North Georgia News

Legal Notices for February 7, 2018

GEORGIA, UNION COUNTY NOTICE TO CREDITORS AND DEBTORS All creditors of the estate of Patricia Cannon Hermann, deceased, late of Union County, Georgia, are hereby notified to render an ac-count of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 2nd day of January, 2018. Joseph H. Tillman, Sr. Executor of the Estate of Patricia Cannon Hermann, Deceased Patricia Cannon Hermann, Deceased 3269 North Valdosta Road Valdosta, GA 31602 N(Jan17.24.31.Feb7)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Charles B. Allen, All debtors and creditors of the estate of Charles B. Allen, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 11th day of January, 2018. By: Charles Lee Allen 5085 Winding Branch Dr. Dunwoody, GA 30338 N(Jan17,24,31,Feb7)B

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

ESTATE NO. 2018-9 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE NOTICE Anthony Brian Williams has petitioned (for Let-ters of Administration) to be appointed Admin-istrator of the estate of Rhonda Gayle Eason, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on In writing, setting for in the grounds of any such objections, and must be filed with the court on or before February 12, 2018. All pleadings/ob-jections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, unless you qualify to file as an indigent moth. Constant exclusion event accouncil at the ubils, unless you quality to the as an indugent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tice mouth to remethed without a benefit tion may be granted without a hearing.

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

STATE OF GEORGIA

UNION COUNTY Notice to debtors and creditors RE: Estate of Carolyn Bruninga McGough, All debtors and creditors of the estate of Carolyn Bruninga McGough, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 11th day of January, 2018. By: Matthew Lacey McGough 469 Emerine Rd.

Blairsville, GA 30512 N(Jan17,24,31,Feb7)E

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF FLORA NELLE PRICE. DECEASED

FLORA NELLE PRICE, DECEASED ESTATE NO. 2016-125 NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed, TO: Gavin Howard Rogers, Colin Sealey Rogers This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before February 12, 2018.

2018 BE NOTIFIED FURTHER: All objections to the BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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 Judga of the Brobate Court

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (Job) 400 cocc (706) 439-6006

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of John Benny Allen Jr., All debtors and creditors of the estate of All denotes and creditors of the estate of John Benny Allen Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 2nd day of February, 2018. By: Leyta Lance Jordan 7476 King Gove Rd. Young Harris, GA 30582 N(Feb7,14,21,28)B

STATE OF GEORGIA UNION COUNTY Notice to debtors and creditors

RE: Estate of Lorraine B. Hill, All debtors and creditors of the estate of Lor-raine B. Hill, 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 navment tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 29th day of January, 2018. By: Cameron S. Hill 3 Woodhill Dr. Lookout Mtn., TN 37350 Cooper J. Hill 3233 Scarlet Oaks Dr. Cleveland, TN 37312 N(Feb7,14,21,28)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS RE: Estate of Richard Allen Howard, All debtors and creditors of the estate of Rich-ard Allen Howard, 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 31st day of January, 2018. By: Terry Lynn Hagen By: Terry Lynn Hagen

56 Cantera Circle Greenville, SC 29615 N(Feb7,14,21,28)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Lewis Thomas Murphy Jr., All debtors and creditors of the estate of Lewis Thomas Murphy Jr., 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 31st day of January. 2018. This 31st day of January, 2018. By: Sonia J. Murphy 191 Gail Boulevard Blairsville, GA 30512

STATE OF GEORGIA

UNION COUNTY Notice to debtors and creditors

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Marianne R. Shaputis, All debtors and creditors of the estate of Marianne R. Shaputis, 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 1st day of February, 2018. By: Brian H. Shaputis By: Brian H. Shaputis 90 Loftis Mtn. Way Blairsville, GA 30512 N(Feb7,14,21,28)B

CHATTAHOOCHEE-OCONEE NATIONAL FORESTS TIMBER FOR SALE

The Forest Health South Re-Ad Integrated Re-source Timber Contract is located in Lumpkin County, Georgia. The area is located approxi-mately 9 miles west of Dahlonega, GA, and also includes an area approximately 5 miles north-east of Dahlonega, GA. The Forest Service will versive avoide bide at the Dup Dirde Darmer receive sealed bids at the Blue Ridge Ranger District Office in Blairsville, GA before 10:00 AM local time on Thursday, March 15, 2018 for a combination of timber and stewardship service work items associated with the projservice work items associated with the project area ect. Timber to be cut within the project area includes an estimated 2,639 CCF of Southern Yellow Pine sawtimber, 62 CCF of Hardwood sawtimber, 1,356 CCF of Combined Softwoods pulpwood and 245 CCF of Combined Hard-woods pulpwood. This Integrated Resource Stewardship Contract also includes one (1) mandatory. stewardship, noniect that will be Stewardship Contract also includes one (1) mandatory stewardship project that will be completed in relation to timber removal at a price determined by the bidder. This stew-ardship project consist of 2.0 miles of road reconditioning on Forest Service Road 135. Bids will be evaluated on a best value basis where bidders must submit a technical pro-posal describing how stewardship service work will be completed, as well as, unit bid rates for the timber and the per unit rate for completing each stewardship service work completing each stewardship service work item. Offers will not be publicly opened or dis reject any and all bids. A prospectus, bid form, blank technical proposal form and complete information concerning the timber, the service work required in this contract and the process Work required in this contract and the process to submit bids is available to the public at the Blue Ridge Ranger District Office at 2042 Highway 515 West, Blairsville, GA 30512 or phone 706-745-6928. Information can also be obtained on-line at http://www.fs.usda.gov/ goto/conf/timber-sales. The USDA is an equal opportunity provider and employer.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: The name change of Debra D. Arnett, Petitioner

Civil Action Case Number: 18-CV-26-SG NOTICE OF PETITION TO CHANGE NAME OF ADULT

ADULI Debra D. Arnett filed a petition in the Union County Superior Court on January 30, 2018 to change the name from Arnett, Debra Dee to Spaulding, Debra Dee. Any interested party has the right to sppear in this case and file objections within 30 days after the Petition was filed was filed. Date 1-30-18 Debra D. Spaulding, AKA Arnett Petitioner

59 Treetop Lane Blairsville, GA 30512 N(Feb7,14,21,28)P

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner,

V. A TRACT OF LAND IN LAND LOT 155, 9TH DIS-TRICT, 1ST SECTION OF UNION COUNTY, GEOR-GIA, BEING A TRACT OF 1.261 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF ROBERT LYDIGSEN, HEIRS OF ROB-ERT LYDIGSEN (KNOWN OR UNKNOWN), PHYL-LIS SWAHN LYDIGSEN, BARON'S RIDGE HOM-EOWNER'S ASSOCIATION, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CI ANN ANY ADVERSE OD PROSEGOPAPICHT CLAIM ANY ADVERSE OR POSSESSORYRGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents. Civil Action No. 17-CV-267-SG

NOTICE OF SUMMONS TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 155 of the 9th District, 1st Section,

in Land Lot 155 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows: 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. The property is subject to the road easement as shown on said plat.

The property is subject to the road easement as shown on said plat. The property is subject to the power line ease-ment 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

A mineral rights as recorded in Deed Book JJ, 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.

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. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by Publication entered by the Court on Janu-ary 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's at-torney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to 0.C.G.A. 23-3-65(b). Witness the Honorable N. Stanley Gunter, Judge of said Court. This 18th day of January, 2018.

Judy L. Odom Clerk of Superior Court, Union County

N(Jan24,31,Feb7,14)B

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner,

A TRACT OF LAND IN LAND LOT 85, 8TH DIS-A TRACT OF LAND IN LAND LOT 85, 8TH DIS-TRICT, 1ST SECTION OF UNION COUNTY, GEOR-GIA, BEING A TRACT OF 1.139 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JEFFREY COOREMAN, ESTATE OF JEFFREY COOREMAN, HEIRS KNOWN OR UNKNOWN, JUDITH COOREMAN N/K/A JUDITH PISCOYA, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POS-SESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Resoondents.

Respondents. Civil Action No. 17-CV-265-SG NOTICE OF SUMMONS

TO:All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 85 of the 8th District, 1st Section,

Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and be-ing in the 8th District, 1st Section, Land Lot 85, of Union County, Georgia and being Lot 6, of Blacksmith Acres Subdivision, containing 1130 acres more or laser as shown on a Plet 1.139 acres, more or less, as shown on a Plat of Survey by Land Tech Services, Inc., dated

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: ESTATE OF ADEL HENSON A/K/A ADEL B. HENSON, BY AND THROUGH ITS TEMPORARY ADMINISTRATOR, STEPHEN ALLISON, HEIRS OF ADEL HENSON, KNOWN OR UNKNOWN, ES-TATE OF SAMMY HENSON, BY AND THROUGH ITS ADMINISTRATOR STEVE HENSON, HEIRS OF SAMMY HENSON, KNOWN OR UNKNOWN, ES-TATE OF WILLIAM HENSON, JR., HEIRS KNOWN OR UNKNOWN, ESTATE OF AUDIE HENSON, HEIRS KNOWN OR UNKNOWN, JOYCE HENSON, PEGGY HENSON, JANEY WALLS, DEBORAH ANN RICE, JEANNIE HENSON, STEVEN HENSON, RODY HENSON, CLARISSA HENSON, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. TITLE OR INTEREST IN THE PROPERTY BELOW RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (0.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 be-ing in Land Lot 98, of the 9th District, 1st Secing in Land Lot 98, of the 9th District, 1st Sec-tion, Union County, Georgia, containing 9.104 acres, more or less, as shown as Tract 1 on a plat of survey for Adel Henson, recorded in Plat Book 68, Page 37, made by Cleveland & Cox Land Surveying LLC, dated March 4, 2015, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union Courty Courts of the Superior Court

in the Office of the Clerk of the Superior Court of Union County, Georgia, reference is hereby made to said plat of survey for a full and com-plete description herein. Same being a portion of the property to the said Grady Henson by William H. Henson and being part of that land as described in a Deed from F.E. Conley to William H. Henson, dated 3/2/1901 & recorded in Deed Book H, Page 126-127, in the Office of the Clerk of Union County, Superior Court. Same being a portion of the property conveyed to Adel Henson by the heirs at law of William H. Henson in Deed Book 78, 168, Union County, Georgia Records. Being Union County Tax Par-cel 068001A.

cel 068001A.

will expire and be forever foreclosed and barred on and after March 15, 2018.

barred on and after March 15, 2018. The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is re-corded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 420-421. The property may be redeemed at any time before March 15, 2018, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-dress:

dress: Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for James Milton Bradley Georgia Bar No. 821237 80 Town Square DO Ray 093 P.O. Box 923 GA 30514

(706) 745-0032 N(Jan17,24,31,Feb7)B

NOTICE UNDER POWER OF SALE STATE OF GEORGIA, COUNTY OF UNION. On March 21, 2011, PEARLIE RAY BRYANT and JANE G. BRYANT executed a Promissory Note in the original principal amount of One Hun-dred Forty-Two Thousand Five Hundred Dol-lars (\$142,500.00) payable to Cadence Bank, N.A., which Note was payable in monthly in-staliments. On March 13, 2015, said note was subsequently assigned to SOUTHERN BANK & TRUST. The note contained provisions for the payment of attorney's fees, if collected by law or through an attorney at law. In order to payment of attorney's fees, if collected by law or through an attorney at law. In order to secure the payment of the note, PEARLIE RAY BRYANT and JANE G. BRYANT executed and de-livered to Cadence Bank, N.A., a Security Deed dated March 21, 2011, recorded in Deed Book 864, page 369, as assigned to Southern Bank & Trust by virtue of an Assignment of Deeds to Secure Debt and Security Agreements, dated March 13, 2015, recorded in Deed Book 1001, page 158 of the Union County, Georgia Deed Records, conveying the following described property:

property: property: All that tract or parcel of land, together with all fixtures and other personal property as con-veyed by the above-referenced Security Deed, lying and being in Land Lots 60 and 62 of the 10th Land District and 1st Section of Union Courte Coursis being designeted or Teat 4 County, Georgia, being designated as Tract 1, County, beorgia, being designated as iract 1, containing 1.175 acres, more or less, and Tract 2, containing 0.489 acre, more or less, of the Wayne Colwell Subdivision, as shown on plat of survey prepared by Rochester & Associates, Inc., James L. Alexander, G.R.L.S. #2653, dated January 12, 1999, and recorded in Plat Book 43, page 88, of the Union County, Georgia Plat Records, said plat is incorporated herein by reference for a more complete description. TOGETHER WITH and SUBJECT TO the right of

TOGETHER WITH and SUBJECT TO the right of ingress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local or-dinances, and subdivision regulations as set forth on the above-referenced plat. SUBJECT TO an Electric Line Right of Way Easement to Blue Ridge Mountain EMC, dated August 1, 1983, and recorded in Deed Book 127, page 475. SUBJECT TO an Easement to Blue Ridge Moun-tain EMC, dated October 16, 1986, and record-tion EMC. addet October 16, 1986, and record-

NOTICE OF FORECLOSURE SALE

UNIOR POWER UNION COUNTY, GEORGIA 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 con-tained in a Security Deed given by Cynthia J. Libert and Peter Michael Libert to Mortgage Electronic Registration Systems, Inc. as nomi-nee for SunTrust Mortgage, Inc., dated Novem-ber 27, 2012, and recorded in Deed Book 927, Page 271, Union County, Georgia Records, as last transferred to SunTrust Mortgage, Inc. by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Geor-gia Records, conveving the after-described cierk of superior court of union county, deor-gia Records, conveying the after-described property to secure a Note in the original prin-cipal amount of Three Hundred Thirty-Seven Thousand Seven Hundred and 0/100 dollars (\$337,700.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bilder for cash before the court-bause door of Union County Georgia withing

to the highest bloder for cash before the court-house door of Union County, Georgia, within the legal hours of sale on March 6, 2018, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 231 of Union County, Georgia, and being Lot 5 of Grand Oaks Subdivision, containing 1.00 acres, men or lose as observe as a plat of current with Grand Oaks Subdivision, containing 1.00 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc., dated January 27, 1992, late revised October 23,1992, and re-corded in Union County Records in Plat Book 27, Page 154. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. Subject to restrictions as recorded in Union County, Records in Deed Book 192, Page 418. Subject to Right of Way easement to Union County, Georgia as recorded in Union county

Subject to Right of way easement to Union County, Georgia as recorded in Union county recorded in Deed Book 231, Page 696. Subject to an easement to Blue Ridge Moun-tain EMC as recorded in Union County Records in Deed Book 190, Page 220. Subject to matters appearing on Plat at re-corded in Union County records in Plat Book 27, Page 154.

27, Page 154. Being that parcel of land conveyed to Cynthia J. Libert and Peter Michael Libert, as joint tenants with right of survivorship and not as tenants in common from Cynthia Libert by that dead defed 276/2002 deed dated 7/6/2007 and recorded 7/26/2007

in deed book 719, at page 479 of the Union County, GA public registry. Being that parcel of land conveyed to Cynthia Libert from William P. Lanier and Garrien La-nier by that deed dated 7/6/2007 and recorded 7/11/2007 in deed book 716, at page 717 of the Union County CA public registry.

7/11/2007 in deed book 716, at page 717 of the Union County, GA public registry. 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 Secu-rity 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 attor-ney's fees (notice of intent to collect attorney's fees having been given).

ney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Sun-Trust Mortgage, Inc. they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to PO Box 27767, Richmond, Vir-guia 23261 to discuse poscible atternatives to ginia 23261, to discuss possible alternatives to

ginia 23261, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any out-standing 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 prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Cynthia Libert and Peter Michael Libert or tenant(s); and said property is more commonly known as 329 Crystal Drive, Blairsville, GA 30512.

The sale will be conducted subject to (1) con-The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by ferenchemic foreclosure.

SunTrust Mortgage, Inc. as Attorney in Fact for Cynthia J. Libert and Peter Michael Libert. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road

Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 17-16935 N(Feb7,14,21,28)B

NOTICE OF SALE UNDER POWER. STATE OF GEORGIA, COUNTY OF UNION.

By virtue of a Power of Sale contained in that certain Security Deed dated 24th of June, 2013, from David Albee to James Paul Breece, Trustee of James Paul Breece Revocable Trust STATE OF GEORGIA, COUNTY OF UNION. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MATTHEW WILLIAM MASHBURN to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR HOMESTAR FINANCIAL CORP., ITS SUCCESSORS AND AS-SIGNS, dated 10/13/2015, and Recorded on 10/21/2015 as Book No. 1020 and Page No. 476-487, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NA-TIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,380.00, with dated February 28, 2013, recorded in Deed Book 945, Page 408, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty Eight Thousand and No/100 (\$68,000.00) Dollars with inter-est 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 Cenergia within the leval hours of calls County, Georgia, within the legal hours of sale on the first Tuesday in March, 2018, the followoriginal principal amount of \$108,380.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION Coun-ty Courthouse within the legal hours of sale on the first Tuesday in March, 2018, the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 8 OF UNION COUNTY, GEORGIA, CONTAINING 0.72 ACRE, MORE OR LESS, AND BEING LOT EIGHT, SEC-TION C, OF TALL OAKS SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY M.E. RICHARDS, REG-TION C, OF TALL OAKS SUBDIVISION, AS SHOWN TION C, OF TALL OAKS SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY M.E. RICHARDS, REG-ISTERED LAND SURVEYOR, RECORDED MAY 12, 1988 AND RECORDED IN PLAT BOOK T, PAGE 211, WHICH PLAT IS BY REFERENCE INCORPO-RATED HEREIN AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRIC-TIONS RECORDED IN DEED BOOK 126, PAGES 189-190, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY IN FAVOR OF UNION COUNTY GEORGIA AS RECORDED IN DEED BOOK 326, PAGE 247, UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by here in the the debt for a finite of interest. paying the same and an expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees naving been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as nec-essary, in consultation with JPMORGAN CHASE BANK, NATIONAL BANK, NATIONAL association, is the entity with the full authority to negotiate, amend, and modify all terms of the Ioan. Pursuant to C.G.G.A.§ 44-14-162.2, JPMORGAN CHASE BANK, NA-TIONAL ASSOCIATION to C.G.G.A JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pur-suant to C.G.G.A.§ 44-14-162.2, the secured creditor is not required to amend or modify the herms of the loan. suant to 0.C.C.A. 9 44-14-102.2, the secture creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 82 RED OAK LN, BLAIRSVILE, GEORGIA 30512 is/are: MATTHEW WILLIAM MASHBURN to totact/fearch. Sciel accessful will be add 30512 is/are: MATTHEW WILLIAM MASHBURN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zon-ing ordinances, easements, restrictions, cov-enants, etc. STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN SECURITY DEED By virtue of a Power of Sale contained in that certain Security Deed from Leyta Lance Jor-dan, Administrator of the Estate of Runelle Head Allen to Robert L. Head and Carol Head dated May 27th 2016, recorded in Deed Book 1097, Page 487 Union County, Georgia, records, said Security Deed having been given to se-cure a Note of even date in the original prin-cipal amount of Fifty Thousand (\$50,000.00) dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia, within the legal hours of sale on the first Tuesday in March 2018, the following describe property: enants, etc. The sale will be conducted subject to (1) con-The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-graph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for MATthe legal hours of sale on the first Tuesday in March 2018, the following describe property: All that tract or parcel of land lying and be-ing in the 16th District, 1st Section, Land Lot 116 of Union County Georgia, and being Tract Ill of Town Creek Subdivision, containing 1.90 acres, more or less, as shown on a plat of sur-vey by Blairsville, Surveying Co., dated May 11, 2001, and recorded un Union County Records in Plat Book 50, Page 89. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above described property. Graphic Structure Chase Datas, NATIONAL ASSOCIATION as Attorney in Fact for MAT-THEW WILLIAM MASHBURN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPT-ING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000007251903 BARRETT DAFFIN FRAPPIER TUDNED & ENCEL JUN 2004 Bet Jung Daod property. Also conveyed is a non-exclusive perpetual easement of ingress and egress for the use of Subdivision road to the above described prop-erty, and along the existing road easement running for Maple Lane as shown on said plat. Also conveyed is the right of access and uses of the ency ency of the ency of the ency of the TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. N(Feb7,14,21,28)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from WILLIAM H. WAL-LACE AND ELIZABETH JOYCE WALLACE to LACE AND ELIZABETH JOYCE WALLACE to UNITY MORTGAGE CORP. dated June 20, 2008, recorded in Deed Book 765, Pages 760-771, UNION County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of TWO HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 (U.S. \$265,500.00) with interest thereon as provided for therein, said Security Deed having been last sold, assigned, transferred, and conveyed to James B. Nutter & Company, recorded in Deed Book 857, Page 456, Union County, Georgia Records, there will be sold at public outcry to the hiohest bidder 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 MARCH, 2018, the fol-

lowing described property: ALL THAT TRACT OR PARCEL OF LAND LYING

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SEC-TION, LAND LOT 47 OF UNION COUNTY, GEOR-GIA, AND BEING LOT 12 OF CRAWFORD PLACE SUBDIVISION, CONTAINING 0.849 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 23, 1987, AND RECORDED, IN UNION COUNTY RECORDS IN PLAT BOOK S, PAGE 253 AND AS REFERENCED IN PLAT BOOK S, PAGE 253 AND AS REFERENCED IN PLAT BOOK AI, PAGE 233. SAID PLATS ARE INCORPORATED HEREIN, BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY, ALSO CONVEYED IS A NON-EXCLU-SIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. The indebtedness secured by said Security Dead here here and in brokey.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Se-

curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-fault, this sale will be made for the purpose of

paying the same, all expenses of the sale, in-cluding 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 fol-lowing 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 outstand-ing taxes, including but not limited to ad va-lorem taxes, which constitute liens upon said

property; special assessments; all outstanding bills for public utilities which constitute liens

upon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters of record superior to said Security Deed. James B. Nutter & Company, 4153 Broadway, Kansas City, Missouri 64111, telephone num-ber (816)531-5642 as the secured creditor is the protive that hen city output the practice

the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor. Please understand that the secured creditor

Interstant of the section of the sec

signed, the party in possession of the property is WILLIAM H. WALLACE and ELIZABETH JOYCE

Is WILLIAM H. WALLACE and ELIZABETH JUYCE WALLACE or a tenant or tenants, and said property is more commonly known as: 119 Crawford Road, Blairsville, Georgia 30512. (formerly known as 2370 Crawford Road) The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under

the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. JAMES B. NUTTER & COMPANY

AUGINE, 04 30539 (678) 501-5777 File No.: 2018-0002 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CON-DITIONS OF THE SECURITY DEED. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT

dated February 28, 2013, recorded in Deed

COUNTY OF UNION NOTICE OF SALE UNDER POWER IN

as Attorney in Fact for WILLIAM H. WALLACE AND

ELIZABETH JUYCE WALLA Contact: Bonny Powell Perrie & Associates, LLC 100 Galleria Pkwy., N.W. Suite 1170 Atlanta, GA 30339

PURPOSE. I(Feb7,14,21,28)B

STATE OF GEORGIA

SECURITY DEED

ELIZABETH JOYCE WALLACE

Deed and Note.

N(Jan17,24,31,Feb7)B

STATE OF GEORGIA

UNION COUNTY

VINION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Jean E. Stanifer, All debtors and creditors of the estate of Jean E. Stanifer, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 8th day of January, 2018. By: Scotty L. Stanifer 32 Foxhunt Ln. Blairsville, GA 30512 (Man17243.1Feb7)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE:

VIRGIL RAYMOND WATKINS, DECEASED ESTATE NO. 17-145 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

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

Why said Petition should not be granted. All objections to the Petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. 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(Jan17,24,31,Feb7)B

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of William Brent Southard, All debtors and creditors of the estate of Wil-liam Brent Southard, 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 22nd day of January, 2018. This 22nd day of January, 2018. By: Carolyn J. Southard 39 Southard Ln. Blairsville, GA 30512 N(Jan31,Feb7,14,21)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Rechilda M. Anastassiou, All debtors and creditors of the estate of Rechilda M. Anastassiou, deceased, late of Union childa M. Anastassiou, 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 22nd day of January, 2018. By: Jordan Michael Anastassiou 6403 Elliot Dr. Tompa El 23615

Tampa, FL 33615

NOTICE

N(Jan31.Feb7.14.21)B

NUTICE (For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF CATHERINE ELAINE LYNCH SHINER FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF SANDRA MERCER LYNCH, DEFORMET DECEASED.

DECEASED. To whom it may concern: This is to notify you to file objection, if there is any to the above referenced petition, in this Court on or before February 19, 2018. BE NOTIFIED FURTHER: All objections to the

be nonriced routines. All objections to the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-dicent path. Context explored objections, linkess you quality to file as an in-digent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing.

Dwain Brackett Probate Judge By: Kristin Stanley_ Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

NOTICE OF ELECTION OF BLUE RIDGE MOUNTAIN SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR

February 5, 2018 To all qualified voters in Union County

Notice is hereby given that on November 6, 2018, a non-partisan election will be held to elect 3 supervisor(s) for Union County in the Blue Ridge Mountain Soil and Water Conserva-

Blue Ridge Mountain Soil and Water Conserva-tion District. District Supervisors serve as un-paid state officials who represent their coun-ties in support of soil and water conservation activities. March 9, 2018, is the last day on which nomi-nations for candidates for the election will be accepted. The signatures of at least 25 qualified electors of the county are required to nominate a candidate. Candidates must also be qualified electors of the county. Nominat-ing petitions must be received in the office of the Union County Election Superintendent at Ing petitions must be received in the ornice of the Union County Election Superintendent at 76 Hunt Martin Street Suite 107, Blairsville, Georgia, between 9:00 a.m. March 5, 2018, and 12:00 noon on March 9, 2018. Petitions may be obtained from the Conservation Commission's website at usual passwer care or from the Elecwebsite at www.gaswcc.org or from the Elec-tion Superintendent of Union

County. GEORGIA SOIL AND WATER CONSERVATION

COMMISSION Mitch Attaway, Executive Director 4310 Lexington Road

Athens, GA 30605

NOTICE OF SALE Notice of Sale under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Robbie Seabolt, Unit #42. Sold to the highest bidder on February 8, 2018, 9:30 am. at Able Mini Stor-age, 1376 Hwy 515 E., Blairsville, Union County, GA. 706-745-8834. Tenants have the right to referent contents prior to sale, Able Mini Storredeem contents prior to sale. Able Mini Stor age has the right to refuse any or all bids.

NOTICE

Now taking bids for a 1998 Ford Expedition, Vin# 1FMRU18WXWLB51747 at 2081 John Smith Road E, Blairsville, GA on February 17, 2018 from 9am-Noon. 706-400-8944. N(Feb7,14)P

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA UNDERWOOD INVESTMENT PROPERTIES, LLC, a rgia Limited Liability Company,

A TRACT OF LAND IN LAND LOT 8, 10TH DIS-TRICT, 1ST SECTION OF UNION COUNTY, GEOR-GIA, AND BEING A PORTION OF LOT 3 AND LOT 4 OF TALL OAKS SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: GARY GLENN WILKINS, SHITLEY WILKINS, APPALA-CHIAN COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS, COMMUNITY & SOUTHERN BANK, ITS SUCCESSORS AND ASSIGNS; BANK OF THE OZARKS, GEORGIA DEPARTMENT OF REVENUE, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY Respondents. A TRACT OF LAND IN LAND LOT 8, 10TH DIS-

ondents Civil Action No. 17-CV-92-MM NOTICE OF SUMMONS TO: SHIRLEY WILKINS

LAST KNOWN ADDRESS UNKNOWN PRESENT WHEREABOUTS UNKNOWN PRESENT WHEREABOUTS UNKNOWN A Petition to Establish Quiet Title pursuant to 0.C.G.A. § 23-3-60 has been filed in the Supe-rior Court of Union County, Georgia on March 8, 2017, by Petitioner UNDERWOOD INVESTMENT PROPERTIES, LLC.

PROPERTIES, LLC. You are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on January 24, 2018. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel 1. Deveneed. Detitioned activency where of J. Davenport, Petitioner's attorney, whose ad-dress is 80 Town Square, P.O. Box 923, Blairs-ville, Georgia, an answer to the Petition. Witness the hand of the Honorable Murphy C. Miller, Superior Court Judge, Union County, this Lot days of Entermore, 000 1st day of February, 2018. Honorable Judy Odom Clerk of Union County Superior Court

TRADE NAME REGISTRATION Georgia, Union County

Georgia, Union County To whom it may concern: Please be advised that Corey Audirsch, whose address is 11 Choestoe Station Circle, Blairs-ville, GA 30512, and, Cynthia T. Audirsch, whose address is 11 Choestoe Station Cir, Blairsville, GA, is/are the owner(s) of the certain business now being carried on at 11 Choestoe Station Circle, Blairsville, GA 30512 in the following trade name, to-wit: Choestoe Advanced Ser-vices, and that the natures of said business is: General Repairs/Maintenance, Bookkeeping Services, Pet/House Sitting and Other Services Requested. This statement is made in confor-Requested This statement is made in confor mity with 0.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk o Superior Court of this county. This the 31st day of January, 2018 N(Feb7.14)P

Records in Plat Book 55, Page 59. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above

described property. Subject to restrictions as recorded in Union County Records, in Deed Book 554, Pages 530-531

530-531. Subject to an easement to Blue Ridge Moun-tain EMC as recorded in Union County Records, in Deed Book 546, Pages 750-751. Subject to right of way easement as shown on plat

There is also granted a non-exclusive per-petual easement for the use of the subdivision roads for ingress and egress to the above de-

roads for ingress and egress to the above de-scribed property. As described in Deed Book 556, page 750. Fur-ther described as Map & Parcel 006008A06. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by Bublication entered by the Court on Lanu. by reason of an Amended Order for Service by Publication entered by the Court on Janu-ary 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's at-torney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to 0.C.G.A. 23-3-65(b). Witness the Honorable N. Stanley Gunter, Judge of said Court. This 18th day of January, 2018. Judy L. Odom

Judy L. Odom Clerk of Superior Court, Union County N(Jan24,31,Feb7,14)B

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner,

V. A TRACT OF LAND IN LAND LOT 101 10th DIS-TRICT, 1st SECTION OF UNION COUNTY, GEOR-GIA, BEING 1.14 ACRES; AND AS THEIR RESPEC-TIVE INTERESTS MAY APPEAR: JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLA-LOCK, AND ALL OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE DESDMNENT PROPERTY. THE RESPONDENT PROPERTY,

THE RESPONDENT PROPERTY, Respondents. Civil Action No. 17-CV-266-SG NOTICE OF SUMMONS TO:All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 85 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of sur-vey 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

Said part is incorporated interin, by retrence 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 de-scribed as Map & Parcel 057094.

scribed as Map & Parcel 057094. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blarsville, Georgia, an answer to the Peti-tion within thirty (30) days of the date of the Order for Service by Publication pursuant to 0.6 & 0.23-265(b)

O.C.G.A. 23-3-65(b). Witness the Honorable N. Stanley Gunter, Judge of said Court. This 18th day of January, 2018.

Judy L. Odom Clerk of Superior Court, Union County

N(Jan24,31,Feb7,14)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC,

a Georgia Limited Liability Company, Petitioner,

A TRACT OF LAND IN LAND LOTS 119 AND 120, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.115 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DAVID SMITH AND LESLIE SMITH MAY APPEAR: DAVID SMITH AND LESLIE SMITH, ESTATE OF DAVID SMITH, HEIRS KNOWN OR UNKNOWN, ESTATE OF LESLIE SMITH, HEIRS KNOWN OR UNKNOWN, IMC MORTGAGE COM-PANY, CITIFINANCIAL MORTGAGE COMPANY, INC., AND OTHER PARTIES, KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Becondreate

THE RESPONDENT PROPERTY, Respondents. Civil Action No. 17-CV-268-SG NOTICE OF SUMMONS TO:All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 119 and 120 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and be-

particularly described as follows: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lots 119 & 120, of Union County, Georgia, contain-ing 1.115 acres, more or less and being Lot 2, as shown on a plat of survey by Rochester & Associates, Inc., dated October 19, 1994 and recorded in Union County Records in Plat Book 32, Page 144. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. As described in Deed Book 285, page 182 & Deed Book 224, Page 501, Juion County, Geor-gia Records. Further described as May & Par-

gia Records. Further described as Map & Par-cel 074008A

SUBJECT TO an Easement to Blue Ridge Moun-tain EMC, dated October 16, 1986, and record-ed in Deed Book 147, page 262. SUBJECT TO a certain Rural Post Roads Right of Way Deed, dated July 22, 1971, and recorded in Deed Book 65, page 337. SUBJECT TO a certain Rural Post Roads Right of Way Deed, dated July 22, 1971, and recorded in Deed Book 65, page 338. This is the same property conveyed to Ray Bryant and Jane Bryant by virtue of a War-ranty Deed from Marie Matusko and Stanley Matusko, dated May 25, 2005, recorded in Deed Book 583, page 101. Because PEARLIE RAY BRYANT and JANE G. BRYANT defaulted in fulfilling the terms of said Note and Security Deed, SOUTHERN BANK & TRUST pursuant to the terms of said Note and Security Deed securing the same, has exercised its option and declared the entire balance due and collectible. Notice fixing the liability for attorney's fees has been given as required by law.

The property will be sold as the property of PEARLIE RAY BRYANT and JANE G. BRYANT to the best of the undersigned's knowledge and belief, the party in possession of this property is PEARLIE RAY BRYANT and JANE G. BRYANT. The Security Deed contain a power of sale IS PEARLIE RAY BRYANI and JANE 6. BRYANI. The Security Deed contain a power of sale authorizing SOUTHERN BANK & TRUST, as at-torney in fact for PEARLIE RAY BRYANT and JANE G. BRYANT to sell the aforesaid property in order to satisfy this debt after advertising the same once a week for four (4) weeks in accordance with said power of sale and by virtue thereof, SOUTHERN BANK & TRUST will cell such property at public outcry to the high virtue thereof, SOUTHERN BANK & TRUST will sell such property at public outcry to the high-est and best bidder for cash, on the first Tues-day in March 2018, at the place of public sale before the courthouse door in Union County, Georgia, and within the legal hours of sale. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may af-fect said property.

fect said property. The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the above-referenced Secu-

rity Deed. Notice has been given of intention to collect

Notice has been given of intention to contect attorneys' fees in accordance with the terms of the note secured by said deed. The proceeds of this sale will be used (1) to pay the expenses of said sale; (2) to pay the sums secured by said Security Deed; (3) to pay any accrued taxes; and, (4) the balance will be distributed as provided by law and as provided in the above, referenced Security Deed

distributed as provided by law and as provided in the above-referenced Security Deed. The undersigned will execute a deed to the purchaser as provided in the above-referenced Security Deed. SOUTHERN BANK & TRUST, as attorney in fact

PEARLIE RAY BRYANT and JANE G. BRYANT

OLIVER & WEIDNER, LLC Attorneys at Law 854 Washington Street, Suite 300 Clarkesville, GA 30523

706-754-9000 This Law Firm is acting as a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

N(Feb7,14,21,28)B

ing in the 9th District, 1st Section, Land Lot 169 of Union County, Georgia, and being Lot 169 of Union County, Georgia, and being Lot 46, of Chimmey Ridge Subdivision, containing 0.13 acre, more or less, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., dated January 8, 2007, and recorded in Union County, Georgia records in Plat Book 60, Page 60. Said plat is incorporated herein, by refer-ence hereto, for a full and complete descrip-tion of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for inpress and enress to the above described

ing described property: All that tract or parcel of land lying and be-

for ingress and egress to the above described

property. Said property is commonly known as: 180 Chimney Ridge, Blairsville, Union County,

Chimney Ridge, Blarsville, Union County, Georgia. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Se-curity Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-fault, this sale will be made for the purpose of paying the same all expenses of the cale in-

fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding 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 fol-lowing terms 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 outstand-ing taxes, including but not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding property; special assessments; all outstanding bills for public unities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is DAVID ALBEE, tenant(s). JAMES PAUL BREECE, TRUSTE OF JAMES PAUL BREECE REVOCABLE TRUST DATED FEBRUARY 28, 2013 as Attorney in Fact for DAVID ALBEE Contact: Cary D. Cox bills for public unities which constitute liens

STATE OF GEORGIA

property.

and Note.

DAVID ALBEE Contact: Cary D. Cox CARY D. COX, P.C. P. O. Box 748 Blairsville, GA 30514 (706) 745-7420 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOD THAT DIJONGE

USED FOR THAT PURPOSE. 02/06/2018; 02/13/2018; 02/06/2018; 02/27/2018 02/20/2018; N(Feb7.14.21.28)B

of the pond, creek and common area at Town

or the pond, creek and common area at lown Creek Cottages. Also conveyed is a non-exclusive perpetual easement for ingress and egress running from Seabolt Road to Subdivision, shown as Private Easement, Collins Nursery Lane, on above de-

Easement, commission activity care, on accord ac scribed plat. Subject to road easement s as shown on plat. Said property is commonly known as: 16th District, 1st section, Land Lot 116 of Union County, Georgia, and being Tract III of Towns Creek Cabins Subdivision, containing 1.90

Creek Cabins Subdivision, containing 1.90 acres, more or less. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Se-curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorney's fees and all other payments provided for under the terms of Security Deed and Note.

and Note. Said property will be sold subject to the fol-lowing 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 outstand-ing taxes, including but not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute lines upon said property; all restrictive covenants, easements, rights-of way and any other mat-ters of record superior to said Security Deed. To the best of the knowledge and belief of the

To the best of the knowledge and belief of the undersigned, the party in possession of the property is LEYTA LANCE JORDAN, Adminis-trator of the Estate of Ruenelle Head Allen or

LEYTA LANCE JORDAN, Administrator of the

You are hereby notified that the above action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by reason or an Amenaed Urder for Service by Publication entered by the Court on Janu-ary 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's at-torney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Dot 323, blanswife, debuga, an aliswer to the Petition within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to 0.C.G.A. 23-3-65(b). Witness the Honorable N. Stanley Gunter, Judge of said Court. This 20th days of Jerusary 2018 This 18th day of January, 2018. Judy L. Odom Clerk of Superior Court, Union County N(Jan24,31,Feb7,14)E

Estate of Ruenelle Head Allen Contact: William K. Mercer Jr. William K. Mercer, Jr. P.C. P.O. Box 70 Blairsville, GA 30514 (706) 400 0709 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 02/07/2018 02/14/2018 02/21/2018 02/28/2018 N(Feb7,14,21,28)B