## North Georgia News

## Legal Notices for November 9, 2016

NOTICE OF 2ND DUI CONVICTION UNION COUNTY PROBATE COURT CONVICTED PERSON: Christopher Scott Hampton OFFENSE DATE: 6/23/2016 OFFENSE LOCATION: 611 Bunker Hill Rd,

611 Bunker Hill Rd,
(Blairsville, GA)
CASE DISPOSITION: \$2010 Fine, 12 Months
Probation, 30 Days of Community Service,
72 hrs in county jail with credit time served,
Submit to Clinical Evaluation & any treatment
deemed necessary, Risk Reduction School (DUI
program), Surrender Driver's License, Surrender license plates, Interlock ignition device,
Submit \$25 photo publication fee, Random
alcohol/drug test, 4th amendment waiver, NO
alcohol or drugs, Pre-clear RX's.

NOTICE To: Stacy Aron Elliott and All other interested parties

Take notice that: The right to redeem the following described

The right to redeel the following described property, to wit:

ALL 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 2A-2 as shown on a plat of survey by B. Rochester & Associates, inc., dated March 28, 1889, and recorded in Julion County records. 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 described on the page of the book described. complete description of the above described

property. will expire and be forever foreclosed and 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 440-441.
ALL 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 2A-1 as shown on a plat of survey by B. Keith Rochester & Associates, Inc., dated October 13, 1998, and recorded in Union County

tober 13, 1998, and recorded in Union County records in Plat Book V, Page 241. 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 hered are after the 6th day of December.

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.

IUIU, rages 442-443. The property may be redeemed at any time before 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

BOT Voylestown Road Morganton, GA 30560 PLEASE BE GOVERNED ACCORDINGLY. Mr and Mrs Michael Slattery 3923 S. Poplar Street Marion, IN 46953

STATE OF GEORGIA

RE: Estate of Jean R. Brumfield,
All debtors and creditors of the estate of
Jean R. Brumfield, 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 nayment the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of October, 2016.
By: Shannon Marie Brumfield Williams
35 Blackberry Ridge
Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of G. Ervin Gooch, All debtors and creditors of the estate of G.

All debtors and creditors of the estate of G. Ervin Gooch, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 13th day of October, 2016. in the recooling hepresentative This 13th day of October, 2016. By: Barbara Jean Gooch 25 Mt. Airy Rd. Suches, GA 30572

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Cathy Cleland Johnson All debtors and creditors of the estate of Cathy

STATE OF GEORGIA

All debtors and creditors of the estate of Cathy Cleland Johnson, 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 esthe law, and an persons innected to said estate are required to make immediate payment to the Personal Representative(s).
This 12th day of October, 2016.
By: Alvis Mercer Johnson
154 Tate Mill Ridge
Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

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 25th day of October, 2016.
By: Maxie Montgomery
162 Ashley Brook Dr.
Lula, GA 30554
N(Mov2,9,16,23)8

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

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 Patton Flood
88 Grassy Knoll Rd.
Blairsville, GA 30512 Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

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: Joyce Ann Oliver
1746 Weymouth Dr. SE
Grand Rapids, MI 49508

Grand Rapids, MI 49508

Angela Johnson Walters

Forsyth, Georgia 31029

IN THE PROBATE COURT OF UNION COUNTY

NOTICE
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. § 53-12-261.) 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 filled with the Court on or before November
28, 2016.

28, 2016. 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

before a Probate Court Cierk, and ming 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.

Name Reackett

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: WILLIAM CHESTER MCCLURE, II, AND OTHER

TO: WILLIAM OF DESTER MICLORE, II, AND UTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TILL OR INTEREST IN THE PROPERTY BETON. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

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

The right to redeem the following described

All that tract or parcel of land lying and being in the 17th District and 1st Section, of Union County, Georgia and being 1 ½ acres, more or less, of Lot of Land Number 187, in said District

less, of Lot of Land Number 187, in said District and Section described as follows: same being Lot Number 4, of the C.T. Collins subdivision as shown by a Plat of Survey made by C.E. Fraley, R.S., on May 5, 1966 and being described as follows: BEGINNING on an iron stake in the North right of way line of U.S. Highway No. 76 between Lots 3 and 4, of said subdivision; thence N 75 E 245 feet with said North right of

way line of said Highway to an iron stake be-tween Lots 4 and 5, of said subdivision; thence N 11 W 200 feet to an iron stake between Lots 4 and 5, of said subdivision; thence S 74 W 285

feet to an iron stake between Lots 3 and 4, of said subdivision; thence S 22 30 E 200 feet to

the iron stake in the North right of way line of U.S. Highway No. 76 the place of the BEGIN-

As described in Deed Book 220, page 137, Union County, Georgia. Further described as Map & Parcel 104014.

Map & Parcel 104014.
will expire and be forever foreclosed and barred on and after December 15, 2016.
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 of Union County, Georgia, in Deed Book 982 at Pages 220-221.
The property may be redeemed at any time before December 15, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

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

seq.). Take notice that:

Pages 196-197.

Akins & Davenport, PC

Blairsville, GA 30514

P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 Oct26,Nov2,9,16)B

NOTICE OF FORECLOSURE

P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport
Akins & Davenport, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square

OF EQUITY OF REDEMPTION
TO: ANTHONY H. PETTY, BRANCH BANKING AND
TRUST COMPANY, AND OTHER PARTIES KNOWN

TRUST COMPANT, AND OTHER PARTIES KNOWN
OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTERSET IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

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 Union County, Georgia and being a part of Land Lot No. 251, 9th District and 1st Section

and containing 1 acre, more or less, described as: one acre, more or less is beginning at a culvert where an old road bed intersects with

the present highway; thence a North direction and with the center of said old road bed, also the present property line of Paul Nicholson, to

Pages 196-197.
The property may be redeemed at any time before December 1, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC

Attorney for Youngstown Group, LLC Georgia Bar No. 821237

BONNIE LOU SEABOLT, DECEASED ESTATE NO. 16-130
PETITION FOR LETTERS OF ADMINISTRATION

110 River Overlook

IN RE: ESTATE OF

Dwain Brackett

Address (706) 439-6006

Telephone Number

TAKE NOTICE THAT

property, to wit:

Judge of the Probate Court

By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Ste. 8 Blairsville, GA 30512

NOTICE TO CREDITORS AND DEBTORS
All creditors of the estate of CATHY 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 NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: JO M. BAGWELL, SUSAN JO BLALOCK, AND
OTHER PARTIES KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROP-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

property, to wit:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 10t, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 26, 1982, and recorded in Union

acres, more or less, as snown on a piat of survey by Jack Stanley, Union County Surveyor,
dated August 26, 1982 and recorded in Union
County Records in Plat Book M, Page 174.
Said plat is incorporated herein, by reference
hereto, for a full and complete description of
the above described property
Subject to the right of ingress and egress.
As described in Deed Book 163, page 569,
Union County, Georgia Records. Further described as Map & Parcel 057094.
will expire and be forever foreclosed and
harred on and after December 15, 2016.
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
of Union County, Georgia, in Deed Book 982 at
Pages 214-215.
The property may be redeemed at any time
before December 15, 2016, by payment of the
redemption price as fixed and provided by law
to the undersigned name at the following address:
Akins & Davenport. PC

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

Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 vn Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

TO: ESTATE OF ROBERT LYDIGSEN, HEIRS OF TO: ESTATE OF MOBERT LITUGSEN, REINS OF ROBERT LYDIGSEN (KNOWN OR UNKNOWN), PHYLLIS SWAHN LYDIGSEN, BARON'S RIDGE HOMEOWNER'S ASSOCIATION, INC., 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.). 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 155, 9th District, 1st Section, Union County, Georgia, containing 1.261 acres, more or less and being shown as Lot Twenty Two (22), of Baron's Ridge Subdivision, on a plat of survey recorded in Plat Book 58, Page 45, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof. and made a part hereof

and made a part hereof.

The property is subject to the road easement as shown on said plat.

The property is subject to the power line easement to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341, Deed Book 526, Page 703 and in Deed Book 526, Page 704, Union County Records.

The property is subject to the reservation of % mineral rights as recorded in Deed Book JJ, Page 473, Union County Records.

Grantor grants to grantee a non-exclusive

Page 473, Union County Records.
Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along the existing easement as shown on said plat.

As described in Deed Book 636, page 88, Union County, Georgia. Further described as Map & Parcel 068065A22.

will expire and be forever foreclosed and barred on and after December 1, 2016.

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 of Union County, Georgia, in Deed Book 982 at Pages 208-209.

The property may be redeemed at any time

The property may be redeemed at any time before December 1, 2016, 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 Attorney for Youngstown Group, LLC Attorney for Youngstown Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA LUANN HEAD DYER, Petitioner.

LUANN HEAD DYER, Petitioner.
Case No. 16-CV-347-SG
NOTICE OF NAME CHANGE
PLEASE TAKE Notice that on the 19th day of
October 2016, LuAnn Head Dyer filed a Petition
in the Superior Court of Union County, Georgia,
seeking a name change from LuAnn Head Dyer
to LuAnn Head. Any interested or affected party
has the right to appear and file objections.
At the expiration of thirty (30) days from the
filling of the Petition, upon proof of publication,
and if no objection is filed, the Court shall proceed to hear and determine all matters raised ceed to hear and determine all matters raised by said Petition. Jack Lance Jr. Attorney for Petitioner Georgia Bar No. 206841

57 Sears Way Blairsville, GA 30512 706-835-1212

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

the present property line of Paul Nicholson, to a rock corner at a wire fence to a present Highway No. 325; thence with the said highway as it meanders to the place of beginning. As described in Deed Book 685, page 547, Union County, Georgia. Further described as Map & Parcel 038058A. will expire and be forever foreclosed and barred on and after December 1, 2016. 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 of Union County, Georgia, in Deed Book 982 at Pages 196-197.

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 Riggin 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 89, 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 MELLON f NEW YORK MELLON 1/k/a THE BANK OF NEW YORK AS Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-AA3 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 HEREO The debt secured by said Security Deed has 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 superior to the Security Deed first set out above. THE BANK OF NEW YORK MELLON f/k/a superior to the Security Deed Tirst set out above. THE BANK OF NEW YORK MELLON fk/A: THE BANK OF NEW YORK MELLON fk/A: THE BANK OF NEW YORK AS Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-A32 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 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Lynn Kamber Riggin 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 Communition and addit of the status of the loan with the holder of the security deed. The Bank of New York Mellon 1/k/a The Bank of New York as Trustee for First Horizon Alterna-Tive Mortgage Securities Trust 2006-AA3 YORK as Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-AA3
as Attorney in Fact for Lynn Kamber Riggin 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 nonexclusive 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 road 
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

use of April Lane. MR/mtj 12/6/16 Our file no

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

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 nominators of the Consential Methods of Consential Met 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 1030, 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 as set forth therein, there will be sold at public outcry to the highest bidder for cash before the outcry to the nignest bloder 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 "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 to pay the indecentess as and when the and to the 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 hopen given). Said property will be ney's tees (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 Sequential Proof (first est aut.) strictions, 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 under-To the best knowledge and belief of the under signed, the party in possession of the property is Edward J Seneski, The Estate of Edward J is Edward J Seneski, The Estate of Edward J Seneski and Florence L 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.foreclosurehottline.net 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 #69§ of LAKESIDE 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 September 1986) and recorded in the Office of the Clerk of the Superior Court of Union County, the Clerk of the Superior Court of Union County, Georgia, in the Plat Book "P", folio 166, and reference is heremade to said plat of survey for a full and complete description herein Par-cel Number(s): 0378 191 MR/mtj 12/6/16 Our file no. 564616 - FT2

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR 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 MetLife Home Loans, a Division of MetLife 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 ment 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, Cecreia or at such place or may be partially deorgia, are touch touse door of minor country designated as an alternative, within the lega 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 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 (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 OGSA § 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 Otis 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 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 5 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 304.6 FEET TO AN IRON PIN FOUND; THENCE NORTH 80\$ 24' WEST 135.3 FEET TO AN IRON PIN FOUND; THENCE SOUTH 16 DEG 58' WEST 309.1 FEET TO AN IRON PIN FOUND; THENCE SOUTH 16 DEG 58' WEST 309.1 FEET TO AN IRON PIN FOUND; THENCE SOUTH 16 DEG 58' EAST 224.6 FEET TO THE PLACE OF THE BEGINNING MR/mtj 12/6/16 Our file no. 5391215 - FT2

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 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:

on the first tuesday in December, 2016, the fol-lowing 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 more or less, as shown on a plat or 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

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 (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 BRANDON E. RICH or a tenant or tenants.

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

Stites & Hardison, 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.

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 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 deed, June 17, 2014, in the optimination stressel. 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

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 1.297 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 hereof.

The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Mollie Stephens, Edward Stephens, June Stephens and Oliver Stephens, all heirs at Law of Samuel J. Stephens, deceased to E.S. Dockery, dated April 15, 1950, recorded May 19, 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 May 19, 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 418 (top), aforesaid Records.

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 Blan-ket Easement from Ivy Log Development, LLC to Blue Ridge Mountain Electric Membership to Blue Hidge Mountain Electric Membership Corporation, a cooperative corporation, undated, 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

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 11:30 a.m., recorded in Deed Book 779, Page 441, aforesaid Records.

The property is conveyed subject to the Grant of Flowage Easement from Charles S. Mauney to Unites 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 Covenants and Restrictions recorded in Deed Book 657, Pages 152-164; Deed Book 744, Pages 85-

bof, rages 132-104; Deed Book 744, Pages 83-94; Deed Book 769, Pages 649-716 as amend-ed 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 976, 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.

Georgia Records.

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.

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 (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. or a tenant or tenants.
UNITED COMMUNITY BANK.

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) 632-7923
File No. 7484A-03806
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PUPPOSE.
N(Novg.16.23.30)8

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grantors") to and in favor United Community Bank, d/b/a Union County Bank of Union County. ors") to and in favor United Community Bank, d/b/a Union County Bank of Union County, Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as modified from time-to-time by those certain Modification of Mortgage recorded April 16, 2004 in Deed Book 520, Page 607; April 19, 2005 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 743, Page 478; January 14, 2008 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 731, Page 378; February 25, 2009 at Deed Book 781, Page 778; 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 833, Page 94 as assigned to Great Oak Pool, LLC from Original Lender by Assignment of Security Instruments recorded July 9, 2013 at Deed Book 934, Page 562, as assigned to Great Oak GA Owner, LLC ("Lender") by Assignment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), securing that certain Universal Note dated January 29, 2001 in the original principal amount of \$100,977.00, as last modified by that certain Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of \$141,866.04 (collectively, the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bider for cash between the legal hours for sale before the Courthouse door in Union County. der for cash between the legal hours for sale before the Courthouse door in Union County,

Get for cash detween the legal nours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in December, 2016, the following described property (the "Premises") to wit:

LEGAL DESCRIPTION:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING 1.000 ACRE AND BEING SHOWN AS LOT IAND II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 19, 2000, AS RECORDED IN PLAT BOOK 45, PAGE 208, UNION COUNTY, RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

THE PROPERTY IS SUBJECT TO THE 10 FOOT GRAVEL DRIVE AS SHOWN ON SAID PLAT, WHICH SERVES LOT III, AND TO THE WATER METER AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE DECLARA-THE PROPERTY IS SUBJECT TO THE DECLARA-TION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RE-

THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 173, PAGE 561, UNION COUNTY HECURUS.
THE PROPERTY IS SUBJECT TO AN EASEMENT
FOR WELL AND WATER LINES, AND A SIGN
EASEMENT RECORDED IN DEED BOOK 206,
PAGE 582, UNION COUNTY RECORDS.

A PORTION OF THE PROPERTY IS LOCATED IN THE FLOOD PLAIN AS SHOWN ON THE AFORE-MENTIONED SURVEY. If and as modified and released as shown in the first paragraph above; FURTHER LESS AND EXCEPT that property, if

any, released of record; TOGETHER WITH all buildings, structures, and other improvements now or hereafter located on said property, or any part and parcel there-TOGETHER WITH all rights, title, and interest of

grantor in and to the minerals, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or above the now or hereafter on said property or above the same or any part or parcel thereof; and TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, claim, and demand whatsoever of grantor of, in, and to the same and of, in, and to every part and parcel thereof; and TOGETHER WITH all fittings and fixtures, whether actually or constructively attached machinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, appliances, and articles of personal property of every kind and nature whatsoever, now or hereafter located in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said

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

Together with any and all rents which are now due or may hereafter become due by reason of the renting or leasing of the property, the improvements thereon, and equipment;

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

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect

ceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

Please note that Great Oak GA Owner, LLC, whose mailing address of 5-9 Union Square West, Sixth Floor, New York, New York 10003, is the entity that has the full authority to negotiate, amend or modify the terms of the loan documents with you. Great Oak GA Owner, LLC can be contacted through the following representative: Lisa A. Frank, Esq., McCalla Raymer Pierce, LLC 1544 Old Alabama Road, Roswell, Georgia 30076; (678) 281-6503. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor or a tenant or trenants and said property is more commonly known as 3623 Morris Ford Exchange, Blairsville, Georgia 30512. GREAT OAK GA OWNER, LLC

GREAT OAK GA OWNER, LLC

GREAT DAK GA OWNER, LLC
as Attorney-in-Fact for
E Swain Stewart and Wanda E. Stewart
Lisa A. Frank, Esq.
McCalla Raymer Pierce, LLC
1544 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503 STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN

NOTICE OF SALE UNDER POWER IN SECURITY DEED by virtue of a 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: 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.

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 here been and in books declared due

Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not lim-ited 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 came all expenses of the sale 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 unities which constitute liens upon said property; all restrictive covenants. upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the

or me uest of the knowledge and belief of the undersigned, the parties in possession of the property are Timothy Rich, Rebecca Rich and Brandon Anderson or tenant/s\ Brandon Anderson or tenant(s). GREGORY ALLEN STEPHENS as Attorney in Fact for Timothy Rich, Rebecca Rich and Brandon Anderson

11/20/2016,

Contact: Cary D. Cox CARY D. COX, P.C.

P.U. 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. 11/15/2016. 11/08/2016, 11/29/2016