 1.287 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 06/13/13, as recorded in Plat Book 66, Pages 63-67, ("Plat") Union County records, which description is incorporated herein by reference and made a part hereto. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded in Deed Book JJ, Page 34 (bottom), Records of Union County, Georgia. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded in Deed Book JJ, Page 36 (top), aforesaid Records. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Robert J. Butt to E.S. Dockery, Sr., dated November 19, 1956, filed for record November 26, 1956 at 11:00 a.m., recorded in Deed Book NN, Page 418 (top), aforesaid Records. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, Sr., dated November 19, 1956, filed for record October 4, 2006 at 11:45 a.m., recorded in Deed Book 671, Page 111, aforesaid Records. The property is conveyed subject to the Easement as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Theodore B. Adams and Brandy C. Adams, as joint tenants with rights of survivorship and not as tenants in common, dated January 18, 2008, filed for record January 29, 2008 at 2:30 p.m., recorded in Deed Book 745, Page 120, aforesaid Records. The property is conveyed subject to the Easements as conveyed in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Tim Hanson and Linda Hanson, as joint tenants with rights of survivorship and not as tenants in common, dated November 5, 2008, filed for record November 6, 2008 at 1:30 a.m., recorded in Deed Book 779, Page 441, aforesaid Records. The property is conveyed subject to the Grant of Flowage Rights from Charles S. Maure to United States of America, dated December 30, 1941, filed for record December 30, 1941, recorded in Deed Book EE, Page 427, aforesaid Records. The property is conveyed subject to the easements and restrictions recorded in Deed Books 657, Pages 152-164; Deed Book 744, Pages 85-94; Deed Book 769, Pages 649-716 as amended in Deed Book 774, Pages 499-510; and Deed Book 821, Pages 276-335, as amended in Deed Book 932, Pages 726-731, as amended in Deed Book 978, Page 492-496, Union County Georgia records. The property is conveyed subject to the reciprocal easement and operating agreement recorded in Deed Book 769, Pages 717-743 and Deed Book 821, Pages 248-275, Union County, Georgia Records. The property is conveyed subject to the right of way to Union County, Georgia as recorded in Deed Book 192, Page 162, Union County, Georgia records. Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress, utilities and access easement along and through the subdivision roads as depicted on the above-referenced survey. Said property is conveyed subject to the designated 50 foot buffer from the centerline of the branch as referenced on the aforesaid Plat. 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, 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 DARIUS P. WALKER and PARTHENIA WALKER or a tenant or tenants.
UNITED COMMUNITY BANK
as attorney in Fact for DARIUS P. WALKER and PARTHENIA WALKER
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 628-7923
File No. 7494A-03806
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N/Nov9,16,23,30#

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in that certain Security Deed from Timothy Rich, Rebecca Rich and Brandon Anderson to Gregory Allen Stephens dated 11th Day of May, 2007, recorded in Deed Book 708, Page 106, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty Five thousand and 00/100 (\$55,000.00) Dollars, 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 December 2016, the following described property: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 56 and 57 of Union County, Georgia, and being Lot 2, containing 0.5725 acres, more or less, and Lot 3, containing 0.5725 acres, more or less, as shown on a plat of survey by R. Keith Rochester & Associates, Inc., dated March 18, 1988, and recorded in Union County records in Plat Book W, Page 39. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Said property is commonly known as: Lot 2, 44 Raspberry Trail, Blairsville, GA 30512 and Lot 3, 47 Sky Hawk Ridge, 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, 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 attorney's 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: 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; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. The undersigned, the parties in possession of the property are Timothy Rich, Rebecca Rich and Brandon Anderson or tenant(s).
BREGAN ALLEN STEPHENS
as Attorney in Fact for
TIMOTHY RICH, REBECCA RICH AND BRANDON ANDERSON
Contact: Cary D. Cox
CARY D. COX, P.C.
P.O. Box 748
Blairsville, GA 30514
(706) 745-7420
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
11/08/2016, 11/29/2016, 11/20/2016,
N/Nov9,16,23,30#

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF UNION

Under and by virtue of the power of sale contained in that certain Community Deed to Secura Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grantors") and in favor United Community Bank, d/b/a Union County Bank of Union County, Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as modified from time to time by those certain modifications of Mortgage recorded April 16, 2004 in Deed Book 520, Page 607; April 19, 2006 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 641, Page 122; October 9, 2007 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 743, Page 344; May 18, 2008 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 789, Page 778; February 22, 2010 at Deed Book 826, Page 617; June 3, 2011 at Deed Book 869, Page 464; March 11, 2013 at Deed Book 933, Page 94 as assigned to Great Oak Pool, LLC from Original Lender by Assignment of Security Instruments recorded July 9, 2013 at Deed Book 946, Page 562, as Assigned to Great Oak GA Owner, LLC ("Lender") by Assignment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), according to that certain Universal Note dated January 29, 2001 in the original principal amount of \$100,077.00, as last modified by that certain Uniform Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of \$141,