

# North Georgia News

## Legal Notices for July 19, 2017

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Timothy Milton Swartz,  
All debtors and creditors of the estate of Timothy Milton Swartz, 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 20th day of June, 2017.  
By: Thomas Edward Swartz Jr.  
PO Box 462  
Blairsville, GA 30514  
NJul19,26,Jul12,19J

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Jonathan Paul Donnelly Sr.,  
All debtors and creditors of the estate of Jonathan Paul Donnelly Sr., 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 20th day of June, 2017.  
By: Sally Ann Donnelly  
6 Safe Harbor Dr., #C1  
Ocean City, NJ 08226  
NJul19,26,Jul12,19J

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Marvin Gentry Dills,  
All debtors and creditors of the estate of Marvin Gentry Dills, 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 20th day of June, 2017.  
By: Robert R. Rogers  
9429 Blue Ridge Hwy.  
Blairsville, GA 30512  
NJul19,26,Jul12,19J

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of James Edwin Bishop Jr.,  
All debtors and creditors of the estate of James Edwin Bishop Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 22nd day of June, 2017.  
By: Deborah B. Steed  
308 Gray Rd.  
Blairsville, GA 30512  
NJul19,26,Jul12,19J

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Roy Jack Anderson,  
All debtors and creditors of the estate of Roy Jack Anderson, 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 19th day of June, 2017.  
By: Richard ("Ricky") Anderson  
182 Anderson Rd.  
Blairsville, GA 30512  
NJul19,26,Jul12,19J

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Minnie Iola Allison,  
All debtors and creditors of the estate of Minnie Iola Allison, 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 June, 2017.  
By: Robert A. Allison, Jr.  
372 Stablagade Dr.  
Blairsville, GA 30512  
NJul19,26,Jul12,19J

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS**  
**STATE OF GEORGIA  
COUNTY OF UNION**  
The undersigned does hereby certify that Joyce Clair conducting a business as Joyce Clair Art in the City of Blairsville County of Union in the State of Georgia, under the name of Joyce Clair Art, is a legal business. The business is creating and selling art & crafts and art instruction and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Joyce Clair, 13173 Spring Cover Road, Blairsville, GA 30512.  
NJul12,19J

**IN THE SUPERIOR COURT OF UNION COUNTY  
STATE OF GEORGIA**  
Petitioner: Holly Stephens and  
Respondent: Tyler Stephens  
Civil Action File No. 17-CV-207-SG  
**NOTICE OF FILING PETITION FOR DIVORCE**  
TO: Tyler Stephens  
Pursuant to an Order of Publication signed by the Honorable N. Stanley Gunter on June 16, 2017, you are hereby notified that a Petition for Divorce has been filed in the Superior Court of Union County, Georgia, on June 22, 2017, a Petition which seeks to Obtain A Divorce.  
Generally, the Petition alleges that Petitioner is seeking a divorce from you.  
You may obtain a copy of this Petition from the Clerk of Superior Court of Union County, located at 65 Courthouse Street, Blairsville, GA 30512.  
After you review the Petition, you must file your written answer and objections to the Petition with this Clerk of Superior Court. You must also serve a copy of your answer upon the Petitioner, whose address is as follows: 864 Platt Town Road, Young Harris, GA 30582.  
Your answer must be made within sixty (60) days of the date of the Order for Service by Publication.  
Signed this 22 day of June, 2017  
July Odum, Clerk Superior Court of Union County  
NJul19,26,Jul12,19J

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
DONALD C. WINTERMUTE SR., DECEASED  
ESTATE NO. 17-69  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Douglas G. Wintermute has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Donald C. Wintermute Sr., 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 July 24, 2017. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections 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  
NJul19,26,Jul12,19J

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Richard Alonzo McTyre,  
All debtors and creditors of the estate of Richard Alonzo McTyre, 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 June, 2017.  
By: Robert A. McTyre  
1119 Silver Hill  
Bonaire, GA 31005  
NJul19,26,Jul12,19J

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Barbara A. Hogan,  
All debtors and creditors of the estate of Barbara A. Hogan, 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 11th day of July, 2017.  
By: Patricia M. McElhorne  
208 Herada St.  
St. Augustine, FL 32080  
NJul19,26,Jul12,19J

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Lila Lowe Juhlin,  
All debtors and creditors of the estate of Lila Lowe Juhlin, 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 28th day of June, 2017.  
By: Sandra J. Holt  
51 Roxanne Ln.  
Blairsville, GA 30512  
NJul19,26,Jul12,19J

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
CHRISTINE C. PYSHOS, DECEASED  
ESTATE NO. 17-72  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Karen Young has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Christine C. Pyschos, 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 August 14, 2017. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections 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  
NJul19,26,Jul12,19J

**NOTICE**  
(For Discharge from Office and all Liability)  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF ANGELA P. STOKES FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF RONNIE DALE BROWN, DECEASED.  
To whom it may concern:  
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before July 31, 2017.  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett  
Probate Judge  
By: Kristin Stanley  
Probate Court Clerk  
65 Courthouse Street  
Blairsville, GA 30512  
(706) 439-6006  
NJul19J

**NOTICE OF APPLICATION FOR MERGER OF BANK HOLDING COMPANIES**  
United Community Banks, Inc., Blairsville, Union County, Georgia intends to apply to the Federal Reserve Bank for permission to merge with another banking holding company. Four Oaks Fincorp, Inc., Four Oaks, Johnston County, North Carolina. United Community Banks, Inc. intends to acquire control of Four Oaks Bank & Trust Company, Four Oaks, Johnston County, North Carolina. The Federal Reserve considers a number of factors in deciding whether to approve the application including the record of performance of banks we own in helping to meet local credit needs.  
You are invited to submit comments in writing on this application to the Federal Reserve Bank of Atlanta, 1000 Peachtree Street N.E., Atlanta, Georgia 30309-4470, or the Georgia Department of Banking and Finance, 2990 Brandywine Road, Suite 200, Atlanta, Georgia 30341-5565. The comment period will not end before August 10, 2017 and may be somewhat longer. The order of procedures for processing applications may be found at 12 C.F.R. Part 262. Procedures for processing protested applications may be found at 12 C.F.R. 262.25. To obtain a copy of the Federal Reserve Board's procedures, or if you need more information about how to submit your comments to the Federal Reserve on the application, contact Chappelle Davis, Assistant Vice President, at (404) 498-7278. If you need more information about how to submit your comments to the Georgia Department of Banking and Finance, contact the Georgia Department of Banking and Finance, at (770) 396-1633. The Federal Reserve and the Georgia Department of Banking and Finance will consider your comments and any request for a public meeting or formal hearing on the application if they are received in writing on or before the last day of the comment period.  
NJul19J

**NOTICE OF SALE**  
Notice is given that Q-bicals Self Storage a division of RKD Ventures, Inc. will sell the contents of rental unit 36 said contents belonging to Trisha Gross. Said sale shall take place on August 11, 2017 at 9 a.m. outside the unit at 26 Loudermilk Road, Blairsville, GA.  
NJul19,26,Jul12,19J

**NOTICE OF BANK MERGER APPLICATION**  
Notice is hereby given that application has been made by United Community Bank, 125 Highway 515 East, Blairsville, Union County, Georgia to the Federal Deposit Insurance Corporation for approval of the merger of Four Oaks Bank & Trust Company, 6114 U.S. 301 South, Four Oaks, Johnston County, North Carolina into United Community Bank. It is contemplated that all offices of the above-named institutions will continue to be operated. Any person wishing to comment on this application may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at the FDIC office located at 10 Tenth Street, NE, Suite 800, Atlanta, Georgia 30309-3906, or the Georgia Department of Banking and Finance, 2990 Brandywine Road, Suite 200, Atlanta, Georgia 30341-5565 not later than August 18, 2017. The nonconfidential portions of the application are on file at the appropriate FDIC office and are available for public inspection during regular business hours. Photocopies of the nonconfidential portion of the application file will be made available upon request.  
NJul19,26,Jul12,19J

**NOTICE**  
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on July 31, 2017, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.  
Christy Hughes Unit C31  
This auction will be a cash sale to the highest bidder and disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.  
NJul19,26,Jul12,19J

**NOTICE**  
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on July 31, 2017, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.  
Richard Kelly Unit E16  
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.  
NJul19,26,Jul12,19J

**ANNOUNCEMENT FOR GMCRC WORKFORCE DEVELOPMENT BOARD MEETING**  
The Georgia Mountains Regional Commission, Workforce Development Board will meet on July 27, 2017 at 4:00 p.m. The meeting will be held at the Civic Center located at 201 West Savannah Street Clayton, GA 30525.  
NJul19J

**IN THE JUVENILE COURT OF Union County  
STATE OF GEORGIA**  
IN THE INTEREST OF:  
M.A.  
DOB: 10-09-2013  
SEX: MALE  
CHILD UNDER THE AGE OF EIGHTEEN  
CASE NO. 144-17J-61A  
NOTICE OF DEPENDENCY HEARING  
TO: TERRY CHRIS ANDERSON, FATHER OF THE ABOVE-NAMED CHILD  
By Order for Service by Publication dated the 5th day of July, 2017, you are hereby notified that on the 28th day of June, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to O.C.G.A. § 15-111-39.2 on the 2nd day of August, 2017, at 11:00 a.m., at the Towns County Courthouse, Hiwassee, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The child shall appear personally before this Court at the provisional hearing. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 30th day of August, 2017, at 9:00 a.m., at the Towns County Courthouse, Hiwassee, Georgia.  
The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 5th day of July, 2017.  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
NJul12,19,26,Jul12,19J

**NOTICE OF SALE UNDER POWER  
STATE OF GEORGIA  
COUNTY OF UNION**  
By virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, 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 courthouse of Union County, Georgia, on August 1, 2017, 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, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING .100 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.  
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 in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Center FSB, PO Box 77404, Ewing, NJ 08628, 800-223-6527. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. 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 Kristina Mason 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: James E. 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. JEA - 17-012368 A-4623256 07/05/2017, 07/12/2017, 07/19/2017, 07/26/2017  
NJul12,19,26,Jul12,19J

**NOTICE OF SALE UNDER POWER  
STATE OF GEORGIA  
COUNTY OF UNION**  
By virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, 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 courthouse of Union County, Georgia, on August 1, 2017, 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, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING .100 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.  
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 in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Center FSB, PO Box 77404, Ewing, NJ 08628, 800-223-6527. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. 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 Kristina Mason 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: James E. 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. JEA - 17-012368 A-4623256 07/05/2017, 07/12/2017, 07/19/2017, 07/26/2017  
NJul12,19,26,Jul12,19J

**NOTICE OF SALE UNDER POWER  
STATE OF GEORGIA  
COUNTY OF UNION**  
By virtue of the Power of Sale contained in that certain Security Deed given from James A. Edison to Branch Banking and Trust Company, dated 08/14/2006, recorded 08/16/2006 in Deed Book 662, Page 399, Union County, Georgia records, and as modified, said Security Deed having been given to secure a Note of even date in the principal amount of SEVENTY-SIX THOUSAND AND 00/100 DOLLARS (\$76,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in August 2017 by Branch Banking and Trust Company, as Attorney in Fact for James A. Edison, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 80, 81, 100 & 101, 9TH DISTRICT, 1ST SECTION, UNION COUNTY RECORDS, BEING LOT 125 CONTAINING 1.388 ACRES OF FOX LAKE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC DATED 7/6/06, AS RECORDED IN PLAT BOOK 58, PAGES 230-235, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN DEED BOOK 648, PAGE 710, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 650, PAGE 3, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 657, PAGES 152-164, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES, IF ANY; THE PROPERTY IS SUBJECT TO THAT CERTAIN RIGHT OF WAY IN FAVOR OF UNION COUNTY, GEORGIA FOR "OLD SMYRNA ROAD", AS THE SAME MAY AFFECT THE FOREDESCRIBED PROPERTY AND AS SET FORTH IN THAT RIGHT OF WAY DEED DATED FEBRUARY 17, 1992, AND RECORDED IN DEED BOOK 192, PAGE 162, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THAT RIGHT OF WAY AND EASEMENT FOR THAT ROAD NOW KNOWN AS RIZZITELLO LANE AS SET FORTH IN AN EASEMENT DEED NOVEMBER 6, 1979, AND RECORDED IN DEED BOOK 123, PAGE 163, OF THE UNION COUNTY RECORDS; THE PROPERTY IS SUBJECT TO THE ROAD RIGHT OF WAY, IF ANY, FOR IVY LOG ROAD, A PRESENTLY EXISTING 20 FOOT WIDE ASPHALT ROADWAY; NOTHING CONTAINED HEREIN, NOR BY THE DELIVERY AND ACCEPTANCE HEREOF, SHALL BE DEEMED BY GRANTORS NOR GRANTEE TO BE AN ACKNOWLEDGEMENT, AN ACQUESCENCE OR RECOGNITION OF THE 100 FOOT WIDE R/W FOR IVY LOG ROAD SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY AS BEING "PER UNION COUNTY ROAD DEPARTMENT". ALSO CONVEYED HEREIN ARE THE FOLLOWING: (A) ALL RIGHTS OF GRANTORS IN AND TO THE USE OF THE ROAD RIGHT OF WAY FOR RIZZITELLO LANE AS RESERVED IN THAT CONVEYANCE OF EASEMENT DATED NOVEMBER 6, 1989, RECORDED IN DEED BOOK 123, PAGE 163 OF THE UNION COUNTY RECORDS. (B) ALL OF THE GRANTOR'S RIGHTS AND INTERESTS IN AND TO THAT PORTION OF LAND LYING WITHIN THAT 100 FOOT WIDE R/W FOR IVY LOG ROAD SHOWN ON THE ABOVE REFERENCED PINT OF SURVEY AS BEING "PER UNION COUNTY ROAD DEPARTMENT", AND LYING NORTH AND NORTHEAST OF THE CENTERLINE OF IVY LOG ROAD, SUBJECT ONLY TO ANY ACTUAL, LAWFUL ROAD RIGHT OF WAY FOR SAID ROAD THROUGH THE PROPERTY HEREIN CONVEYED; SAID CONVEYANCE IS ONLY FOR SAID LAND APPURTENANT TO ABOVE DESCRIBED LOT. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is James A. Edison or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, DR/L/MLU/Mortgage Default Group, 7701 Airport Center Dr, MC 527-99-04-15, Greensboro, NC 27409 TEL 866-909-4852. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.  
NJul12,19,26,Jul12,19J

**NOTICE OF SALE UNDER POWER  
STATE OF GEORGIA  
COUNTY OF UNION**  
By virtue of the Power of Sale contained in that certain Security Deed given from James A. Edison to Branch Banking and Trust Company, dated 08/14/2006, recorded 08/14/2016 in Deed Book 662, Page 408, Union County, Georgia records, and as modified, said Security Deed having been given to secure a Note of even date in the principal amount of FIFTY THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS (\$50,350.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in August 2017 by Branch Banking and Trust Company, as Attorney in Fact for James A. Edison, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 80, 81, 100 & 101, 9TH DISTRICT, 1ST SECTION, UNION COUNTY RECORDS, BEING LOT 35 CONTAINING 1.004 ACRES OF FOX LAKE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC DATED 7/6/06, AS RECORDED IN PLAT BOOK 58, PAGES 230-235, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN DEED BOOK 648, PAGE 710, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 650, PAGE 3, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 657, PAGES 152-164, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES, IF ANY; THE PROPERTY IS SUBJECT TO THAT CERTAIN RIGHT OF WAY IN FAVOR OF UNION COUNTY, GEORGIA FOR "OLD SMYRNA ROAD", AS THE SAME MAY AFFECT THE FOREDESCRIBED PROPERTY AND AS SET FORTH IN THAT RIGHT OF WAY DEED DATED FEBRUARY 17, 1992, AND RECORDED IN DEED BOOK 192, PAGE 162, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THAT RIGHT OF WAY AND EASEMENT FOR THAT ROAD NOW KNOWN AS RIZZITELLO LANE AS SET FORTH IN AN EASEMENT DEED NOVEMBER 6, 1979, AND RECORDED IN DEED BOOK 123, PAGE 163, OF THE UNION COUNTY RECORDS; THE PROPERTY IS SUBJECT TO THE ROAD RIGHT OF WAY, IF ANY, FOR IVY LOG ROAD, A PRESENTLY EXISTING 20 FOOT WIDE ASPHALT ROADWAY; NOTHING CONTAINED HEREIN, NOR BY THE DELIVERY AND ACCEPTANCE HEREOF, SHALL BE DEEMED BY GRANTORS NOR GRANTEE TO BE AN ACKNOWLEDGEMENT, AN ACQUESCENCE OR RECOGNITION OF THE 100 FOOT WIDE R/W FOR IVY LOG ROAD SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY AS BEING "PER UNION COUNTY ROAD DEPARTMENT". ALSO CONVEYED HEREIN ARE THE FOLLOWING: (A) ALL RIGHTS OF GRANTORS IN AND TO THE USE OF THE ROAD RIGHT OF WAY FOR RIZZITELLO LANE AS RESERVED IN THAT CONVEYANCE OF EASEMENT DATED NOVEMBER 6, 1989, RECORDED IN DEED BOOK 123, PAGE 163 OF THE UNION COUNTY RECORDS. (B) ALL OF THE GRANTOR'S RIGHTS AND INTERESTS IN AND TO THAT PORTION OF LAND LYING WITHIN THAT 100 FOOT WIDE R/W FOR IVY LOG ROAD SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY AS BEING "PER UNION COUNTY ROAD DEPARTMENT", AND LYING NORTH AND NORTHEAST OF THE CENTERLINE OF IVY LOG ROAD, SUBJECT ONLY TO ANY ACTUAL, LAWFUL ROAD RIGHT OF WAY FOR SAID ROAD THROUGH THE PROPERTY HEREIN CONVEYED; SAID CONVEYANCE IS ONLY FOR SAID LAND APPURTENANT TO ABOVE DESCRIBED LOT. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is James A. Edison or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, DR/L/MLU/Mortgage Default Group, 7701 Airport Center Dr, MC 527-99-04-15, Greensboro, NC 27409 TEL 866-909-4852. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.  
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The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.  
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.  
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DONALD A. GLOECKLER, ESTATE AND/OR HEIRS-AT-LAW OF DONALD A. GLOECKLER, or tenant(s).  
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.  
Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: The Money Source Inc., Loss Mitigation Dept., 135 Maxess Rd., Melville, NY 11747, Telephone Number: 866-867-0330.  
THE MONEY SOURCE, INC.  
as Attorney in Fact for  
DONALD A. GLOECKLER  
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Robin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. TMS-17-03495-1  
Ad Run Dates 07/05/2017, 07/12/2017, 07/19/2017, 07/26/2017  
www.rubinlublin.com/property-listings.phpc  
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