# **North Georgia News**

## Legal Notices for April 19, 2017

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA UNDERWOOD INVESTMENT PROPERTIES, LLC, a

Georgia Limited Liability Company, Petitioner, v. A tract of land in land lot 8, 10th district, 1st section of union county, georgia, and being a portion of lot 3 and lot 4 of tall oaks suba portion of lot 3 and lot 4 of tall oaks sub-division; 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 par-ties, known or unknown, who have or claim any adverse or possessory right, title or inter-est in the respondent property Respondents. Civil Action No. 17-CV-20-MM NOTICE OF SUMMONS TO All porcess or partice. Known or unknown

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,

in Land Lot 8 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and being in Land Lot 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 Coun-ty, 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 shown on the aforesaid plat.

as shown on the atoresaid 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 Recht 241: Dees 440. Union County Constitu-Book 241, Page 440, Union County, Georgia Records

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, Council Descut

Georgia Records. The property is subject to the reserved easement for water lines as recorded in Deed Book 565, Page 220, Union County, Georgia

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 Peti-tion within sixty (60) days of the date of the Order for Service by Publication pursuant to Order for Service by Publication pursuant to

Order for Service System 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

## APPI ICATION TO REGISTER A RUSINESS TO RE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS State of Georgia

County of Union

County of Union The undersigned does hereby certify that Alti-source 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 mortage 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 Aber-nathy Road, Suite 200, Atlanta, GA 30328-5604, 770-612-7007.

## APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OF OTHERS

State of Georgia

County of Union The undersigned does hereby certify that Melissa Mashburn & Tammy Turner conduct-ing a business as Granny's House in the City of Blairsville, county of Union in the State of County of Union in the State of Georgia, under the name of Granny's House Restored Furniture & Home Décor and that the nature of the business is Restored Furni ture and Home Decor and that the names of the person, firms, or partnership owning and carrying on said trade or business are: Melissa Mashburn, 92 Chestatee Drive, Blairsville, GA 30512 and Tammy Turner, 835 Patton Place, Blairsville, GA 30512. N(Apr19,26)F

#### IN THE SUPERIOR COURT OF UNION COUNTY 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

GRANGE NAME OF ADDL1 Jaime Lance filed a petition in the Union Coun-ty 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 ap-pear in this case and file objections within 30 days after the Petition was filed. Dated: 3/27/2017 Name: Laime Lance

Name: Jaime Lance

STATE OF GEORGIA

## UNION COUNTY 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, ac-cording to the law, and all persons indebted to esid actual are serviced to method. 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. Dahlonega, GA 30533

N(Apr12, 19, 26, May3)B

#### NOTICE OF SALE UNDER POWER

REFIGURE OF SHEET FOR THE AND A COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Venicia H. Davenport to Mortgage Electronic Registration Systems, Inc., as nominee for Liberty Home Equity Solutions, Inc., its successors and as-signs, dated August 24, 2015, recorded in Deed Rook 1016 Page 243 signs, dated August 24, 2015, recorded in Deed Book 1016, Page 243, Union County, Georgia Records, as last transferred to Ocwen Loan Servicing, LLC by assignment recorded in Deed Book 1032, Page 590, Union County, Georgia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of TWO HUNDRED TWELVE THOUSAND amount of two Houbled I were Housaking EIGHT HUNDRED FIFTY AND 0/100 DOLLARS (\$212,850.00), with interest thereon as set forth therein, there will be sold at public out-cry 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 June, 2017, the follow-ing described property: SEE EXHIBIT "A" AT-TACHED HERETO AND MADE A PART HEREOF The debt sourced by weld Service Dard beau The debt secured by said Security Deeh has been and is hereby declared due because of, among other possible events of default, fail-ure 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 cale will be made for the nurrese of narthis sale will be made for the purpose of pavthis sale will be indue for the purpose of pay-ing the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said prop-erty will be sold subject to any outstanding ad valorem taxes (including taxes which are block but beat with the sold subject) one most ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters 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. Ocwen Loan Servicing, LLC first set out above. Ocwen Loan Servicing, LLC is the holder of the Security Deed to the prop-erty 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: CeLink, 3900 Capital City Blvd, Lansing, MI 48906 800-761-0073. To the best knowledge and belief of the undersigned, the party in possession of the property is Ve-nicia H. Davenport and The Estate of Venicia H Davenport or a tenant or tenants and said property is more commonly known as 4267 In Davenport of a tenant of tenants and said property is more commonly known as 4267 Murphy Hwy, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the status of the loan with the helder of the coursit dead Owen Law mation and addit of the status of the loan with the holder of the security deed. Ocwen Loan Servicing, LLC as Attorney in Fact for Venicia H. Davenport McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 180 Union County, Georgia, containing 1.00 being mining subjective, is is decided, and but 189, Union County, Georgia, contraining 1.00 acre, more or less, and further described as follows: BEGINNING at a point in the center line of the road leading to the E.S. Dockery Farm; thence running S along W right of way line of U.S. Highway No. 19 and 129 some 200 feet to or line defue in the Cented Jold Bead theres 0.5. Inginized your to and 129 solide 200 refer to an iron stake in the Casteel Old Road; thence with the Casteel Old Road to the point where it intersects with the Dockery Farm Road; thence with said Dockery Farm Road to the POINT OF BEGINNING. Known by the current numbering pointer acc. (PCP Aurona bit Michaeve Plainer) system as: 4267 Murphy Highway Blairsville, Georgia 30512 Map Parcel No. 053 048 MR/sju 6/6/17 Our file no. 5153416 - FT17

IN THE PROBATE COURT **COUNTY OF UNION** STATE OF GEORGIA IN RE: ESTATE OF BRENDA G. ABERCROMBIE, DECEASED ESTATE NO. 17-36 PETITION FOR LETTERS OF ADMINISTRATION

N(Apr19)B

NOTICE April Lynn Seabolt has petitioned (for Letters of Administration) to be appointed Adminis-trator 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 0.C.G.A. §53-12-261.) All interested parties are hereby noti-fied 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 plead-ings/objections must be signed before a no-NOTICE ings/objections must be signed before a no-tary public or before a probate court clerk, and 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 Dwain Brackett PROBATE JUDGE PROBATE SUBJE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: ESTATE OF AUDREY DYER LEDFORD, BY AND THROUGH ITS DULY QUALIFIED ADMIN-ISTRATOR MICHELLE MARSHALL, MICHELLE MARSHALL, MICHELLE MARSHALL, MICHELLE MARSHALL, ANGELA LEDFORD, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT:

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

The right to redeem the following described

The right to redeen 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, 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 Couthworkethy direction to ac sime theore 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.

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 222-225. The property may be redeemed at any time be-fore June 15, 2017, by payment of the redemp-tion 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

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 Rairsville, GA 30514 Blairsville, GA 30514 (706) 745-0032

(Apr12,19,26,May3)B

### NOTICE OF FORECLOSURE

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. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (0.C.G.A. § 48-4-45, et

TAKE NOTICE THAT:

This is a Notice pursuant to 0.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

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

property, to wit: All that tract or parcel of land lying and be-ing in the 8th District, 1st Section, Land Lot 85, of Union County, Georgia and being Lot 6, of Blacksmith Acres Subdivision, containing 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

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 Moun-tain EMC as recorded in Union County Records, in Deed Book 546, Pages 750-751.

Subject to right of way easement as shown on plat

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

scribed property. TO HAVE AND TO HOLD the said tract or parcel 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 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. Fur-ther described as Map & Parcel 006008A06. will expire and 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 re-corded 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-

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

Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square P.O. Box 923 Plairsville, GA 30514 Blairsville, GA 30514

NOTICE OF FORECLOSURE OF EQUITY OF RE-

DENTIFICIAN TO: HEIRS OF DAVID JESSIE RICH AND OTHER PARTIES KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TILE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (0.C.G.A. § 48-4-45, et seq.) TAKE NOTICE THAT: This is a Notice pursuant to 0.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed The right to redeem the following Sale Deed. The right to redeem the following described property to wit: All that tract or par-cel 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. Bich beaunded on the North by School Street 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 F. J. Erwin and Blanche Ciperon, located in the City of Balarsville, 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 de-scribed 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 L. Rich) to Bert Arnold and her children dated Debruger 19, 1075, reserted in Dead Back CS L nich) to bert Arnold and ner 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 2, all in the

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 Boek 140, Dee 462, Union nich og warraing beeu dated August 27, 1920, 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 widdy. Une Demelow Rich (case) 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. Rich) and Homer V. Rich. Ben H. Rich, J. E. Rich and Homer V. Rich transferred and conveyed their interest is the observed coerdeated recorder. 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 bildren Wark, Ice Ving, nor, decenced and He was survived by his widow, Julia Hich 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 Guffey and Jerry M. Rich. Julia Rich died intestate a resident 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 Rook C. Page 90 will evvice and be forever

the year's support recorded in Year's 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 dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court In the Umice or 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 NAm5121288

N(Apr5,12,19,26)B

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, recorded September 14, 2016, in Deed Book 1049, Page 541, Union County, Georgia Records, said Security Deed being given to se-cure a Note of even date in the orional princicure a Note of even date in the original principal amount of Fifty Four Thousand Dollars and 00/100 (\$54,000.00), with interest from date at the rate as provided 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 pal amount of Fifty Four Thousand Dollars and such cases made and provided for, there will be sold by the undersigned at publication of the win 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 cool expective, with

real property to wit: real property to wit: 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 Locationica 0.0018 acress more lace or 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

#### 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 bined 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 # 117, Page# 579-582; and

5/9-362; and WHEREAS, on December 30, 1993, for value received, the subject loan was assumed by an Assumption Agreement, whereby the interest in this real property was conveyed to Richard R Sobzack and Pauline S Sobzack; and WHEREAS, on December 30, 1993, for value re-cired Bishard P Sobzack 2 Bouilton E Schendt

ceived, Richard R Sobzack & Pauline S Sobzack executed and delivered to the United States of America, acting through the United States De-partment of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union 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

Subjects executed and derivered to influe 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 Clerk of the Superior Court for Union County, Georgia, in Book # 299, Page# 428-433; and

WHEREAS, the United States of America now holds the above described security deeds cov-ering the said real estate; and

WHEREAS, the Deeds to Secure Debt held by whence, it is been a second been been liefd 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-biend incid exercit deeds tained in said security deeds proceed to sell

Tallied in Said security deeds proceed to sen the property at public outcry; and 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 com-plied 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 le-gal 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 be-ing 0.85 acres, more or less of Land Lot 174 of the 9th District. 1st Section of Union County. NOW THEREFORE the said United States of

ing 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. 0'Neill, RS, recorded in Plat Book E page 12 of the records of the Clerk of the Supe-rior Court of Union County, said reading as fol-lows: 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; thence N 21 51 30 E 238.70 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 S 20 22 W 245.0 feet; thence N 66 00 W 155.80 feet to the TRUE POINT OF BEGINNING.

POINT OF BEGINING. 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 pur-chase price and close the sale shall, at the op-tion of the United States of America, be cause for rejection of the bid is rafor rejection of the bid, and, if the bid is rejected, the United States of America shall have Jected, the United States of America shall have the option of making the sale to the next high-est bidder who is ready, willing and able to comply with the terms thereof. The proceeds of said sale will first be applied to the pay-ment 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. UNITED STATES OF AMERICA But Theorem D. Merces

By: Thomas B. Herron Director, Default Management Branch United States Department of Agriculture,

Rural Development N(Apr5,12,19,26)B

#### **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 as nonlinee for Nationsian wordgage LLC, its successors and assigns dated September 16, 2013, and recorded in Deed Book 958, Page 655, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, seand conveyed to vations ar morgage LL, se-curing a Note in the original principal amount of \$368,200.00, the holder thereof pursuant to said Deed and Note thereby secured has de-clared 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 lead hours Tuesday, May 2, 2017, during the legal hours of sale, before the Courthouse door in said On sale, before the countinuse door in sale County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and be-ing 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 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 0.C.G.A. 44-2-28, reference is hereby made to said recorded Plat for the pur-pose of incorporating same herein for a more complete metes and hounds description of the property herein conveyed. pose of incorporating same herein for a more complete metes and hounds description of the property herein conveyed. Assesson's Parcel No: 0525003 A04 & 05213003 A05 & 05213003 C Said property is known as 277 Floyd Lane, Blairesville, GA 30512, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any out-standing 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 dis-closed 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 ex-penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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.

#### STATE OF GEORGIA

COUNTY OF UNION Notice of default and foreclosure sale 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, Union County, Georgia; and WHEREAS, the Security Deed was insured by the United State Securator of Housing and

WHERAS, the Security beet was insuled by the United State Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and; WHEREAS, the Security Deed is now owned

WHEREAS, the Security Deed is now owned by the Secretary, pursuant to an assignment recorded on April 26, 2013 in Deed Book 339, 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 re-store the loan to currecy; and WHEREAS, the entire amount delinquent as of March 10, 2017 is \$175,755.41 plus fees and costs; 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 by immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Forecto-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 connecand personal property at rouse time, an 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: All that tract or parcel of land lying and being in Land Lot 28, 10th District, 1st Section, Union County, Coursing and heing mere particulation

County, Georgia and being more particularly described as follows:

Beginning at a nail set at the centerline inter-section of King Road and Allison Road; Thence S16°32'05"W 24.86' to a point being at the in-tersection of South right of way of King Road 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 way of Allison Road the following courses; S29°21'28°E 38.70; S27'43'28°E 44.78'; S24'35'05°E 51.23'; S20'44'12°E 46.78'; S16'36'37°E 53.50'; S 10°54'18°E 49.81'; S08'43'40'E 52.33'; S05'02'38°E 55.91'; S04'41'28'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 Mor-ris & Marilyn Mashburn S83'28'57'W 364.40' to an iron pin found (1°square rod): Thence

ris & Marilyn Mashburn S83\*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 cours-es; N88\*38'07"E 16.22'; S88\*59'23"E 62.07'; N78\*32'32"E 47.28'; N48\*02'20"E 44.49'; 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 (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 6 of the Dr. R. Winfield Scott Subdivisio

6 of the Dr. H. Winfield Scott Subdivision and shown on a plat prepared by London Land Sur-veying & Associates, Inc. for Guy B. Turner & Clyta P. Turner, dated August 16, 2016. TOGETHER WITH any Easements and/or Re-strictive Govenants which are of record. Commonly known as: 375 Allison Road, Blairs-ville GA 20512 /ille, GA 30512

The sale will be held at the Union County 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 pur-chaser will pay, at or before closing, his pro-rate share of any real estate taxes that have been paid by the Secretary to the date of the force/ocure scla.

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 de-posit of \$10,900.00 must be presented before the bidding is closed. The deposit is nonre-fundable. The remainder of the purchase price must be delivered within 30 days of the sale or the such dura time the Constitution and the sale or

at such other time as the Secretary may de-termine for good cause shown, time being of the essence. This amount, like the bid depos-

the essence. This amount, like the bid depos-its, 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 conveyanc-ing fees, all real estate and other taxes that are due on or after the 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 bid-

ders 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 in-crements for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a cer-

ders will be returned to them.

Blairsville, GA 30512 N(Apr5.12.19.26)B

#### STATE OF GEORGIA

#### UNION COUNTY

STATE OF GEURGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Donald Lewis Speroni, All debtors and creditors of the estate of Don-ald 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 es-tate 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(Mar28,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 Da-vid 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 es-tate are required to make immediate payment to the Personal Representative(s). This 20th day of March, 2017. By: Matthew Jacob Wallace

By: Matthew Jacob Wallace 1712 Windsor Rd. Statesboro, GA 30461 Andrew Wallace 3337 Preakness Ct. Marietta, GA 30062

# APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME The undersigned hereby certifies that it is con-ducting a business in the City of Young Harris,

ducting a business in the City of Young Harris, County of Union in the State of Georgia, under the name of: Doyle Spencer MRO Consulting Service and that the nature of the business is Providing Maintenance, Repair, and Office purchasing, inventory control, and storeoom solutions to SDI and other MRO Providers and that said business is composed of the follow-ing Individual: Doyle Lee Spencer Jr., 141 Wild Turkey Road, Young Harris, GA 30582 Wards 20P N(Apr19,26)F

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

The Perturion of Personal Representative for Leave to Sell Property in the above-referenced estate having been duly filed, T0: 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 for 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 before a Probate Court Clerk, and thing tees 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 Deabte. Ludao

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

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 demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 22nd day of March, 2017. By: Mary Beth Harris 406 Gus Thomas Rd. Bairsville, GA 30512

Blairsville, GA 30512 N(Apr5,12,19,26)B

## IN THE PROBATE COURT

N(Apr12, 19, 26, May3)B

IN THE FROM THE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF CLINTON LEE MCCLURE, DECEASED **ESTATE NO. 17-35** PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE Clinton Lee McClure, Jr. has petitioned (for Let-ters of Administration) to be appointed Admin-istrator 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 0.C.G.A. §53-12-261, JAI interested parties are hereby noti-fied to show cause why said petition should not be granted. All objections to the petition 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 1, 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. the petition 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 Apr5,12,19,26)B

#### STATE OF GEORGIA 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 Georgia, are nereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 22nd day of March, 2017. By: Patricia Parks Brown 272 Honeyuckle In

227 Honeysuckle Ln. Blairsville, GA 30512 N(Apr5,12,19,26)B

## NOTICE OF INTENT OF ORGANIZATION OF LIMITED LIABILITY COMPANY

OF LIMITED LIABILITY COMPANY Notice is given that the Articles of Organization which will organize Charis Legacy Group, LLC, have been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business COrporation Code. The initial registered office of the limited liability company will be located at SEE have Loc liability company will be located at 556 lvy Log Creek Road, Young Harris, Union County, Geor-gia 30582, and its initial registered agent at such address is Lori Elissa Watson. N(Apr19.26)B

(706) 745-0032

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY Take notice that: The right to redeem the fol-lowing 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 County, Georgia, being shown as Tract 2 on a survey for Village Lanes, LLC by Landtech Services, Inc., dated March 8, 2005, Job No. 25085-72 and being more narticularly de-Services, Inc., dated March 8, 2005, Job No. 25085-762, and being more particularly de-scribed as follows: To find the true point of be-ginning, begin at the intersection of the North right of way of U.S. Highway 76, being a 130 foot 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; 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 to similates for 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 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 of way of U.S. nighway 76; interice South of 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 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 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 be-fore 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. N(Apr12,19,26,May3)B N(Apr12,19,26,May3)B

## **NOTICE OF SALE UNDER POWER**

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION Under and by virtue of the Power of Sale con-tained in Deed to Secure Debt with Power of Sale given by John Yeend, Truste 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 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 safe on the inst fuesday 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 whet de waven by Deahester 8, descented Lot 17 of Deer All 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 con-using concerned bescription of the above con-

and accurate description of the above con-veyed property. The debt secured by said Security Deed is evi-denced by a promissory note, dated November 30, 2009, from 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 in favor of Susan F. Thompson in the origi-nal 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 of, among other possible events of default.

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-oble occuritients this therm declared foreclos-

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 de-scribed real property will be sold to the highest and best bidder 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 of intent to collect attorney's fees (notice 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 dis-closed by an accurate survey and inspection of your property, any assessments, liens, en-cumbrances, 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 Yeend, Truste 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-ruptcy Code, the final confirmation and audit of the status of the loan with the holder of the security deed.

of the status of the loan with the holder of the

of the status of the loan with the holder of the security deed. Susan F. Thompson as Attorney-in-Fact for John Yeend, Truste 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 THIS LAW FIRM IS ATTEMPTING TO COLLECT A

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. County, Georgia records. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above described

property. Subject to all easements and restrictions of 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, Georrai records.

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-Subject to an easement to blue huge 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 subdivi-sion roads for ingress and egress to the above described upment.

sion 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 Se-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 at-torneys' fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable),

which are a lien, but not yet due and päyable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of Grantee, the above de-scribed property is in the possession of Randy Payne, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. Raymond and Cindy DeBattista As Attorney in Fact for which are a lien, but not yet due and payable).

As Attorney in Fact for Randy Payne N(Apr5,12,19,26)

NAME: 51.219.2018 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 ASSOCIA-TION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original prin-cipal amount of \$88,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Court-house within the legal hours of sale on the first Tuesday in May, 2017, the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND IN THE 16TH DISTRICT, IST SECTION AND LAND LOT 132 IN 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 indehtedness 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 ex-penses of this sale, as provided in the Deed to for the purpose of paying the same and all ex-penses 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 having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorged Nate, and ic the current sectiones of 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 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 0.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, N.A. may be contacted at: JPMORGAN CHASE BANK, N.A. 333 RIDGEPOINT DRIVE, IRVING, TX 75063, 866-550-5705. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend that, pursuant to 0.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 sub-ject property known as 6103 ROBERTS LN, BLAIRSVILLE, GEORGIA 30512 is/are: ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN or toport/femants. Said expendit will be celd J HERNDEN AND MARY ELLEN KITE-HERNDEN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zon-ing ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not covenants, etc. Ine 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 sta-tus of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regard-ing 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 Ioan as provided in the preceding paragraph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for ROBERT J HERNDEN 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. 0000005616636 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. N(Apr5,12,19,26)8 N(Apr5,12,19,26)B

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

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 Atlanta, GA 30346 770-220-2535/SJ shapiroandhasty.com \*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N/der5121;82018

tified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the fan

sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any ex-tensions 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. 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 redemp-tion, 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 antice purchase price in accordance of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will

HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mort-gagor 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 are all amounts due unat the time of service of this notice of certain and foreclosure sale, or all amounts due un-der the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of 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, advertis-ing 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 in-curred for title and lien record searches, the necessary out-of-pocket costs incurred by necessary out-of-pocket costs incurred by the Foreclosure Commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the ad-dress of the Foreclosure Commissioner provided below. Shapiro Pendergast & Hasty, LLP

PHILIP HASTY FORECLOSURE COMMISSIONER 211 Perimeter Center Parkway, N.E. Suite 300 Atlanta, GA 30346 770-220-2535/HG

- TIO-220-2337/nd 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 FEO MOSI

[FC-NOS]



