## North Georgia News

## Legal Notices for April 13, 2016

STATE OF GEORGIA STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Helen Hughes Cook,
All debtors and creditors of the estate of Helen Hughes Cook, deceased, late of Union reten hugnes cook, deceased, tate of onton 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 15th day of March, 2016. By: Joan Cook Sullivan 70 Cook Dr. Blairsville, GA. 30512

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Walter Spivia,
All debtors and creditors of the estate of
James Walter Spivia, deceased, late of Union James water Spivia, 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 Personal representations
This 15th day of March, 2016.
By: James Richard Spivia
26 Spiva Cove Rd.
Blairsville, GA 30512
Michael Benjamin Spivia
44 Farm Dr. Blairsville, GA 30512

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE Estate of Sarah A. Thomas,
All debtors and creditors of the estate of
Sarah A. Thomas, 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 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 21st day of March, 2016. By: Joseph C. Thomas, Jr. 235 Pharr Rd. NE, Apt. 1711

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS RE: Estate of Lucille Q. Griffith,
All debtors and creditors of the estate of
Lucille Q. Griffith, 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

Atlanta, GA 30305

nepresentative(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 24th day of March, 2016. By: Bryant H. Melton 7269 Reserve Creek Dr. Port St. Lucie, FL 34986

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA

UNION COUNTY

Notice is hereby given that Matthew Cody Matheson, the undersigned petitioner, has filed a petition to the Superior Court of Union Coun-ty, Georgia, on March 29, 2016, praying for a change in the name of petitioner from Matthew Cody Matheson to Matthew Cody Henry. Notice is hereby given pursuant to law to any inter-ested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 29th day of March, 2016 Matthew Cody Matheson, Petitioner

N(Apr6.13.20.27)P

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Louise Wilma Martin,
All debtors and creditors of the estate of

Louise Wilma Martin, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). tate are required to make immedia to the Personal Representative(s). This 30th day of March, 2016. By: Stokley L. Martin 144 Blue Spruce Dr. Blairsville, GA 30512

N(Apr6,13,20,27)B NOTICE OF INTENT TO DISSOLVE

NOTICE OF INTENT TO DISSOLVE

Notice is given that a notice of intent to dissolve Wendy L Smith MD PC, dha ENT Solutions, a Georgia corporation with its registered office at 11 Hospital Way, Blairsville, GA 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

NAPRE-1318 IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF ROBERT PAUL TREUTEL, JR., DECEASED ESTATE NO. 16-28 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE Frances Adele Treutel has netitioned (for Let-

rrances Adeie Treuten has perturoned (or Let-ters of Administration) to be appointed Admin-istrator of the estate of Robert Paul Treutel, Jr., 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 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 April 18, 2016. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections have the property of the prop following address/telephone number for the required amount of filing fees. If any objectrounied aniount of ining fees. It ally object 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.

PROBATE JUDGE By: Kristin Stanley BY: KISTIN STAINLY PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Mar23,30,Apr6,13)B

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
VENICIA HENRIETTA DAVENPORT, DECEASED **ESTATE NO.16-34** 

NOTICE
AN ORDER FOR SERVICE WAS GRANTED BY
THIS COURT ON March 25, 2016, REQUIRING
THE FOLLOWING:

THE FOLLOWING:
TO: All unknown heirs
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 25, 2016.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees 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

anount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court 65 Courthouse St, Suite 8 Blairsville, GA 30512

Address By: Kristin Stanley Clerk of the Probate Court (706) 439-6006

NOTICE Announcement for GMRC Workforce Develop-

ment Board Meeting
The Georgia Mountains Regional Commission,
Workforce Development Board will meet on
April 21, 2016 at 4:00 PM. The meeting will be
held at Funopolis Family Fun Center located at
40155 Hwy. 441, Commerce, GA 30529.

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA Joy Winona Singleton, Plaintiff

Jimmy Levon Singleton, Defendan Civil Action File Number: 16-CV-105-SG Notice of Publication

TO: Jimmy Levon Singleton
By order of the court for service by publication
dated 7th day of April, 2016, you are hereby notified that on or about March 30th, 2016, plaintiff Joy Winona Singleton filed suit against you for Divorce. You are required to file with the clerk of the Superior Court, and to serve upon plaintiff's attorney, Rosalind N. Henderson, an answer in writing within 60 days of 7th day of

April, 2016.
Witness, the Honorable N. Stanley Gunter, judge of Superior Court of Union County. This 7th day of April, 2016

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JOE KUNTZLER, DECEASED **ESTATE NO. 16-33** 

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The Petition of Mary A. Kuntzler for a year's support from the estate of Joe Kuntzler 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 April 25, 2016 why said Petition should not be granted.

All objections to the Petition must be in writing setting forth the grounds of any such

an objections to the return must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent to the court present for the court present for the nons, unless you qualify to line as an intigent 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. Dwain Brackett Judge of the Probate Court

Blairsville, GA 30512 Address By: Kristin Stanley Clerk of the Probate Court (706) 439-6006 N(Mar30,Apr6,13,20)B

**COUNTY OF UNION** STATE OF GEORGIA IN RE: ESTATE OF IN NE. ESTAIL OR KIMBERLY FLEMING, DECEASED ESTATE NO. 16-3 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Jeffery A. Fleming has petitioned to be appointed Administrator(s) of the estate of Kimberly Fleming, 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 O.C.C.A. 9 50-1-201.) 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 2, 2016. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filling 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 reround aduress/terpinole infiniter for the re-quired amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court

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

Telephone Number IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF GEORGE F. QUINN. DECEASED PETITION FOR LETTERS OF ADMINISTRATION

Carroll M. Quinn has petitioned (for Letters of Administration) to be appointed Administrator of the estate of George F. Quinn, 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 nterested 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 2, 2016. All pleadings/objections must be signed before a notary public or before a works court clerk and filing feer must must be signed before a notary public or be-fore a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the fol-lowing address/telephone number for the re-quired 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

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Edward J Seneski and Florence L Seneski to Mortgage

Seneski and Florence L Seneski to Mortgage Electronic Registration Systems, Inc., as nominee for Generation Mortgage Company, its successors and assigns, dated July 24, 2013, recorded in Deed Book 950, Page 374, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by assignment recorded Deed Book 1030, Page 284, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$247,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or outcry to the highest indeer for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem takes (including taxes which are a lien but 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 strictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC dfb/a Champion Mortgage Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Champion Mortgage LLC, 8950 Cypress Waters Boulevard , Coppell, TX 75019 855-683-3095. To the best knowledge and belief of the undersigned, the party in possession of the property is Edward J Seneski, The Estate of Edward J Seneski and Florence L Seneski or a tenant or tenants and said property is more commonly seneski and releited E Seneski of a terialit of tenants and said property is more commonly known as 404 Rocky Circle, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the beloag of the security of the contribution. with the holder of the security deed. Nation-star Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Edward J Se-neski and Florence L Seneski McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia neski and Florence L Seneski McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" The Land described herein is situated in the State of Georgia, County of Union, and is described as follows: 0.44 acres, more or less, of Land Lot # 175 of the 9th District, 1st Section of Union County, Georgia, being Lot #69\$ of LAKESIDE VILLAGE SUBDIVISION, as shown on a plat of survey made by M. E. Richards, Union County Surveyor, dated January, 1985 (revised March 1985; August 1986; September 1986) and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in the Plat Book "P", folio 166, and reference is heremade to said plat of survey for a full and complete description herein Parcel Number(s): 037B 1911 MR/gmc 5/3/16 Our file no. 564616

N(Apr6.13.20.27)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed
to Secure Debt ("Security Deed") from MARTY
R. JOHNSON ("Grantor") to KENNETH JENKINS
("Grantee"), dated OCTOBER 2, 2015, recorded
OCTOBER 7, 2015, in DEED BOOK 1019, PAGE
444-445, Inion County, Georgia Records, said
Security Deed being given to secure a Note
of even date in the original principal amount
of FORTY-FOUR THOUSAND FIVE HUNDRED
SEVENTY-SIX and 92/100 Dollars (\$44,576.92),
with interest from date at the rate as provided
therein on the unpaid balance until paid. therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared 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 sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale therein on the unpaid balance until paid.

before the Courthouse door in Biairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2016, the following described real property to wit:
All that tract or parcel of land lying and being in land Lots 78, 79, 98 & 99, 16th District, 1st Section, Union County, Georgia and being Lot Sixteen (16) of Rivers Edge RV Park Phase Two containing 0.157 acres, more or less, as shown on a survey for Rivers Edge RV Park Phase Two by Southern Geosystems, Ltd, dated 03/29/2010, and being more fully described as

follows:
BEGINNING at the centerline intersection of Old BEGINNING at the centerline intersection of Old Sullivan Road and Allison Loop thence N 87 46 15 E 318.61 feet to a 1/2" rebar found, thence N 82 24 08 E 54.67 feet, N 82 24 08 E 5.85 feet, N 75 33 53 E 25.47 feet, N 75 33 53 E 40.76 feet, N 75 33 53 E 26.60 feet; N 74 28 12 E 31.03 feet; N 74 28 12 E 46.25 feet; N 74 28 12 E 6.49 feet to the TRUE POINT OF BEGINNING thence N 74 28 12 E 52.00 feet; N 74 28 12 E 63.58 feet; N 74 28 12 E 52.00 feet; N 74 28 12 E 63.58 feet; N 74 28 12 E 64.58 feet; N 74 28 12 E 64.58 feet; N 74 28 E 64.58 feet; N 7 feet; N 03 45 06 W36.09 feet to the TRUE POINT

The property is subject to the road easements as shown on said plat. The property is subject to the Boundary Line

The property is subject to the Boundary Line Agreement as recorded in Deed Book 299, Page 390, Union County records.

The property is subject to the Maintenance Agreement as recorded in Deed Book 299, page 401, Union County records.

The property is subject to the Easement Deed as recorded in Deed Book 299, page 403, Union County records.

as recorded in Deed Book 299, page 403, Union County records.

The property is subject to the Easement Agreement as recorded in Deed Book 299, page 405, Union County records.

The property is subject to the Trust Indenture as recorded in Deed Book 851, pages 389-396 and Pages 397-404, Union County records.

The property is subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 807, Page 113 Union County records.

The property is subject to the Declaration of Restrictions as recorded in Deed Book 864, Page 598-619, as amended in Deed Book 956, Page 556, Union County records.

Grantor grants to grantee access for ingress egress and utilities from Old Sullivan Road along Allison Loop as shown on said plat. Property Address: Lot 16 River's Edge RV Park Ph. II, Blairsville, GA 30512

Ph. II, Blairsville, GA 30512

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 selectified to the security Deed. The debt remaining in default, this curity 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 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

and matters of record superior to the Security

To the best knowledge and belief of Grantee, the above described property is in the possession of Marty R. Johnson, or a tenant or tenants, and will be sold subject to the outstanding of the possession of Marty R. Johnson, or a tenant or tenants, and will be sold subject to the outstanding of the possession of the contract of the contract of the possession of the contract of the ing ad valorem taxes and/or assessments, if any. Kenneth Jenkins

As Attorney in Fact for Marty R. Johnson

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Michael Spear and
Tricia Spear to Mortgage Electronic Registration Systems, Inc. as nominee for Cardinal Fi-nancial Company, LTD. Partnership dated May
6, 2009, and recorded in Deed Book 800, Page
325, and Deed Book 1009, Page 505, Union
County Records, said Security Deed having heen last sold assigned transferred and ing been last sold, assigned, transferred and ing been last solu, assigned, dansteried and conveyed to Wells Fargo Bank, N.A. by Assignment, securing a Note in the original principal amount of \$219,780.00, the holder thereof pursuant to said Deed and Note thereby secured her declared the parties amount of said. cured has declared the entire amount of said cured 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 3, 2016, 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 its said Post to with

in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 101 & 102, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 6.288 ACRES AND BEING SHOWN AS TRACT II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 3/25/98 AND RECORDED IN PLAT BOOK 41 PAGE 37 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 RESTRICT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 152 PAGE 726 AND IN DEED BOOK 177 PAGE 199 UNION COUNTY RECORDS.

UNION COUNTY RECORDS.
Said property is known as 676 Fisher Field
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, en cumbrances, 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

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 U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

with the secured creditor.
The property is or may be in the possession
Michael Spear, a/k/a Michael Robert Spear,
Tricla Spear, a/k/a Tricla L. Calise a/k/a Tricla
Spear Calise a/k/a Tricla Lynn Calise a/k/a Tricla
Spear Calise a/k/a Tricla Calise a/k/a Tricla
Lynn Spear Calise a/k/a Tricla Calise a/k/a
Tricla Lynn Spear Calise a/k/a Tricla Calise A/k/a
Tricla Lynn Spear Calise a/k/a Tricla Calise A/k/a Tricia L. Spear and Darlene Calise The Administrator for the Estate of Tricia Spear Calise, a/k/a Darlene F. Calise, successor in interest

arVia Darrene F. Calise, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Michael Spear and Tricia Spear File no. 16-058413 SHAPIRO PENDERGAST & HASTY, LLP\* Attorneys and Counselors at Law 2872 Woodcock Boulevard, Suite 100 Atlanta, GA 30341 770-220-2535/KLM

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

04/06, 04/13, 04/20, 04/27, 2016

NOTICE OF SALE UNDER POWER

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

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Oscar Blevit and Gisela B. Mohl-Blevit to First National Bank of Union County, dated January 18, 1999, recorded in Deed Book 309, Page 154, Union County, Georgia Records, as last transferred to Federal National Mortgage Association by assignment recorded in Deed Book 1007, Page 276, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY THOUSAND AND 0/100 DOLLARS (\$50,000.00), with interest thereon as set forth therein, there will interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE SEÉ EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Se-curity Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remain-ing 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 attoracy's fees (notice of inpurpose of paying me same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Federal National Mortgage Association is the holder of the Security Deed to the property in accordance with OCGA \$44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Seterus, Inc., 14523 S.W. Millikan Way Suite 200, Beaverton, OR 97005 888-917-3094. To the best knowledge and belief of the undersigned, the party in possession of the property is Oscar Blevit edge and belief of the undersigned, the party in possession of the property is Oscar Blevit and Gisela Mohl Blevit or a tenant or tenants and said property is more commonly known as 1492 Townhouse Drive #6, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Federal National Mortgage Association as Attorney in Fact for Oscar Blevit and Gisela B. Mohl-Blevit McCalla Raymer, LLC 1544 Old Alabama Road Roswell. Georgia 30076 www.foreclosure-Roswell, Georgia 30076 www.foreclosure-hotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 17, 10th District, 1st Section of Union County, Georgia, containing 0.179 acre and being shown as Lot Six (6)of Oakridge Townhouses on a plat of survey by Rochester & Associates, Inc., RS #2653, dated 1/7/99 and recorded in Plat Book 43 page 92 Union County records which de-scription on said plat is hereby incorporated by reference and made a part hereof. The by reference and made a part hereor. Ine property is subject to those covenants running with the land dated 8/11/83 and recorded in Deed Book 127 pages 586-604, which are incorporated herein by reference. Grantor also grants and conveys to grantee, grantee's heirs, assigns and successors, all of those continuing and non-exclusive common roadways, within and other exempts and rights est utility and other easements and rights set forth in said covenants. In the event the subject parcel constitutes a "UNIT", as defined in said covenants, then the subject parcel herein conveyed shall be subject to a continuing Roof Overhang Easement as provided in said covenants. Subject really is conveyed subject to overlang Easement as provided in saut covenants. Subject realty is conveyed subject to a continuing easement for all existing lines, if any, that may be presently situated in, or on, or that may presently traverse the subject realty. MR/ca 5/3/16 Our file no. 5656014 - FT18

N(Apr6,13,20,27)B

NOTICE OF SALE UNDER POWER Under and by virtue of the Power of Sale in a certain Security Deed ("Security Deed") from Michael B. Anderson and Jessica K. Anderson ("Grantor") Kevin Clayton, as trustee for Vanderbit Mortgage and Finance, Inc. ("Grantee") dated December 7, 2005, and recorded in Deed Book 619, Page 559, Union County, Georgia Records, said Deed having been given to secure a Promissory Note of even date in the principal amount of \$46,594.00, there will be sold by the undersigned at public outcry, during the legal hours of sale before the doors of the Court-house of Union County, Georgia, on the first Tuesday in May 2016, to-wit May 3, 2016 to the highest and best bidder for cash the following described property:

described property:

All that certain tract or parcel of land lying and being in Land Lots 12 and 13, 9th District, 1st Section, of Union County, Georgia, being shown as Tract Two (2), containing 7.00 acres, more or less, on a plat of survey prepared by Blairsville Surveying Co., dated 9/11/01 as recorded in Plat Book 50, Page 75, Union County, Georgia records, said plat being incorporated herein by reference and made a part hereof.

Less and Except: All that certain tract or parcel of land lying and being in Land Lots 12 and 13, 9th District, 1st

Section, of Union County, Georgia, containing 4 acres, more or less, on a plat recorded in Plat Book 63, Page 36, Union County, Georgia records, said plat being incorporated herein by reference and made a part hereof, reserving right to use spring head. right to use spring head.
The debt secured by said Security Deed and
Note has been and is hereby declared due and
payable in full because of a default by Borrower pursuant to the terms of said Security Deed
and Note of Borrower. Notice has been given of

intention to enforce provisions for collection of intention to enforce provisions for collection of attorney's fees and foreclosure in accordance with the legal requirements and the terms of the Security Deed and Note. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, including attorney's fees, and the remainder, if any, shall be applied as provided by law. Said property shall 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 property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the Security Deed first set out above.

first set out above.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Vanderbilt Mortgage and Finance, Inc., PO Box 9800, Maryville, TN, 37802, (865)-380-3000. Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument.

To the best knowledge and belief of the under-

signed, the party in possession of the property is Michael B. Anderson and Jessica K. Ander-son or a tenant or tenants and said property is more commonly known as 554 NC Pinelog Church Rd, Unincorporated Union County

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.
This law firm is acting as a debt collector attempting to collect a debt. Any information obtained will be used for

INFORMATION DETAINED WILL BE USED FOR THAT PURPOSE.

IF YOU HAVE RECEIVED A DISCHARGE IN BANKRUPTCY PROCEEDING, THIS NOTICE IS NOT INTENDED TO INDICATE THAT YOU ARE PERSONALLY LIABLE FOR THIS DEBT. IN THIS INSTANCE THE INFORMATION CONCERNING THE ASSOCIATED DEBT OWED IS FOR INFORMATIONAL PURPOSES ONLY AND FOUND INFORMATIONAL PURPOSES ONLY AND FOUND IN PAGILIA DE HOUSE OF THE PORT OF THE PROPERTY MATIONAL PURPOSES ONLY AND SHOULD BE DISREGARDED FOR ANY PURPOSES OTHER THAN THAT OF CONDUCTING A NON JUDICIAL FORECLOSURE OF THE SECURITY PURSUANT TO GEORGIA LAW. Jimmy L. Partin

Attorney for Vanderbilt Mortgage and Finance Company, Inc. Walther Law, LLC 5755 North Point Parkway Alpharetta, Georgia 30022 (770)777-4778

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Jason C. Plott and Robin D. Plott to Mortgage Electronic Registration Systems, Inc., as nominee for Southern Highlands Mortgage, LLC dated 2/9/2007 and recorded in Deed Book 691 Page 411 Union County, Georgia records; as last transferred to or acquired by Branch Banking and Trust Company, conveying the after-described property to secure a Note in the original principal amount of \$251,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area of Union County, Georgia (or such other area of offior County, Beorgia (or Such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 03, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described

day of said month), the following described property:
All that tract or parcel of land lying and being in Land Lots 33, 34, 39 and 40, 10th District, 1st Section, Union County, Georgia, containing 1.75 acres as shown on a plat of survey by Blairsville Surveying Co., R.L.S. #2228, dated 3/8/06 and recorded in Plat Book 58, Page 52, Union County records, which description on said plat is incorporated herein by reference and made a part hereof.

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

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

as snown on said plat.

Grantor grants to grantee access from a county road thence along or about Doc Jones

Road to subject property as shown in the aforementioned plat.

Road to subject property as shown in the aforementioned plat.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 6102 Dock Jones Road W, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jason C. Plott and Robin D. Plott or tenant or tenants.

Branch Banking and Trust Company is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Branch Banking and Trust Company Mortgage Loan Servicing P.O. Box 2467

P.O. Box 2467
Greenville, SC 29602-2467
1-800-827-3722
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due. (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) con-

firmation that the sale is not prohibited unde 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 O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Branch Banking and Trust Company as agent and Attorney in Fact for Jason C. Plott and Robin D. Plott

Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.

TEUT-054A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-654A

NOTICE OF SALE LINDER POWER

STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.com, LLC recorded on April 21, 2014 in Deed Book 972 at Page 573, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to LOANDEPOT.COM, LLC by Assignment and said Security Deed having by Assignment and said Security Deed having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on May 3, 2016, the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, IST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER and ASSOCIATES, ACRE, MURE UR LESS, AS SHOWN UN A PLAI OF SURVEY BY ROCHESTER and ASSOCIATES, INC., DATED MARCH 30, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ADDUCT PROPERTY. ABOVE DESCRIBED PROPERTY.

The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property. being commonly known as 18 of, among other possible events of default failure to make the payments as required by erty is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the name, address and telephone number of the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Cenlar, 425 Phillips Boulevard, Ewing, NJ 08618, 800-223-6527. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.

to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankrupty code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Attorney in Fact for Clayton Mason and Kristina Mason 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Jim Albertelli, Esq. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 16-001236 A-4568772 04/06/2016, 04/20/2016, 04/27/2016 04/13/2016. NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Security Deed from Alice Elizabeth Kerr a/k/a Libby Duncan Kerr n/k/a Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, dated June 23, 2011 and recorded in Deed Book 871, Page 391, in the offices of the Clerk of the Superior Count of High County Reports of Security of High County of High Cou Court of Union County, Georgia (as same may have been modified from time to time, collectively the "Security Deed") and pursuant to the Order of Dismissal dated February 25, 2016 and entered on February 25, 2016 in Case No. 15-20921-jrs, United States Bankruptcy

No. 13-20321-j1s, United States Balmupley Court, Northern District of Georgia; the under-signed will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in April, 2016 the following described real prop-erty to wit: erty, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAI TRACT OF PARCEL OF LAND LITING AND BEING IN LAND LOT 211, 17TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 3.78 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SHOWN ON A PLAI OF SORVEY BY BLAIRSVILLE SURVEYING CO., DATED APRIL 25, 2011 AND FILED AND RECORDED AT PLAT BOOK 64, PAGE 45, UNION COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY

VEY.
ALSO CONVEYED HEREWITH IS A RIGHT OF WAY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE HULLINDER FORK AND
DOWN THE BRANCH TO THIS PROPERTY, THE
SAME BEING EIGHT FEET WIDE.
ALSO CONVEYED HEREWITH IS A 12 FOOT WIDE
EASEMENT STARTING AT BITTER CREEK ROAD
AT THE GRANTOR'S NORTHERN PROPERTY
LINE; THENCE IN A SOUTHEAST DIRECTION
WITH GRANTORS PROPERTY LINE TO BITTER
CREEK AND TO REACH THE ABOVE DESCRIBED
PROPERTY.

PROPERTY BEING MORE COMMONLY KNOWN AS: APPROXIMATELY 3.78 ACRES LOCATED OFF OF BITTER CREEK ROAD, BLAIRSVILLE,

the debt secured by the Security Deed is evidenced by a Renewal Promissory Note, dated June 23, 2011 executed by Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, in the original principal amount of \$21,236.25 (as same may have been the back of the same and the amount of \$21,236.25 (as same may have been further modified, renewed or amended, the "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 of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to the terms.

Deed nas been declared foreclosable according to its terms.

The above-described real property will be sold to the highest and best bidder for cash as the property of Libby Duncan Shook the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any, possible redemptive rights of the Internal Revenue Service, if tive rights of the Internal Revenue Service, if any; and all other prior assessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Libby Duncan Shook.

To the best of the undersigned's knowledge and belief, the party in possession of the real property is Libby Duncan Shook, and tenants holding under her.

noting under ner.
Park Sterling Bank, successor by merger to
Citizens South Bank, as successor in interest
to Bank of Hiawassee, as Attorney-in-Fact for

Libby Duncan Shook.
M. Todd Westfall, Esquire
Howick, Westfall & Kaplan, LLP
Suite 600, One Tower Creek
3101 Towercreek Parkway
Atlanta Centric 20220 Atlanta, Georgia 30339 (678) 384-7005

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
GEORGIA, UNION COUNTY
TO: JAMES CARLOS SPARKS, JR. 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
OF TAX SALE DEED
(OCGA § 48-4-45, ET SEQ.).
TAKE NOTICE THAT:

TAKE NOTICE THAT: TAKE NUTICE THAT:
This is a Notice pursuant to OCGA § 48-4-46
to Foreclose the Equity of Redemption for Tax Sale Deed. The right to redeem the following described

The right to receive the following described property, to wit:
All that tract or parcel of land lying and being lacre, more or less, of part of Land Lot #156, in the 9th District and 15t Section of Union County, Georgia, described as follows:
BEGINNING at an iron pin set in the South right of working of the Lot Gap Road and being the of way line of lvy Log Gap Road, and being the Northeast corner of the Billy Lewis property; thence along and with the Lewis line a Southern direction approximately 200 feet to an iron pin; thence continuing with the Lewis line a Western direction 200 feet to an iron pin at the Western direction 200 feet to an iron pin at the branch; thence along and with said branch as it meanders a Southeastern direction to a rock corner near a spring and the Oscar Henderson line; thence along and with the Henderson line a Northern direction approximately 800 feet to an iron pin in the South right of way line of lvy Log Road; thence along and with said right of way line in a Western Direction approximately 200 feet to the point of BEGINNING. Being a portion of the property conveyed to Mamie Hood by E.C. Hemphill on November 16, 1965, said deed being recorded in Deed Book VV, Page 575, Union County Records.

As described in Deed Book 906, Page 132, Union County, Georgia. Further described as Map & Parcel 068 043

will expire and be forever foreclosed and barred on after May 3, 2016.
The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of Superior Court in Union County, Georgia, in Deed Book 982, at Union County, Georgia, III Book Page 212.
The property may be redeemed at any time before May 3, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:
The Lance Law Firm, P.C.

France Law Firm, F.G.
57 Sears Way
Blairsville, GA 30512
PLEASE BE GOVERNED ACCORDINGLY. The Lance Law Firm, P.C. Attorney for D & T Rentals of Union County Georgia Bar No. 206841 57 Sears Way Blairsville, GA 30512 (706) 835-1212