

North Georgia News

Legal Notices for December 5, 2018

IN THE PROBATE COURT
UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
MOZELLA CROUCH, DECEASED
ESTATE NO. 18-163
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Dwain Brackett, Executor (for Letters of Administration) has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Mozella Crouch, deceased. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §§53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before December 17, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Probate Clerk
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Nov21,28,Dec5,12)8

IN THE PROBATE COURT
UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
LONNIE LEE CRUMPTON III, DECEASED
ESTATE NO. 18-162
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Lisa Leonard has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Lonnie Lee Crumpton III, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §§53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before December 17, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Probate Clerk
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Nov21,28,Dec5,12)8

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF G. DAVID GOWDER III, FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF GEORGE DAVID GOWDER JR., DECEASED.
To whom it may concern:
This is to notify you of filing objection, if there is any, to the above referenced petition, in this Court, on or before December 5, 2018.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Probate Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
N(Nov21,28,Dec5,12)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Christine Manno,
All debtors and creditors of the estate of Christine Manno, 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 16th day of November, 2018.
By: Michael Joseph Anzalone
130 Stable Gate Dr
Blairsville, GA 30512
N(Nov21,28,Dec5,12)8

NOTICE OF SALE
Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Jessica Tomberlin, Unit C42. Sold to the highest bidder on December 17, 2018, 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.
N(Nov28,Dec5)8

NOTICE OF SALE
Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Richard Rivera, Units M1, M2. Sold to the highest bidder on December 17, 2018, 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.
N(Nov28,Dec5)8

NOTICE OF SALE
Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Courtney Sissum, Unit R12. Sold to the highest bidder on December 17, 2018, 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.
N(Nov28,Dec5)8

NOTICE OF SALE
Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Charity Riehl, Unit F6. Sold to the highest bidder on December 17, 2018, 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.
N(Nov28,Dec5)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gary Lamar Payne,
All debtors and creditors of the estate of Gary Lamar Payne, 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 16th day of November, 2018.
By: Sean Nicolas Payne
38 E and V Farm Rd.
Blairsville, GA 30512
N(Nov21,28,Dec5,12)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of E. Martin Putney III,
All debtors and creditors of the estate of E. Martin Putney III, 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 16th day of November, 2018.
By: Ernest Victor Roberge
3239 River Rd.
Mineral Bluff, GA 30559
N(Nov21,28,Dec5,12)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Joyce J. Sprayberry,
All debtors and creditors of the estate of Joyce J. Sprayberry, 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 16th day of November, 2018.
By: Gene Sprayberry
PO Box 1547
Blairsville, GA 30514
N(Nov21,28,Dec5,12)8

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
riley j. lowry
DOB: 02-02-2004
SEX: fEMALE
case no. 144-18J-67a
taylor lowry
DOB: 01-29-2003
SEX: MALE
case no. 144-18J-68a
CHILD UNDER THE AGE OF EIGHTEEN
NOTICE OF DEPENDENCY HEARING
TO: CLINT LOWRY
By Order for Service by Publication dated the 14 day of November 2018, you are hereby notified that on the 3rd day of October, 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you in the above-named childing alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 16 day of January, 2019 at 1:30 p.m., at the Towns County Courthouse, Hiwassee, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. **WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the _____ day of _____, 2018.**
Honorable Jeremy Clough
Judge, Juvenile Court
Towns County, Georgia
Etowah Judicial Circuit
N(Nov21,28,Dec5,12)8

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
SAGE MARADIAGA
DOB: 02-21-2012
SEX: FEMALE
case no. 144-18J-111a
RHEN STROUD
DOB: 01-26-2018
SEX: MALE
case no. 144-18J-110a
CHILD UNDER THE AGE OF EIGHTEEN
NOTICE OF DEPENDENCY HEARING
TO: ANTONY MARADIAGA
By Order for Service by Publication dated the 14 day of November 2018, you are hereby notified that on the 3rd day of October, 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 16 day of January 2019 at 1:30 p.m., at the Towns County Courthouse, Hiwassee Georgia.
The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. **WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the _____ day of _____, 2018.**
Honorable Jeremy Clough
Judge, Juvenile Court
Towns County, Georgia
Etowah Judicial Circuit
N(Nov21,28,Dec5,12)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Betty Jean Young,
All debtors and creditors of the estate of Betty Jean Young, 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 14th day of November, 2018.
By: David Wayne Haynes
19 Young Dr.
Blairsville, GA 30512
N(Nov14,21,28,Dec5)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of DL Martin
All debtors and creditors of the estate of DL Martin, 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 14th day of November, 2018.
By: Elizabeth M. Stevens
133 Crump Creek Rd.
Blairsville, GA 30512
27 Orbit Dr.
Blairsville, GA 30512
N(Nov14,21,28,Dec5)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Pamela Perry, Unit #36.
Sold to the highest bidder on December 13, 2018, 9:30am at Able Mini Storage, 1376 Hwy. 51, Blairsville, Union County, GA. 706-745-8834. Tenant has the right to redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids.
N(Dec5,12)8

NOTICE OF PUBLIC SALE
OF PERSONAL PROPERTY
Georgia Self Storage Act (210-215)
Notice is hereby given that the undersigned self storage units will be sold at a public sale by competitive bidding, in their entirety to the highest bidder, on or after December 14, 2018 at 10:00am at the facilities' management. Units will be available for viewing prior to the sale on Storage Auction.com. The terms of the sale will be cash only to the highest bidder. A 10% buyer's premium will be charged per unit. All sales are final. Inn Storage Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 72 hours or sooner.
Inn Storage LLC 87 Butternut Lane Blairsville Ga 30512
B40 Amanda Pittman of Blairsville Georgia
N(Dec5,12)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carl F. Head,
All debtors and creditors of the estate of Carl F. Head, 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 30th day of November, 2018.
By: Jimmy C. Talent
PO Box 398
Blairsville, GA 30514
N(Dec5,12,19,20)8

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
NED E. GOOCH, DECEASED
ESTATE NO. 18-161
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Laura Carol Gooch for a year's support from the estate of Ned E. Gooch, deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before December 26, 2018, why said Petition should not be granted.
Objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
ADDRESS
(706) 439-6006
TELEPHONE NUMBER
N(Dec5,12,19,20)8

NOTICE
PROBATE COURT OF UNION COUNTY
RE: ESTATE OF ALICE JONES, (FORMER) WARD.
Date of Publication, if any: December 5, 2018
TO WHOM IT MAY CONCERN :
The conservator(s) of the above estate, has/ have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse St., Suite 8, Blairsville, GA 30512 on or before January 7, 2019, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Probate Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
ADDRESS
(706) 439-6006
TELEPHONE
N(Dec5)8

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF SUSAN BURNS FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF MARY KUNTZLER, DECEASED.
To whom it may concern:
This is to notify you of filing objection, if there is any, to the above referenced petition, in this Court on or before December 17, 2018.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Probate Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
N(Dec5)8

PROBATE COURT OF UNION COUNTY
RE: ESTATE OF PATRICIA G. THOMAS, FORMER WARD.
Date of Publication, if any: December 5, 2018
TO WHOM IT MAY CONCERN AND:
The conservator(s) of the above estate, has/ have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse St., Suite 8, Blairsville, GA 30512 on or before January 7, 2019, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Probate Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
ADDRESS
(706) 439-6006
TELEPHONE
N(Dec5)8

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 William E. Campbell to First Horizon Home Loan Corporation, dated January 13, 2004, recorded in Deed Book 506, Page 448, Union County, Georgia Records and as re-recorded in Deed Book 820, Page 566, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 1068, Page 409, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FIVE THOUSAND AND 0/100 DOLLARS (\$155,000.00), 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 Wednesday in January, 2019, 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 452 Angel Fish Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): James Callear or tenant or tenants.
Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Ocwen Loan Servicing, LLC foreclosure loss mitigation 1861 Worthington Road Suite 100 West Palm Beach, FL 33409 1-877-596-8580
Note, however, that such entity or individual is not required to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for William E. Campbell McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 1st Section, 7th District, Land Lot 94, Union County, Georgia, containing 4.58 acres and being Lot Six (6) of Skeenah Highlands as shown on a plat of survey by Roy A. Terrell, RS #1700, dated 11/26/84, and recorded in Plat Book P, page 203 Union County records, which description ion said plat is incorporated herein by reference. The property is conveyed subject to the road easement as shown on said plat. The property is conveyed subject to the restrictions recorded in Deed Book 155 page 412 Union County Records. The property is conveyed subject to the powerline easement granted to Blue Ridge Mountain EMC recorded in Deed Book 155 page 409 Union County Records. MR/h/1 1/2/19 Our file no. 5754314 - FT2
N(Dec5,12,19,20)8

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 A.W. Pyles, Jr. and Sherry Pyles to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc., its successors and assigns, dated June 14, 2006, recorded in Deed Book 651, Page 725, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 1123, Page 227, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-FIVE THOUSAND AND 0/100 DOLLARS (\$265,000.00), 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 Wednesday in January, 2019, 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 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. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in possession of the property is A.W. Pyles, Jr. and Sherry Pyles or a tenant or tenants and said property is more commonly known as 687 Henderson Road, Young Harris, Georgia 30582. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for A.W. Pyles, Jr. and Sherry Pyles McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 95 of Union County, Georgia, and being Tract 3 containing 10.000 acres, more or less, as shown on a plat of survey by Owen by Land Surveying, LLC, dated May 23, 2006 and recorded in Union County records in Plat Book 54, Page 22. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Less and Except: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 95 of Union County, Georgia, and being a portion of Tract 3 containing 4.00 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC., dated May 23, 2006 and recorded in Union County Records in Plat Book 58 Page 194. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. MR/ h/1 1/2/19 Our file no. 5242718 - FT2
N(Dec5,12,19,20)8

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by James Callear to Mortgage Electronic Registration Systems, Inc. as nominee for Ally Bank (Corp.) dated 4/25/2012 and recorded in Deed Book 902 Page 467 Union County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property. Note in the original principal amount of \$ 150,454.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia on such other date as designated by Order of the Superior Court of said county), within the legal hours of sale on January 02, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: SEE EXHIBIT "A" SITUATED IN THE COUNTY OF UNION AND STATE OF GEORGIA:
4.63 ACRES OF LAND LOT NUMBER 106 OF THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING LOT NUMBER 8 OF SH 194. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. MR/ h/1 1/2/19 Our file no. 5242718 - FT2
N(Dec5,12,19,20)8

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by James Callear to Mortgage Electronic Registration Systems, Inc. as nominee for Ally Bank (Corp.) dated 4/25/2012 and recorded in Deed Book 902 Page 467 Union County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property. Note in the original principal amount of \$ 150,454.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia on such other date as designated by Order of the Superior Court of said county), within the legal hours of sale on January 02, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: SEE EXHIBIT "A" SITUATED IN THE COUNTY OF UNION AND STATE OF GEORGIA:
4.63 ACRES OF LAND LOT NUMBER 106 OF THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING LOT NUMBER 8 OF SH 194. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. MR/ h/1 1/2/19 Our file no. 5242718 - FT2
N(Dec5,12,19,20)8

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by James Callear to Mortgage Electronic Registration Systems, Inc. as nominee for Ally Bank (Corp.) dated 4/25/2012 and recorded in Deed Book 902 Page 467 Union County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property. Note in the original principal amount of \$ 150,454.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia on such other date as designated by Order of the Superior Court of said county), within the legal hours of sale on January 02, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: SEE EXHIBIT "A" SITUATED IN THE COUNTY OF UNION AND STATE OF GEORGIA:
4.63 ACRES OF LAND LOT NUMBER 106 OF THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING LOT NUMBER 8 OF SH 194. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. MR/ h/1 1/2/19 Our file no. 5242718 - FT2
N(Dec5,12,19,20)8

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by James Callear to Mortgage Electronic Registration Systems, Inc. as nominee for Ally Bank (Corp.) dated 4/25/2012 and recorded in Deed Book 902 Page 467 Union County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property. Note in the original principal amount of \$ 150,454.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia on such other date as designated by Order of the Superior Court of said county), within the legal hours of sale on January 02, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: SEE EXHIBIT "A" SITUATED IN THE COUNTY OF UNION AND STATE OF GEORGIA:
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NOTICE OF SALE UNDER POWER,
UNION COUNTY
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4.63 ACRES OF LAND LOT NUMBER 106 OF THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING LOT NUMBER 8 OF SH 194. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. MR/ h/1 1/2/19 Our file no. 5242718 - FT2
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NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by James Callear to Mortgage Electronic Registration Systems, Inc. as nominee for Ally Bank (Corp.) dated 4/25/2012 and recorded in Deed Book 902 Page 467 Union County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property. Note in the original principal amount of \$ 150,454.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia on such other date as designated by Order of the Superior Court of said county), within the legal hours of sale on January 02, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: SEE EXHIBIT "A" SITUATED IN THE COUNTY OF UNION AND STATE OF GEORGIA:
4.63 ACRES OF LAND LOT NUMBER 106 OF THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING LOT NUMBER 8 OF SH 194. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. MR/ h/1 1/2/19 Our file no. 5242718 - FT2
N(Dec5,12,19,20)8

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 WILLIAM FARIAS to UNITED COMMUNITY BANK, dated June 21, 2011, recorded July 20, 2011, in Deed Book 873, Page 587, Union County, Georgia records, as modified by Modification of Security Deed dated June 21, 2013, recorded in Deed Book 950, Page 184, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM FARIAS dated June 21, 2013, in the original principal amount of Sixty Nine Thousand Six Hundred Seventy Nine and 90/100 (\$69,679.90) 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 Wednesday in January, 2019, the following described property:
All that tract or parcel of land lying and being in Land Lot 228, 9th District, 1st Section, Union County, Georgia, being Lot Eighty-four (84), containing 1.17 acres, more or less and Lot Eighty-five (85) containing 2.12 acres, more or less, of the Arbor, Phase II, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc. dated May 16, 2011, as recorded in Plat Book 64, Pages 29-30 ("Plat"), Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.
Only Lot 85 is conveyed subject to the 50 foot state waters buffer as shown on said Plat.
Only Lot 85 is conveyed subject to the designated 100 foot septic spring buffer as referenced on the Plat.
The property is conveyed with and subject to said access easement as referenced on the Plat.
The property is subject to the road easements as shown on said Plat.
The property is subject to the restrictions recorded in Deed Book 736, Pages 232-292, as amended in Deed Book 847, Page 408-410, Union County, Georgia records.
The property is subject to the restrictions recorded in Deed Book 889, Pages