## North Georgia News

Legal Notices for April 12, 2017

UNION COUNTY SUPERIOR COURT
Convicted Person:
Brian Keith Gutter Case Number: 14CR376 Offense Date: 01/01/2014 Offense Location: GA 515 Case Disposition: 12 Months Probation, 10 Days to Serve, \$750 Fine, 240 Hours Com-munity Service. IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
UNDERWOOD INVESTMENT PROPERTIES, LLC, a

NOTICE OF DUI CONVICTION

Georgia Limited Liability Company, Petitioner, v. A tract of land in land lot 8, 10th district, V. A tract of latin in failur ots, frout usuits, ist section of union county, georgia, and being a portion of lot 3 and lot 4 of tall oaks subdivision; and as their respective interests may appear: gary glenn wilkins, shirley wilkins, appalachian community bank, its successors appalachian 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. Civil Action No. 17-CV-92-MM NOTICE OF SUMMONS TO All we recognize the power of water the property of the property of the power of water the power of the property of the power of water the power of the po

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 8 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows:

described as follows:
All that tract or parcel of land lying and being in Land Lot 8, 10th District, 1st Section, Union County, Georgia and being a Portion of Lot 3 and Lot 4, containing 1.075 acres, as shown on plat of survey by Cleveland and Cox Land Surveying, LLC, dated December 12, 2016 and recorded in Plat Book 69, Page 78, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof. The property is subject to the road easement as shown on the aforesaid plat.

as snown on the atoresate plat.
The property is subject to the Restrictions as recorded in Deed Book 345, Pages 737-738, Union County, Georgia Records.
The property is subject to the Easement in favor of Bobby McClure as recorded in Deed Book 241, Page 440, Union County, Georgia Records.

as shown on the aforesaid plat.

The property is subject to the Easement in fa-vor of Blue Ridge Mountain EMC as recorded in Deed Book 190, Pages 425-427, Union County, ueurgia records. The property is subject to the reserved ease-ment for water lines as recorded in Deed Book 565, Page 220, Union County, Georgia

necords.
This Deed is given subject to all easements and restrictions of record, if any.
Further described as Map & Parcel 056A044.

Further described as Map & Parcel 056A044. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on March 8, 2017, and that by reason of an Order for Service by Publication entered by the Court on March 16, 2017, 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, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b). order for Service by Publication pursuant to O.C.G.A. 23-3-65(b). Witness the Honorable Stanley Gunter, Judge of said Court. This 23rd day of March, 2017. Judy L. Odom Clerk of Superior Court, Union County

N(Mar29,Apr5,12,19)P

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS State of Georgia Counts of Union County of Union

County of union.

The undersigned does hereby certify that Altisource Fulfillment Operations, Inc. conducting a business as a foreign profit corporation in all cities County of Union in the State of Georgia, under the name of Owners.com Loans and that the nature of the business is licensed mortages business at the county of the county o agge brokerage activities and that the names of the person, firms, or partnership owning and carrying on said trade or business are: Altisource Portfolio Solutions, Inc., 1000 Abernathy Road, Suite 200, Atlanta, GA 30328-5604, 770-612-7007.

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Paul Colditz,
All debtors and creditors of the estate of
Paul Colditz, 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). to the refsonal nepresentative.
This 17th day of March, 2017.
By: Paul Dennis Colditz
Sheila L. Colditz 54 Hill Lake Rd. Blairsville GA 30512

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF JOHNNIE R. HORNEY, SR., DECEASED

NOTICE
IN RE: The Petition to Probate Will in Solemn
Form in the above-referenced estate having been duly filed, TO: Julie Barr 10: Julie Barr 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 April 17, 2017 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 you qualify to file as an indigent party. Con-tact Probate Court personnel for the required amount of filing fees. If any objections are act Probate Court personner 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

DWall Blackett
Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION
Notice is given that a notice intent to dissolve Misty Mountain Properties, Inc., a Georgia corporation with its registered office at 55 Misty Mountain Lane, Blairsville, GA 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. Persons with claims against the corporation should present them in accordance with Georgia Code Section 14-2-1407. Claims should be submitted in writing to Don-Idalize with devigal cloud section 14-2-1407. Claims should be submitted in writing to Donnie Thompson, 18 Veterans Memorial Drive, Blairsville, GA 30512. Except for claims that are contingent at the time of the filing of the notice of intent to dissolve or that arise after the filing of the notice of intent to dissolve, a claim against the correction to the property. claim against the corporation not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after the publication of this notice. IN THE SUPERIOR COURT OF UNION COUNTY

IN THE SUPERIOR COURT OF UNION COUN STATE OF GEORGIA IN RE: The name change of: Jaime Lance, Petitioner Civil Action Case Number: 17-CV-120-MM NOTICE OF PETITION TO

CHANGE NAME OF ADULT

CHANGE NAME OF ADULT
Jaime Lance filed a petition in the Union County Superior Court on 3/27/2017, to change
the name from: Jaime Lee Lance to Nikki Lee
Lance. Any interested party has the right to appear in this case and file objections within 30
days after the Petition was filed.

Jaime Lance
Address: 121 John Smith Way
Blairsville, GA 30512

NAMF. 1218268 N(Apr5,12,19,26)B

NOTICE OF INCORPORATION Notice is given that Articles of Incorpora-tion that will incorporate Butternut Creek Ice Cream & Mini Golf, Inc. have been delivered to the Secretary of State for filing in accordance

with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 14 Tritt Road, Suches, GA 30572 and its initial registered agent at such address is Kayla L. Brown. STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald Lewis Speroni,
All debtors and creditors of the estate of Donald
Lewis Speroni, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 21st day of March, 2017.
By: Michael Ciferri
67 Highbrook Avenue
Pelham, NY 10803
N(Mar29,Apr5,12,19)8

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of David Sharpe Wallace,
All debtors and creditors of the estate of David Sharpe Wallace, 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)

tate are required to make immedit to the Personal Representative(s). This 20th day of March, 2017. By: Matthew Jacob Wallace 1712 Windsor Rd. Statesboro, GA 30461 Andrew Wallace 3337 Preakness Ct. Marietta, GA 30062 N(Mar29,Apr5,12,19)B

IN THE PROBATE COURT OF UNION COUNTY IN RE: John B. Ledford, Deceased

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT
The Petition of Melva Lynn Ledford for a year's support from the estate of John B. Ledford Deceased, for Decedent's (Surviving Spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before April 17, 2017, why said Petition should not be granted.

granted.
All objections to the Petition must be in writ objections or the reducin must be in with 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

mining iees 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

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

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00 Pursuant to 0.C.G.A 9-16-11(a) TAKE NOTICE that on January 14th, 2017, law

enforcement officers of the Office of the Sheriff of Union County, Georgia seized a certain White in color, 1999 Year Model, Mazda B3000, light pick-up truck, a motor vehicle, bearing VIN Number 4F4YR16Y4XTM47612, and having been assigned Georgia Motor Vehicle License and Registration number RCE8683 (Ga Tag #: RCE8683 (hereinafter 'the seized property') and multiple, separately packaged amounts of Methamphetamine, a listed Schedule II Con-The seized property was directly or indirectly used or intended for use to facilitate the transportation of, possession of, and possession with intent to distribute Methamphetamine and Alprazolam in violation of O.C.G.A. 16-13-30 et seq. and said contraband controlled

13-30 et seq. and said contraband controlled substances were found in close proximity, as more particularly stated said Methamphet-amine were within said seized property which therefore renders said seized property subject to forfeiture pursuant to the provisions of O.C.G.A. 16-13-49 (b). Property Seized:

1. A certain White in color, 1999 Year Model, Marche 2000 lists taid, untrolled property servers when the said of the servers were servers. 1. A certain White in color, 1999 Year Model, Mazda B3000, light pick-up truck, a motor vehicle, bearing VIN Number 4F4YR16V4XTM47612, and having been assigned Georgia Motor Vehicle License and Registration number RCE8683 (Ga Tag #: RCE8683 (hereinafter 'the seized property'). At the time of said initial seizure, the vehicle was in the care, custody, and control of one David Lee Reid of 1757 Bridgestone Court, Marietta, GA 30060 and 14 Songbird Lane, Morganton, GA 30560. Said vehicle was last registered to one Laura Cook of 14 Songbird Lane, Morganton, GA 30560; bird Lane, Morganton, GA 30560;

bird Lane, Morganton, GA 30560; Conduct giving rise to said seizure: The seized property was directly or indirectly used or intended for use to facilitate the trans-portation and possession Methamphetamine, a Schedule II Controlled Substance, in violation of O.C.G.A. 16-13-30] and said Methamphet-amine was found within said Motor Vehicle to said Methamphetamine, etc. and as such is property which is subject to forfeiture pursu-ant to the provisions of O.C.G.A. 16-13-49 (b). Further Take Notice The purported owner[s] and claimant[s] of The purported owner[s] and claimant[s] of said property is said to be one: David Lee Reid 1757 Bridgeston Ct. Marietta, GA 30066 C/O The Union County Sheriff's Detention Cen-

ter 378 Beasley Street Blairsville, GA 30512 Laura Cook 14 Songbird Lane Morganton, GA 30560 And Further Take Noice

The same David Lee Reid was personally served with original notice of said seizure and accepted the service of the same on or about February 16th, 2017 and the said Laura Cook answered and filed a Notice of Claim with the answered and nied a Notice of Claim with the Office of the District Attorney on said vehicle by mail transmittal on March 10th, 2107. Any additional party claiming an interest in said property is hereby further notified that you must file any claim in accordance with §16-16-2(d) within 30 days of the second publication of this Notice of Seizure by serving said appropriate the District Attorney by certified. agency and the District Attorney by certified mail, return receipt requested. This 7th day of December, 2016 Jeff Langley
District Attorney
Enotah Judicial Circuit

BY: Buck Levins
Assistant District Attorney 48 River Street, Suite A Hiawassee, GA 30546 (706) 896-6489 SEIZÍNG AGENCY: Office of the Sheriff of Union County 378 Beasley Street Blairsville, GA 301512 (03/29; 04/05; 04/12)

SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA In Re: the Name Change of Robert Darric Green Robert Darric Mallette (alias), Petitioner Civil Action File No: 17CV101SG

SUPERIOR COURT OF UNION COUNTY

Notice of Filing Petition to Change Name of An action was filed in the Superior Court of Union County on 3/15/2017, to change the Pe-titioner's name as follows: Petitioner's Name: Robert Darric Green Desired New Name: Robert Darric Wallette
Any interested party has the right to appear
in this case and file objection before the final
judgement is ordered in this case.
Dated: 3/15/2017

Robert Darric Green 225 Beasley Trail Blairsville, GA 30512 706-809-7123 bobmallette4@gmail.com N(Mar22,29,Apr5,12)P

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
RUTH GLADYS CANTRELL, DECEASED
ESTATE NO. 12-43

NOTICE
The Petition of Personal Representative for Leave to Sell Property in the above-referenced estate having been duly filed,
TO: Unknown Heirs
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before May 1, 2017.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections must 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 Probate Judge
By: Kristin Stanley
Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Michael Harris, All debtors and creditors of the estate of Mi-chael Harris, deceased, late of Union County, Georgia, are hereby notified to render their

deorgia, are nerely nonlined 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 22nd day of March, 2017.

By: Mary Beth Harris
406 Gue Thomas Rd 406 Gus Thomas Rd. Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS

**COUNTY OF UNION** STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Edward Haines,
All debtors and creditors of the estate of
Charles Edward Haines, deceased, late of
Union County, Georgia, are hereby notified to
render their demands and payments to the
Personal Representative(s) of the estate, according to the law, and all persons indebted
to said estate are required to make immediate
payment to the Personal Representative(s).
This 7th day of April, 2017.
By: Bonnie C. Haines Kendrick
117 Doubletree Cir.
Dahloneau, GA 30533 nega, GA 30533 IN THE PROBATE COURT

BRENDA G. ABERCROMBIE, DECEASED
ESTATE NO. 17-36
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
April Lynn Seabolt has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Brenda G. Abercrombie, 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 May 8, 2017. All pleadings/objections must be signed before a nothe court on or before May 8, 2017. All plead-ings/objections must be signed before a no-tary public or before a probate court clerk, and filing fees must be tendered with your plead-ings/objections, unless you qualify to file as an indigent party. Contact probate court person-nel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be sched-uled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett PROBATE JUDGE **Bv: Kristin Stanley** PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

PETITION FOR LETTERS OF ADMINISTRATION

IN THE PROBATE COURT

**ESTATE NO. 17-35** 

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
CLINTON LEE MCCLURE, DECEASED

NOTICE
Clinton Lee McClure, Jr. has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Clinton Lee McClure, 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 be granted. An objections or the period must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before May 1, 2017. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filpublic or before a probate court clerk, and fliing 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 petiflow may be expated without a beginn 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

**UNION COUNTY** 

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ruby W. Parks,
All debtors and creditors of the estate of Ruby
W. Parks, deceased, late of Union County,
Georgia, are hereby notified to render their deorgia, are nereey notined 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 22nd day of March, 2017.

By: Patricia Parks Brown
227 Hongweickle In 227 Honeysuckle Ln. Blairsville, GA 30512

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

OF EQUITY OF HEDEMPTION
TO: ESTATE OF AUDREY DYER LEDFORD, BY
AND THROUGH ITS DULY QUALIFIED ADMINISTRATOR MICHELLE MARSHALL, MICHELLE
MARSHALL, ANGELA LEDFORD, AND OTHER
PARTIES KNOWN OR DINKNOWN, WHO HAVE OR
CLAMA ANY ADVERSE OR DOSSESSORY DICKLY. CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW RE: FORECLOSURE OF FOULTY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.). TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 174,

in the 16th District, 1st Section, Land Lot 174, of Union County, Georgia, containing 3/4 acres, more or less described as follows: BEGIN-NING at an iron pin on Pine Top Road; then is a Southwesterly direction to an iron pin; thence due North to an iron pin; thence due East to the starting point. As described in Deed Book 171, page 330, Union County, Georgia. Further described as Map & Parcel 120028. will expire and be forever foreclosed and barred on and after June 15, 2017. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 222-223.

Pages 222-223.
The property may be redeemed at any time before June 15, 2017, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Akins & Davenport, PC P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(Apr12,19,26,May3)B

OF EQUITY OF REDEMPTION

OF EQUITY OF REDEMPTION
TO: 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 POSSESSORY RIGHT, TITLE
OR INTEREST IN THE PROPERTY BELOW.
EF: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

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

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85, of Union County, Georgia and being Lot 6, of Blacksmith Acres Subdivision, containing 1.139 acres, more or less, as shown on a Plat of Survey by Land Tech Services, Inc., dated August 5, 2004 and recorded in Union County Records in Plat Book 55, Page 59. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above 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.

Subject to an easement to Blue Ridge Mountain 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 perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, mem-bers and appurtenances thereof, to the same

bers and appurenances mereor, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever in FEE SIMPLE.

As described in Deed Book 556, page 750. Further described as Map & Parcel 006008A06. will expire and be forever foreclosed and harred on and offer May 15, 2017.

will expire all be forever foreclosed and barred on and after May 15, 2017.

The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 448-449. The property may be redeemed at any time be-fore May 15, 2017, by payment of the redemp-tion price as fixed and provided by law to the undersigned name at the following address: Akins & Desponder De

Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 Biairsville, Ga. 2014
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237

80 Town Square P.O. Box 923 Blairsville, GA 30514 N(Apr12,19,26,May3)B NOTICE OF FORECLOSURE To REDEEM PROPERTY

Take notice that: The right to redeem the following described property, to wit all that tract or parcel of land being and lying in Land Lot 214, of the 17th District, First Section, Union

214, of the 17th District, First Section, Union County, Georgia, being shown as Tract 2 on a survey for Village Lanes, LLC by Landtech Services, Inc., dated March 8, 2005, Job No. 25085-762, and being more particularly described as follows: To find the true point of beginning, begin at the intersection of the North right of way of U.S. Highway 76, being a 130 toot right of way and the West line of Land Lot 214; thence proceeding North 09 degrees and 09 minutes 51 seconds East to a point 376.78 feet to the true point of beginning; proceeding from the true point of beginning thence North 06 degrees 31 minutes 09 seconds 121.12 feet to an iron pin found; thence North 88 degrees 05 minutes 16 seconds East 92.79 feet to an iron pin found; thence North 88 degrees 10 minutes 11 seconds East 173.70 feet to an iron pin found; thence South 04 degrees 59 minutes pin found; thence South 04 degrees 59 minutes pm round, unertee South of wegrees 59 minutes 19 seconds East 321.01 feet to the North right of way of U.S. Highway 76; thence South 61 de-grees 07 minutes 19 seconds West 21.87 feet to an iron pin set; thence leaving U.S. Highway 76 North 04 degrees 59 minutes 19 seconds West 210.78 feet to an iron pin found; thence South 88 degrees 10 minutes 45 seconds West South 88 degrees 10 minutes 45 seconds West 270.67 feet to the point of beginning, said tract of land containing. 862 acres, more or less; will expire and be forever foreclosed and barred on and after the day of May 9, 2017. The tax deed to which this notice relates is dated the 1st day to which this notice relates is dated the 1st day of July, 2014, and is recorded in Deed Book 982 Page 216-217 of the Union County Records. The property may be redeemed at any time before the day of May 9, 2017, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed accordingly.

NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in Deed to Secure Debt with Power of Sale given by John Yeend, Trustee of the Nan-cy N. Weathers-Mathers Trust, dated 10/29/89, as restated 1st thru 3rd and amended 1st thru 5th to Susan F. Thompson, dated November 30, 2009, and recorded in Deed Book 820, Pages 341-342 in the Office of the Clerk of Superior S41-342 III the United of the Clerk of Superior Court of Union County, Georgia Records, as modified (hereinafter "Security Deed"), the undersigned will sell at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, during the legal hours of sale on the first Tuesday in May 2017, the following described real property.

Hours of sale of the first testady in May 2017, the following described real property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 217 of Union County, Georgia, containing 1.00 acre, more or less, and being further identified as Lot 17 of Deer Run Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated November 20, 1989 and recorded in Union County, Georgia Records in Plat Book U, at Page 277. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above convered property. veyed property.
The debt secured by said Security Deed is evi-

The debt secured by said Security Deed is evidenced by a promissory note, dated November 30, 2009, from John Yeend, Trustee of the Nancy N. Weathers-Mathers Trust, dated 10/29/89, as restated 1st thru 3rd and amended 1st thru 5th in favor of Susan F. Thompson in the original principal amount of \$200,000.00 ("Note), plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason terms of the Note and Security Deed by reason

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, By reason of this default, the Security Deed has been declared foreclos-

able according to its terms.
The debt remaining in default, the above described real property will be sold to the highest and best bidder for cash and will be made for and best bloder for cash and will be made for the purpose of paying the debt and all expens-es of this sale, as provided in Security Deed and by law, including attorney's fees (notice and by law, including automy'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 your property any excessments line enclosed by an accurate survey and inspection of your property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed.

To best of the knowledge of the undersigned, the party in possession of the property is John

ruptcy Code, the final confirmation and audit of the status of the loan with the holder of the security deed.
Susan F. Thompson as Attorney-in-Fact for John Yeend, Trustee of the Nancy N. Weathers-Mathers Trust, dated 10/29/89, as restated 1st thru 3rd and amended 1st thru 5th. Daniel J. Davenport Akins & Davenport, P.C. 80 Town Square P.O. Box 923 Blairsville, Georgia 30514 (706) 745-0032

the party in possession of the property is John Yeend, Trustee of the Nancy N. Weathers-Mathers Trust, dated 10/29/89, as restated 1st thru 3rd and amended 1st thru 5th. This sale will be conducted subject to the confirmation that the sale is not prohibited under U.S. Bank-

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by James E. Watson to Appalachian Community Bank dated August 14, 2003, and recorded in Deed Book 484, Page 14, 2003, and recorded in Deed Book 484, Page 319, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Union Planters Bank, NA, securing a Note in the original principal amount of \$82,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest County, sell at public outcry to the highest bidder for cash, the property described in said All that tract or parcel of land lying and be-ing in Land Lot 148, 16th District, 1st Sec-tion, Union County, Georgia, containing 2.23 acres, and being shown as Tract III of High

acres, and being snown as tract in or high Meadows Subdivision, on a plat of survey by Rochester & Associates, Inc., dated 2/28/90 and recorded in Plat Book 27 page 127 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to a 10 foot road easement on the eastern boundary as shown on

The property is subject to the restrictions' recorded in Deed Book 175 page 89 Union County records. The property is subject to an easement to Blue Try pages 767-769 Union County records.

Also granted herewith is a perpetual non-exclusive roadway easement to that 20 foot road
easement located on the eastern boundary of

the property as shown on a plat of survey re-corded in Plat Book R page 40 Union County the property as shown on a plat of survey recorded in Plat Book R page 40 Union County records.

Said property is known as 5156 High Meadows Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the ILS Rankruntey Code and (2) to final 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 secured creditor.

The property is or may be in the possession of James E. Watson, Troy James Watson and

IEHIAHI(IS).

Regions Bank dba Regions Mortgage successor by merger to Union Planters Bank, NA as Attorney-in-Fact for James E. Watson File no. 17-064135 SHAPIRO PENDERGAST & HASTY, LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300

Collene Dawn Lee, successor in interest or

\*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**DEMPTION**TO: HEIRS OF DAVID JESSIE RICH AND OTHER TO: HEIRS OF DAVID JESSIE RICH AND OTHER PARTIES KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A.

NOTICE OF FORECLOSURE OF EQUITY OF RE-

BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.) TAKE NOTICE THAT: This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed. The right to redeem the following described property to wit: All that tract or parcel of land lying and being in Land Lot 273, of the 9th District, 1st Section, of Union County, Georgia, being more particularly described as follows: The former homeplace of James L. Rich, bounded on the North by School Street (formerly known as College Street); on the East by School Circle and the property of the Union County Board of Education; on the South by property; now or formerly, owned by J. F., Nelson being the property formerly owned by F. J. Erwin and Blanche Ciperon, located in the City of Blairsville, Georgia and being the same property conveyed by Ben H. Rich, J. E. Rich and Homer B. Rich to James L. Rich by Warranty Deed, dated July 30, 1951, recorded in Deed book 140, Page 464, Union County, Georgia Records, Less and Except the land described in those certain conveyances executed and delivered by James L. Rich during his life time as follows: Warranty Deed from Jim Rich (who was one and the same person as James and delivered by James L. Rich during his life time as follows: Warranty Deed from Jim Rich (who was one and the same person as James L. Rich) to Bert Arnold and her children dated February 18, 1957 recorded in Deed Book SS, Page 29; Warranty Deed from James L. Rich to Jan Helton Nelson and Clint Helton dated May 25, 1955 recorded in Deed Book WW, Page 309; and Warranty Deed from James L. Rich to Marie Rich Guffey, dated February 5, 1955 recorded in Deed Book 68, Page 22, all in the records of the Clerk of the Superior Court of Union County, Georgia. Union County, Georgia.

Union County, Georgia.
The above described property is the same property conveyed by C. S. Mauney to J. M. Rich by Warranty Deed dated August 27, 1926, recorded in Deed Book 140, Page 462, Union County, Georgia Records. James M. Rich died testate a resident of Union County, Georgia and his probated will is recorded in Will Book 2, Page 5, probated Records of Union County, Georgia. James M. Rich was survived by his widow, Iler Rampley Rich (now deceased) and four sons, Ben H Rich, J. E Rich, J. L. Rich (who is one and the same person as James L. (who is one and the same person as James L Rich) and Homer V. Rich. Ben H. Rich, J. E. Rich and Homer V. Rich transferred and conveyed their interest in the above described property to James L. Rich by conveyances recorded in Deed Book II, Page 249 and deed Book 140, Page 464, Union County, Georgia Records. James L. Rich died intestate a resident of Union County, Georgia on January 16, 1963. He was survived by his widow, Julia Rich and children; Mary Jane King, now deceased and not survived by spouse or children, Junior Rich, David Jessie Rich, Bert Rich Arnold, Jane Helton Nelson. Marie Rich Griffev and Jerry Rich) and Homer V. Rich, Ben H. Rich, J. E. Rich Rich, David Jessie Řich, Bert Rich Arnóld, Jane Helton Nelson, Marie Rich Guffey and Jerry M. Rich. Julia Rich died intestate a resident of Union County, Georgia on January 9, 1978. The above described property was set aside as a years support to Julia Rich by order of the then Court of Ordinary of Union County, Georgia dated May May 6, 1963, recorded in Year's Support Book C, Page 101, correcting the year's support recorded in Years Support Book C, Page 99 will expire and be forever foreclosed and barred on May 2nd, 2017. The Tax Deed to which this notice relates is The Tax Deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia in Deed Book 982 at Pages226-227. The property may be redeemed at any time before May 2, 2017, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Brittany Pack, 411 Hwy. 515, Suite C Blairsville, Georgia 30512

N(Apr5,12,19,26)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Randy Payne ("Grantor") to Raymond and Cindy DeBattista ("Grantee"), dated September 14, 2016, in Deed Book 1049, Page 541, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Fifty Four Thousand Dollars and 00/100 (S54,000.00). with interest from date the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be added to the secure of the second to th be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door in Blairsville, Union County, Geor-gia, within the legal hours of sale on the first Tuesday in May, 2017, the following described real property to witreal property to wit: All that tract or parcel of land lying and being

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 131, of Union County, Georgia and being Lot 32, of Choestoe Falls RV Park Subdivision, Phase 1, containing 0.0918 acres, more or less, as shown on a plat of survey by Bauknight & Associates, Land Surveying, dated June 22, 1997, and recorded in Plat Book 45, Page 153, Union County, Georgia records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Subject to all easements and restrictions of

record; if any, as recorded in Deed Book 271, Pages 1-28, as amended in Deed Book 305, Page 508-509, amended in Deed Book 496, Page 517, Deed Book 717, Page 644, Deed Book 1008, Page 424 and as last amended in Deed Book 1045, Pages 13-36, Union County, Geografia records Deed Book 1045, Fages 13-30, Union County, Georgia records. Subject to all matters appearing on Plat as recorded in Plat Book 45, Page 153, Union County, Georgia records. Subject to an easement to Blue Ridge Moun-tain EMC as recorded in Deed Book 251, Page

573, Union County, Georgia records.
Grantor also grants to Grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.

The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect at

attorneys' fees (notice of intent to collect attorneys' fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of Grantee, the above described property is in the possession of Randy Payne, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes subject to the outstanding ad valorem taxes and/or assessments, if any. Raymond and Cindy DeBattista As Attorney in Fact for

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale con-

tained in a Deed to Secure Debt given by ROB-ERT J HERNDEN AND MARY ELLEN KITE-HERN-DEN to JPMORGAN CHASE BANK, NA, dated 09/15/2005, and Recorded on 10/12/2005 as Book No. 607 and Page No. 555-562, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$88,000.00, with interest at the rate received the rest profiled the rest in the rot will be cold by the rate specified therein, there will be sold by the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in May, 2017, the following described property: ALL THAT TRACT OR PARCEL OF LAND IN THE 16TH DISTRICT, 1ST SECTION AND LAND LOT 132 IN UNION COUNTY, GEORGIA CONTAINING 132 CRES AS PER PLAT GIA, CONTAINING 1.33 ACRES AS PER PLAT BOOK 45, FOLIO 22, 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 manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, N.A., acting on behalf of and, as due because of, among other possible events CHASE BANK, N.A., acting on behalf of and, as crease bank, Na., acting on behalf of anit, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, N.A. may be contacted at: JPMORGAN CHASE BANK, N.A., 8333 RIDGEPOINT DRIVE, IRVING, TX 75063, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured 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 6103 ROBERTS LIN, BLAIRSVILLE, GEORGIA 30512 is/are: ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN or tenant/tenants. Said property will be sold 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 intention of the said of the sai might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for ROBERT J HERNDEN AND MARY ELLEN FACT TO RUBERT J PHENDEN AND MARY ELLEN KITE-HERNDEN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005616636 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison Texas 75001 Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER

WHEREAS, on July 10, 1981, for value received, Marcia Douglas executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clark of the Superior Court for Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 117, Page# 579-582; and WHEREAS, on December 30, 1993, for value received, the subject loan was assumed by an Assumption Agreement, whereby the interest

Assumption Agricement, winerby the interest in this real property was conveyed to Richard R Sobzack and Pauline S Sobzack; and WHEREAS, on December 30, 1993, for value received, Richard R Sobzack & Pauline S Sobzack executed and delivered to the United States of America, acting through the United States December 45 taxing through the United States December 45 taxing through the United States December 50 taxing December 50 taxin America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 214, Page# 298-301; and WHEREAS, on September 14, 1998, for value received, Richard R Sobzack & Pauline S Sobzack executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate

States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 299, Page# 428-433; and WHEREAS, the United States of America now WHEREAS, the United States of Antierica flow holds the above described security deeds covering the said real estate; and WHEREAS, the Deeds to Secure Debt held by the United States of America provides that should default occur, the holder may declare the entire indebtedness secured by the Deeds

to Secure Debt due and payable and, in com-pliance with the power of sale provisions con-tained in said security deeds proceed to sell the property at public outcry; and WHEREAS, after default, the United States of America has declared all of the indebtedness WHEREAS, after default, the United States of America has declared all of the indebtedness secured by the Deeds to Secure Debt due and payable and hereby certifies that it has complied with all of its loan servicing regulations; NOW, THEREFORE, the said United States of America, acting as aforesaid, under and in compliance with the power of sale provision contained in the Deeds to Secure Debt, will proceed to sell at public outcry, for cash or certified funds to the highest bidder in front of the Courthouse in Union County, during the legal hours of sale, on the 2nd day of May, 2017, the following-described property conveyed in the Deeds to Secure Debt, to Wit: All that tract or parcel of land lying and being 0.85 acres, more or less of Land Lot 174 of the 9th District, 1st Section of Union County, Georgia, being known as Lot Fifty-One (51) of Lake Nottely Estates, as per plat of survey by George W. O'Neill, RS, recorded in Plat Book E page 12 of the records of the Clerk of the Superior Court of Union County, said reading as follows: To reach the TRUE POINT OF BEGINNING, start at the Southwest corner of Land Lot 174; thence North with the original North-South line on the West side of said land lot 989.60 feet; thence S 66 00 E 173.0 feet to the TRUE POINT OF BEGINNING.

on the West size of said and for \$89.00 feet; thence \$ 66 00 E 173.0 feet to the TRUE POINT OF BEGINNING; thence N 21 51 30 E 236.70 feet to the centerline of Reese Creek; thence Southeasterly along and with the centerline of said creek 150.50 feet; thence \$ 20 22 W 245.0 feet; thence N 66 00 W 155.80 feet to the TRUE feet; thence N 66 00 W 155.80 feet to the TRUE POINT OF BEGINNING.
The above described property will be sold subject to any and all outstanding real estate taxes that are due and payable.
The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the United States of America, be cause for rejection of the bid, and, if the bid is rejected the list of Chartes of America hall have

jected, the United States of America shall have the option of making the sale to the next highest bidder who is ready, willing and able to est bluer who is ready, whilling and able to comply with the terms thereof. The proceeds of said sale will first be applied to the payment of the indebtedness to the United States of America, other charges, and the expenses of sale, as provided in the above-described Deeds to Secure Debt. This the 27th day of March, 2017. By: Thomas B. Herron
Director, Default Management Branch
United States Department of Agriculture,

**Rural Development** 

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Sylvia Blocker to Mortgage Electronic Registration Systems inc as nominee for Nationstar Mortgage LLC, its successors and assigns dated September 16, 2013, and recorded in Deed Book 958, Page 655, Union County Records, said Security Deed bos, mion county nectors, said security been having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$368,200.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: said Deed, to-wit:
All that tract or parcel of land lying and being in the 1st Section, 9th District, Land Lots 136 & 153, Union County, Georgia, containing 1.194 acres, more or less, as shown on a Plat of Survey entitled "Survey for Mitch Patton and K.C.K. Enterprises, dated June 24, 2004, by Reskette Jacobards.

Rochester & Associates, Inc., James C. Jones, Registered Land Surveyor #2298, as recorded in Plat Book 54, Page 225, in the Office of the Clerk, Superior Court, Union County, Georgia. Pursuant to O.C.G.A. 44-2-28, reference is bereby made to said recorded Plat for the pursuant in the p pose of incorporating same herein for a more complete metes and hounds description of the property herein conveyed. Assessor's Parcel No: 0525003 A04 & 05213003 A05 & 05213003 C A05 & 05213003 C
Said property is known as 277 Floyd Lane,
Blairesville, GA 30512, together with all fixtures and personal property attached to and
constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes
which are a lien, whether or not now due and
available the right of regemention of any taxing which are a lieft, whether or not how due and payable), the right of redemption of any taxing authority, 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.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

provided by law. provided by law.

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 secured creditor.

The property is or may be in the possession of Sylvia Blocker, successor in interest or tenant(s).

or Sylvia Biocker, successor in interest or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Sylvia Blocker File no. 17-063834 SHAPIRO PENDERGAST & HASTY, LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 shapiroandhasty.com \*THE LAW FIRM IS ACTING AS A DEBT COLLEC-

TOR. ANY INFORMATION OBTAINED WILL BE **USED FOR THAT PURPOSE.** STATE OF GEORGIA

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on October 26, 2009, a certain Se-curity Deed was executed by Guy B. Turner and Clyta P. Turner as grantor in favor Urban Financial Group as grantee and was recorded on November 2, 2009, in Deed Book 817, Page 46 in the Office of the Clerk of Superior Court, 46 in the Unice of the Clerk of Superior Court, Union County, Georgia; and WHEREAS, the Security Deed was insured by the United State Secretary of Housing and Urhan Development (the Secretary) pursuant to the National Housing Act for the purpose of watchief and the form the Secretary). providing single family housing; and;
WHEREAS, the Security Deed is now owned
by the Secretary, pursuant to an assignment
recorded on April 26, 2013 in Deed Book 939,
Page 413, in the Office of the Clerk of Superior

Court, Union County, Georgia; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the payment, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of March 10, 2017 is \$175,755.41 plus fees and March 10, 2017 is \$175,755.41 plus fees and

costs; and WHEREAS, by virtue of this default, the Sec-retary has declared the entire amount of the indebtedness secured by the Security Deed to indebtedness secured by the Security Deed to by immediately due and payable; NOW THERFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclo-sure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commis-sioner, recorded on March 17, 2017 in Book 1066, Page 687, notice is hereby given that on May 2, 2017 at 10:00 AM local time, all real and personal property at or used in connec-tion with the following described premises ("Property") will be sold at public auction to the highest bidder:

the highest hidder in Land Lot 28, 10th District, 1st Section, Union County, Georgia and being more particularly described as follows:

Beginning at a nail set at the centerline inter-Beginning at a nail set at the centerline inter-section of King Road and Allison Road; Thence \$16°32'05"W 24.86' to a point being at the in-tersection of South right of way of King Road (30'R/W) and the West right of way of Allison Road (35'R/W), said point being the True Point of Beginning; Thence along the West right of

Road (35'R/W), said point being the True Point of Beginning; Thence along the West right of way of Allison Road the following courses; \$29°21'28"E 38.70'; \$27°43'28"E 44.78'; \$24'35'05"E 51.23'; \$20'44'12"E 46.78'; \$15'36'37"E 55.50'; \$10°54'18"E 49.81'; \$05°43'40"E 52.93'; \$05°02'36"E 55.91'; \$00°47'42"E 34.04' to a point on the West right of way of Allison Road; Thence leaving said right of way and along the property of Morris & Marilyn Mashburn \$83'28'57"W 364.40' to an iron pin found (1"square rod); Thence along the property of Jonathan & Mary Bennett N02"37'49"W 335.15' to a point on the South right of way of King Road (30'R/W); Thence along said right of way the following courses; N88'38'07"E 16.22'; \$88'59'23"E 62.07'; N78'32'32"E 63.52'; N55'07'53"E 53.34'; N45'26'42"E 47.28'; N48'02'20"E 44.49'; N54'10'50"E 12.65' to a point being at the South right of way of King Road (30'R/W) and the West right of way of Allison Road (35'R/W), said point being the True Point of Beginning. Said tract contains 2.79 acres and being Lot 6 of the Dr. R. Winfield Scott Subdivision and shown on a plat prepared by London Land Survevino & Associates. Inc. for Guy B. Turner &

shown on a plat prepared by London Land Surveying & Associates, Inc. for Guy B. Turner & Clyta P. Turner, dated August 16, 2016. TOGETHER WITH any Easements and/or Restrictive Covenants which are of record. Commonly known as: 375 Allison Road, Blairs-Willo CA O ville, GA 30512 VIIIe, GA 3U512
The sale will be held at the Union County
Courthouse. The Secretary of Housing and
Urban Development will bid \$109,000.00 plus

Courthouse. The Secretary of Housing and Urban Development will bid \$109,000.00 plus fees & costs.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$10,900.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$10,900.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bide sale, the deposits of the unsuccessful bides. of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

period, the unused portion of the extension lee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of

such failure.

The Commissioner may, at the direction of the HUD Field Office representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser (s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the a certified or cashier's check payable to the Secretary of HUD, before public auction of the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$175,755.41 plus fees and costs plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in

Commissioner, and all other costs incurred in connection with the foreclosure prior to rein-Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner pro-Shapiro Pendergast & Hasty, LLP
PHILIP HASTY
FORECLOSURE COMMISSIONER 211 Perimeter Center Parkway, N.E. Suite 300

Atlanta, GA 30346 770-220-2535/HG File no. 13-044958 shapiroandhasty.com \*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE

USED FOR THAT PURPOSE. 04/12, 04/19, 04/26/2017