## North Georgia News

Legal Notices for April 6, 2016

NOTICE OF SALE
Notice of Sale Under Georgia Self Storage
Act: Georgia Code Section 10-4-210 to 10-4215. Auction of Misc. Goods in Storage Units
belonging to the following: Unit #17 Angela
Hughes, and Unit #40 Dana Henson. Sold to Hughes, and Unit #4U Dana Henson. Sold to the highest bidder on April 15, 2016, 9:30am, at Able Mini Storage, 1376 Hwy. 515E, Blairs-ville, Union County, GA. 706-745-8834. Tenants have the right to redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids.

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Edward H. Nathan.

RE: Estate of Edward H. Nathan, All debtors and creditors of the estate of Edward H. Nathan, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 23rd day of February, 2016.

By: Joe Ann Nathan 608 Self Mountain Rd Blairsville, GA. 30512

IN THE PROBATE COURT

NOTICE OF SALE

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF DEBORAH LYNN MURRELL, DECEASED

ESTATE NO. 16-27
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Jennifer M. Jarrard has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Deborah Lynn Murrell, 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. §53-12-351.) All integrated parties are hardy untified. certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before April 11, 2016. All pleadings/objec-tions must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objecmust be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

PROBATE JUDGE

By: Kristin Stanley.

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

IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
MICHAEL JOSEPH HUGHES, DECEASED

PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE Michael Charles Hughes has petitioned to be appointed Administrator(s) of the estate of Michael Joseph Hughes, deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and forth the grounds of any such objections, and must be filed with the court on or before April must be filed with the court on or before April 11, 2016. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. tion may be granted without a hearing. Dwain Brackett

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Ste. 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Mar16,23,30,Apr6)B

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Andrew Brantford Dyer,
All debtors and creditors of the estate of Andrew Brantford Dyer, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 10th day of March, 2016.
By: Joan M. Dyer
3110 Hwy 180
Rairsville GA 30512

STATE OF GEORGIA UNION COUNTY

UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gwendolyn H. Cleland,
All debtors and creditors of the estate of
Gwendolyn H. Cleland, deceased, late of Union
County Gwendolyn H. Cleland, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of February, 2016.

By: Cheryl Cleland Groover 2715 Muskogee Ln. Braselton, GA 30517 N(Mar16,23,30,Apr6)B STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Zeno V. Brown,
All debtors and creditors of the estate of Zeno
V. Brown, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 7th day of March, 2016.
By: Trudy Farabee
192 Worley Dr. 192 Worley Dr. Blairsville, GA. 30512

UNION COUNTY

STATE OF GEORGIA

UNION COUNTY

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Verdie Mae Anderson (A/K/A Verda Anderson), All debtors and creditors of the estate of Ver-die Mae Anderson (A/K/A Verda Anderson), deceased, late of Union County, Georgia, are

deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 10th day of March, 2016.

By: Richard (Ricky) Anderson
182 Anderson Rd.

Blairsville, GA. 30512 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 hughes cook, deceased, fate 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 15th day of March, 2016. By: Joan Cook Sullivan 70 Cook Dr. Blairsville, GA. 30512 N(Mar23,30,Apr6,13)E

STATE OF GEORGIA

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 Walter 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). This 15th day of March, 2016.

By: James Richard Spivia 26 Spiva Cove Rd. Blairsville, 6A 30512

Michael Benjamin Spivia 44 Farm Dr. Blairsville, GA 30512 Blairsville, GA 30512 N(Mar23,30,Apr6,13)B

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

MOTICE 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
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 21st day of March, 2016.
By: Joseph C. Thomas, Jr.
235 Pharr Rd. NE, Apt. 1711
Atlanta. GA 30305 Atlanta, GA 30305

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

MOTICE 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
the law, and all persons indebted to said estate 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, El 34986 Port St. Lucie, FL 34986 N(Mar30,Apr6,13,20)B

NOTICE OF PETITION TO CHANGE NAME

Notice is hereby given that Matthew Cody Matheson, the undersigned petitioner, has filed a petition to the Superior Court of Union County, Georgia, on March 29, 2016, praying for a change in the name of petitioner from Matthew Cody Matheson to Matthew Cody Henry. Notice coup mameson to Mattnew Gody Henry, Notice is hereby given pursuant to law to any interested 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 filling of said petition. This 29th day of March, 2016 Matthew Cody Matheson, Petitioner 571 Big Sky Road

571 Big Sky Road Blairsville, GA 30512

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 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 30th day of March, 2016. By: Stokley L. Martin 144 Blue Spruce Dr. Blairsville, GA 30512

NOTICE OF INTENT TO DISSOLVE Notice is given that a notice of intent to dis-solve Wendy L Smith MD PC, dba 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

PROPOSED DRAFT ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2016/STATE FISCAL \*NOTICE OF PUBLIC COMMENT PERIOD\*\*\*

The public is encouraged to provide comments on the State of Georgia Department of Community Affairs DRAFT Annual Action Plan for munity Affairs DRAFT Annual Action Plan for FFY2016 (July 1, 2016 – June 30, 2017) The HUD Annual Action Plan is required to receive federal funds for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs.

The Plan draft includes community and housing priorities for the use of the above funds; poals of the priorities. citizen participation/ goals of the priorities, citizen participation, consultation, housing needs assessment for the homeless, and the investment of resources to meet these needs and any minor amend-ments. It also provides a strategy for meeting the identified needs, addressing barriers to fair housing and lead-based paint hazards, non-housing community development plan, and anti-poverty strategies.

The State is in the fourth year of the Consolidated Plan. The draft Annual Action Plan specifically details how CDBG, HOME, ESG, and HOPWA annual funding allocations will be used to carry out the strategy of the Consoli-A copy of the draft FFY2016 Annual Action Plan will be available for public comment on April 1, 2016 after 5:00 PM. The comment period ends on May 1, 2016.

Submit comments and request a copy of the plan in writing or by email: Department of Community Affairs
ATTN: ANNUAL ACTION PLAN PUBLIC COM-60 Executive Park South Atlanta Georgia housingplanning@dca.ga.gov
View and Download the Plan: http://www.dca.
ga.gov/communities/CommunityInitiatives/

ga.gov/communites/communityinitiatives/ programs/Consolidated/Plan.asp. DCA complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabili-tation Act of 1973. Individuals with disabilities who are may need auxiliary aids or special modification to participate in the public com-ment process should call (404) 679-4840. Upon request this document can be translated Perrequest this document can be translated. Persons needing translation for the Annual Action Plan may contact the Housing and Finance Plan de acción anual ANTEPROYECTO

AVISO DE PERÍODO DE COMENTARIOS Se invita al público a formular comentarios sobre el Estado de Departamento de Asuntos

FEDERAL EJERCICIO 2016 / ESTADO EJERCI-

Comunitarios de Georgia proyecto de plan de acción anual para FFY2016 (1 julio 2016 hasta

acción anual para FFY2016 (1 julio 2016 hasta 30 junio 2017). El plan de acción anual de HUD se requiere para recibir fondos federales para el Desarrollo Comunitario (CDBG), Asociación para Inversiones (HOME), soluciones de emergencia Grant (ESG) y Oportunidades de Vivienda para Personas con SIDA (HOPWA Programas). El proyecto de Plan incluye prioridades de la comunidad y de vivienda para el uso de los fondos anteriores; objetivos de las prioridades, la narticinación de los ciudadanos / consulta, la participación de los ciudadanos / consulta evaluación de las necesidades de vivienda para las personas sin hogar, y la inversión de recur-sos para satisfacer estas necesidades y por las enmiendas menores. También proporciona una estrategia para satisfacer las necesidades identificadas, frente a los obstáculos a la vivi-enda justa y peligros de la pintura a base de plomo, el plan de desarrollo de la comunidad no residencial, y las estrategias de lucha con-El Estado está en el cuarto año del plan con-

El Estado está en el cuarto año del plan consolidado. El borrador del Plan de Acción Anual detalla especificamente cómo CDBG, HOME, las asignaciones de fondos anual de ESG, y HOPWA será utilizado para llevar a cabo la estrategia del plan consolidado. Una copia del proyecto de Plan de Acción Anual FFY2016 estará disponible para comentario público sobre 1 de abril de, el año 2016 después de las 5:00 AM. El periodo de comentarios termina el 1 de mayo de 2016. Presentar comentarios y solicitar una copia del plan por escrito o por correo electrónico: Departamento de Asuntos de la Comunidad Departamento de Asuntos de la Comunidad Atención: COMENTARIOS PÚBLICOS plan de 60 Executive Park Atlanta Georgia del Sur

Ver y descargar el programa: http://www.dca.ga.gov/communities/Com-munityInitiatives/programs/ConsolidatedPlan.

housingplanning@dca.ga.gov

asp.

DCA cumple con el Título II de la Ley de
Americanos con Discapacidades de 1990 y la
Ley de Rehabilitación de 1973. Las personas
con discapacidad que sean pueden necesitar
ayudas auxiliares o modificación especial
para participar en el proceso de comentarios
públicos deben llamar al (404) 679 a 4.840. A
medida este documento puede ser traducido. pedido este documento puede ser traducido. Las personas que necesiten traducción para el plan de acción anual pueden comunicarse con la División de Finanzas y Vivienda, Planificación y Política. 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 petitioned (for Letters of Administration) to be appointed Administrator 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 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 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 tions, unless you quainy to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

DROBATE HIDGE DWAIN BYACKET
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF VENICIA HENRIETTA DAVENPORT, DECEASED

AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON March 25, 2016, REQUIRING

THE FOLLOWING: THE FULLOWING.
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

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 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 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

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 Petities about a set he sevential. tion should not be granted. All objections to the Petition must be in writ-

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition

later date. It no objections are filed 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 Telephone Number N(Mar30,Apr6,13,20)B

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF KIMBERLY FLEMING, DECEASED PETITION FOR LETTERS OF ADMINISTRATION

Jeffery A. Fleming has petitioned to be ap-pointed Administrator(s) of the estate of Kim-

penerry A. Freining has penulned us 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 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 filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may 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 Telephone Number N(Apr6,13,20,27)B IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF GEORGE F. QUINN, DECEASED **ESTATE NO. 16-42** PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
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
interested parties are hereby notified to show
cause why said petition should not be granted.
All objections to the petition must be in writino. setting forth the grounds of any such obing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before May 2, 2016. All pleadings/objections must be signed before a notary public or be-fore a probate court clerk, and filing fees must tore a probate court cierk, and filing tees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/felephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Dwain Brackett** PROBATE JUDGE

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

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 Edward J eski 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 dr/ba 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 Electronic Registration Systems, Inc., as nomi-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 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 DOLLARS (\$247.500.00), with interest thereon in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the holder of the Security Deed to the property in accordance with OGGA § 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 known as 404 Rocky Circle, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Edward J Seneski and Florence L Seneski McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHBIT "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 Secters of Lience Lander County County of Union, and is described herein is situated in the State of Georgia, County of Union, and is described herein is situated in the State of Georgia (December 1) the Secters of Lience County Georgia (December 1) the Secters of Lience County Georgia (December 1) the Secters of Lience County Georgia (Dece

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 191 MR/gmc 5/3/16 Our file no. 564616 - FT2

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

H. JUHNSUN ("Grantor") to KENNETH JENKINS
("Grantee"), dated OCTOBER 2, 2015, recorded
OCTOBER 7, 2015, in DEED BOOK 1019, PAGE
444-445, Union 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. 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 on the first Tuesday in May, 2016, the following described real property to with described real property to wit:

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 20/20/2019, and being more fully described as 03/29/2010, and being more fully described as follows: 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 8.66 feet: N 74 28 12 E 31.03 feet N 74 28 12 E 38.02 feet; N 74 28 12 E 1.78 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 78.64 feet; S 19 37 45 W 39.75 feet; S 71 20 44 W 31.04 feet; S 71 20 44 W 126.74 feet; N 89 44 09 E 9.89 feet; N 89 44 09 E 12.03 feet; N 80 45 09 E 9.89 feet to the TRUE POINT OF BEGINNING. The property is subject to the road easements

The property is subject to the road easements as shown on said plat. 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, Italian Courts agreed (1). History Courts agent (1). page 401, Union County records.
The property is subject to the Easement Deed 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.

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

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
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given). 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), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Deed first set out above.

To the best knowledge and belief of Grantee, the above described property is in the possession of Marty R. Johnson, or a tenant or ten-ants, and will be sold subject to the outstand-

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

Security Deed executed by Michael Spear and Tricia Spear to Mortgage Electronic Registration Systems, Inc. as nominee for Cardinal Financial 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 been last sold, assigned, transferred 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 sepursuant to said Deed and Note thereby seindebtedness 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

GOOT IN SAID COUNTY, SEN AT PUDNIC OUTCRY TO THE HIGHEST BIDDIES OF SAIS, THE PROPERTY DESCRIBED IN SAIS OF SAIS, THE PROPERTY OF THE ROAD SAIS OF THE PROPERTY OF THE ROAD SAIS OF THE PROPERTY OF THE ROAD EAST OF THE ROAD SAIS OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE ROAD EAST OF THE PROPERTY IS SUBJECT TO THE THE PROPERTY IS THE PROPER

MOUNTAIN EMC RECORDED IN DEED BOOK 152
PAGE 726 AND IN DEED BOOK 177 PAGE 199
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, encumbrances, zoning ordinances, restrictions,
covenants, and matters of record superior to
the Security Deed first set out above.
The proceeds of said sale will be applied to nie security ueed nist set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law

provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession Michael Spear, a/k/a Michael Robert Spear, Tricia Spear, a/k/a Tricia L. Calise a/k/a Tricia Spear Calise a/k/a Tricia Lynn Calise a/k/a Tricia Lynn Spear Calise a/k/a Tricia 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 or temant(s).

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 Addina, GA 30341
770-220-2535/KLM
shapiroandhasty.com
\*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 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 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 band and but bollans (\$30,000.00), 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 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 inby law, including attorney's fees (notice of in-tent to collect attorney's fees having been giv-en). 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 accurate survey and inspection of the propin 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 McCalla Raymer, LLC 1544 Old Alabama Road 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 description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to those covenants running with the land dated 8/11/83 and recorded ning 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 grante, grantee's heirs, assigns and successors, all of those continuassigns and successors, and nines continu-ing and non-exclusive common roadways, utility and other easements and rights set forth in said covenants. In the event the sub-ject parcel constitutes a "UNIT", as defined in said covenants, then the subject parcel herein conveyed shall be subject to a continuing Roof Newbaye Recement as provided in said cov-Overhang Easement as provided in said covoverlang casement as provided in said 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

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 Vanderbilt 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 outery, during the legal amount of \$40,594.00, tnere will be soid by the undersigned at public outery, during the legal hours of sale before the doors of the Courthouse 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:

N(Apr6,13,20,27)B

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 Plat Book 63, Page 36, Union County, Georgia records, said plat being incorporated herein by reference and made a part hereof, reserving

reference and made a part nereor, reserving 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 an enforce provisions for collection of and Note of Borrower. Notice has been given 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.

and the remainder, if any, shall be applied as provided by law. Said property shall 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. matters of record superior to the security beed 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 responsible, amend or modify the terms of the

negotiate, amend or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the property is Michael B. Anderson and Jessica K. Anderson or a tenant or tenants and said property is more commonly known as 554 NC Pinelog Church Rd, Unincorporated Union County

Church Rd, Unincorporated Union County, Georgia.

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.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 SHOULD BE

THE ASSOCIATED DED TOWER IS FOR INFOR-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

Suite 202 Alpharetta, Georgia 30022 (770)777-4778

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 outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (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). Holiday, in which case being the first Wednesday of said month), the following described and the state including 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. and made a part hereor.
The property is subject to the overhead utilities easement as shown on said plat.
The property is subject to the road easements as shown 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.
The debt secured by said Security Dead has

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

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.

Jason C. Flott and House St. March School 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 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 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 redemption of any taxing authority, (d) any matthe injustion of any taxing adulatory, (u) any inter-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) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with

certain procedures regarding the rescission of iudicial and non-iudicial sales in the State of Georgia, the Deed Under Power and other fo closure documents may not be provide final confirmation and audit of the status of Branch Banking and Trust Company as agent and Attorney in Fact for Jason C. Plott and Robin D. Plott the loan as provided immediately above. Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Pied-mont Road, N.E., Suite 500, Atlanta, Georgia

30305, (404) 994-7400.

the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for

303US, (4U4) 9344-74UU. 1207-654A 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 UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina 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 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 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. LAND LYING AND BEING IN THE 91H DISTRICT, ST 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, 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 ABOVE DESCRIBED PROPERTY.
P.I.D#: 051054-A
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 1ST SECTION, LAND LOT 79, OF UNION COUNTY,

purposes of paying the Security beed, 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 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 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 Pursuant to U.G.A. Section 44-14-162.2, 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 ing, NJ 08618, 800-223-6527. The Toregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor 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. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the

holder of the Security Deed.
Albertelli Law
Attorney for LOANDEPOT.COM, LLC as
Attorney in Fact for Clayton Mason and Kris-100 Galleria Parkway, Suite 960 100 daileria 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.

04/06/2016, 04/13/2016, A-4568772 04/20/2016, 04/27/2016 NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA

COUNTY OF UNION

16-001236

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 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 to the Urder of Dismissal dated February 25, 2016 in Case No. 15-20921-jrs, United States Bankruptcy Court, Northern District of Georgia; the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courth agreed Living Courts of the Courth agreed Living Courts of the States Cou 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 property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING 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 SURVEYING CO., DATED APRIL 25, 2011 AND FILED AND RECORDED AT PLAT BOOK 64, PAGE 45, UNION COUNTY, GEORGIA RECORDS, WHICH

45, UNION COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. SHOWN ON ABOVE REFERENCED PLAT OF SUR-VEY. ALSO CONVEYED HEREWITH IS A RIGHT OF WAY

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, GA 30512

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

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 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 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. By reason of this default, the Security Deed. By reason of this default, the Security Deed has been declared foreclosable accord-

Deed has 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: opssible redemofollowing: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive 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. 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.

Park Sterling Bank, successor by merger to
Citizens South Bank, as successor in interest

to Bank of Hiawassee, as Attorney-in-Fact for to Bank of Hiawassee, as Attori Libby Duncan Shook. M. Todd Westfall, Esquire Howick, Westfall & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway 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 TAY SALE DEED OF TAX SALE DEED OF TAX SALE DEED
(OCGA § 48-4-45, ET SEQ.).
TAKE NOTICE THAT:
This is a Notice pursuant to OCGA § 48-4-46
to Foreclose the Equity of Redemption for Tax

to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described property, to wit. All that tract or parcel of land lying and being 1 acre, 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 way line of lyy 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; 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 lyy 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, Paue 575. Union County Records. Mamie Hood by E.C. Hemphill on November 16, 1965, said deed being recorded in Deed Book V, 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 Page 212.

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 Lane Law Firm, P.C. Ine Lance Law Hirm, P.C.
57 Sears Way
Blairsville, GA 30512
PLEASE BE GOVERNED ACCORDINGLY.
The Lance Law Firm, P.C.
Jack Lance, Jr.
Attorney for D & T Rentals of Union County
Georgia Bar No. 206841

57 Sears Way Blairsville, GA 30512