

North Georgia News

Legal Notices for July 6, 2016

STATE OF GEORGIA
STATE OF GEORGIA
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William Stroup Greene a/k/a William Stroup Greene, deceased.
All debtors and creditors of the estate of William Stroup Greene a/k/a William Stroup Greene, 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 June, 2016.
By: Juanita Faye Greene
42 Southview Ln.
Blairsville, GA 30512
(N/Ju6,13,20,27)B

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
STATE OF GEORGIA
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Teresa T. Turner, deceased.
All debtors and creditors of the estate of Teresa T. Turner, 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 undersigned as follows:
Raymond B. Laib, Executor, 1800 Peachtree Street, NW Suite 300, Atlanta, GA 30309
This 31st day of May, 2016
Raymond B. Laib
Executor, Estate of Teresa T. Turner
(N/Ju6,13,20,27)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Tammy Diane Payne Allan, deceased.
All debtors and creditors of the estate of Tammy Diane Payne Allan, 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 undersigned as follows:
This 22nd day of June, 2016.
By: Sarah Elizabeth Allan
Blairsville, GA 30512
(N/Ju6,13,20,27)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Loy Allison Hamby, deceased.
All debtors and creditors of the estate of Loy Allison Hamby, 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 undersigned as follows:
This 23rd day of June, 2016.
By: Magnus Hester Hamby
1152 Lower Owtown Rd.
Blairsville, GA 30512
(N/Ju6,13,20,27)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME
STATE OF GEORGIA
COUNTY OF UNION
The undersigned does hereby certify that Jamie Adam Nichols and Frank J. Trirayouva conducting a business as Tri-State Auto Sales and Credit, in the City of Blairsville, County of Union, in the State of Georgia, under the trade name of Tri-State Auto Sales and Credit and that the nature of said business is Automotive Sales and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Jamie Adam Nichols and Frank J. Trirayouva.
(N/Ju6,13,20,27)P

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME
STATE OF GEORGIA
COUNTY OF UNION
The undersigned hereby certifies that they are, he, she, is, or it, is conducting a business at 3999 Highway 441N in the City of Rabun Gap, County of Rabun, in the State of Georgia under the trade name Mountain Gas and that the nature of said business is Sale of Propane and the Sale and Service of Related Equipment and that said business is composed of the following: partnership, persons, or corporations: A.P. Woodcock Company, 9 West Broad St, Stamford, CT 06902.
(N/Ju6,13,20,27)P

NOTICE
In compliance with O.C.G.A. 19-15-3d, the Union County Child Fatality Review Committee is submitting the following:
Annual Report: January 1, 2015 - December 31, 2015
Number of Reports Received by Committee for Review: 0
Number of Reports of Death Investigations Received: 0
(N/Ju6)B

IN THE PROBATE COURT
STATE OF GEORGIA
IN RE ESTATE OF
IN RE ESTATE OF AMACHER, DECEASED
ESTATE NO. 16-76
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Richard Lynn Amacher has petitioned to be appointed Administrator(s) of the estate of May-Adell Louise Amacher, 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 18, 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. The Petitioner has retained the following address/contact 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
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/Ju6,13,20,27)B

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
WILLIAM ARTHUR LAWSON
PETITIONER,
V.
TRACT OF LAND IN LAND LOTS 194 & 195, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA BEING LOT 80 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DEBRA N. GUTSHALL, N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY Respondents.
Civil Action No. 15-CV-451-MM
NOTICE OF SUMMONS
TO: Richard Shue, Jolene Shue, Laurel Brooke Property Owners Association, Inc., Sanjay Enterprises, LLC, William A. Lawson, Arlita J. Lawson, Joseph B. Wiley, Lois S. Wiley, Donna C. Pope, Rachel N. Pope, and all persons or parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, containing 1.092 acres, more or less and being Lot Eighty (80) of Laurel Brooke Subdivision, Phase II, as shown on said plat of survey by Land Tech Services, Inc., RS #2653, dated 9/3/03, and recorded in Book 442, Page 312-316, Union County Records, which description is incorporated herein by reference and made a part hereof.
The property is subject to the road easements and 50 foot state waters buffer as shown on said plat.
The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union County Records.

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records. Grantor grants to Grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.
As described in Deed Book 713, page 643, Union County, Georgia. Further described as Map & Parcel 008042A80.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on December 17, 2015. By reason of an Acceptance of Appointment and Initial Determination of Notice entered by Special Master, David E. Barrett, on June 1, 2016, you are hereby commanded to be and appear at the Court in which the action is pending within thirty (30) days of the date of June 1, 2016, and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer or pleading to the Petition within thirty (30) days after completion of service pursuant to O.C.G.A. 23-3-65(b)-(c).
Witness the Honorable David E. Barrett, Special Master of said Court.
This 9th day of June, 2016.
Judy L. Odum
Clerk of Superior Court, Union County
(N/Ju6,13,20,27)B

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
LAUREL BROOKE PROPERTY OWNERS ASSOCIATION, INC. PETITIONER,
V.
TRACT OF LAND IN LAND LOTS 194 & 195, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA BEING LOT 102 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DEBRA N. GUTSHALL, N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY Respondents.
Civil Action No. 16-CV-7-MM
NOTICE OF SUMMONS
TO: Richard Shue, Jolene Shue, William Arthur Lawson, Joseph B. Wiley, Lois S. Wiley, Sanjay Enterprises, LLC, Joe C. Thornton, M. Paulette Thornton, S. Bruce O'Neal, Cynthia B. O'Neal, more or less, and all persons or parties, known or unknown and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, containing 0.99 acre, more or less, and more particularly described as follows:
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, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's 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: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, included but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bill 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 John D. Tomberlin and Alicia D. Gibson or tenants(s).
DONALD J. CADY and MARRILY S. CADY As Attorneys in Fact for JOHN D. TOMBERLIN and ALICIA D. GIBSON
Contact: Cary D. Cox
P. O. Box 748
Blairsville, GA 30514
706-745-7420
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
07/05/2016, 07/12/2016, 07/19/2016, 07/26/2016
(N/Ju6,13,20,27)B

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
MCCARTER, LLC, a Georgia Limited Liability Company,
PETITIONER,
V.
WILLIAM MARTIN PIPKIN, SR., CHRISTOPHER ROBERT PIPKIN, WILLIAM ROBERT PIPKIN, and ALL THE WORLD and all persons known or unknown who may claim adversely to Petitioner's title to a portion of Land Lots 102, 103 & 115 of the 9th District, 1st Section of Union County, Georgia.
Respondents.
Civil Action File No.: 2016-CV-72-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 102, 103 & 115 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract and parcel of land lying and being in Land Lot 102, 9th District, 1st Section, Union County, Georgia, and being Tract 3 containing 18.157 acres as shown on plat of survey by Cleveland and Cox Surveyors, dated November 9, 2015, and revised on February 5, 2016, and recorded in Plat Book 68, Page 180 Union County Records, which description on said plat is incorporated herein by reference.
As described in Deed Book 748, page 329, Union County, Georgia. Further described as Map & Parcel 03157B.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on March 9, 2016, and that by reason of an Order for Service by Publication entered by the Court on May 3, 2016, you are hereby commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of publication of this notice by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable Beth Martin, Special Master of said Court.
This 7th day of June, 2016.
Judy L. Odum
Clerk of Superior Court, Union County
(N/Ju6,13,20,27)B

IN THE PROBATE COURT
STATE OF GEORGIA
IN RE: ESTATE OF
DILLON BARNETTE
BELLA BARNETTE , MINOR(S)
ESTATE NO. 16-83
NOTICE
Date of mailing, if any 7/13/16 Date of second publication, if any 7/13/16
TO: Tony Wayne Barnette
Notice is hereby notified that Sonja Marie Krout has filed a petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Clerk of Probate Court
65 Courthouse Street
Blairsville, GA 30512
(706) 439-6006
(N/Ju6,13)B

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Storage Act Georgia Code 41-2-110 to be held on July 6, 2016, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.
AUDRELL CANTRELL UNIT A10
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 3 owner and obligated party.
(N/Ju6,13)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE:
FRED L. MILLER, DECEASED
ESTATE NO. 15-113
NOTICE OF PETITION
TO FILE FOR YEAR'S SUPPORT
The Petition of ROSE LORRAINE MILLER for a year's support from the estate of FRED L. MILLER, 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 August 1, 2016, 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 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 later date. If no objections are filed the Petition may be granted without a hearing.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Clerk of Probate Court
65 Courthouse Street
Blairsville, GA 30512
(706) 439-6006
(N/Ju6,13,20,27)B

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER IN SECURITY DEED
By virtue of a Power of Sale contained in that certain Security Deed from John D. Tomberlin and Alicia D. Gibson to Donald J. Cady and Marily S. Cady dated February 26, 2013, recorded in Deed Book 932, Page 254, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original amount of Eighty Thousand Nine Hundred Ten and 00/100 (\$80,910.00) Dollars 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, 2016, of the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 42, of Union County, Georgia, containing 0.99 acre, more or less, and more particularly described as follows:
BEGINNING at an axel on the South right of way of U. S. Highway 76, said point being South 84 degrees 26 minutes West 107.5 feet from the intersection of Anderson Creek and the South right of way of U. S. Highway 76; thence South 01 degrees 04 minutes East 212.94 feet to an axel; thence South 81 degrees 18 minutes 20 seconds West 186.54 feet to an iron pin on the East right of a road; thence following the East right of way of a road North 7 degrees 23 minutes West 222.57 feet to an pin on the South right of way of U. S. Highway 76; thence following the South right of way of U. S. Highway 76, North 84 degrees 26 minutes East 210 feet to the BEGINNING POINT.
Subject to all easements and restrictions of record; if any, as recorded in Union County Georgia records.
Said legal description is commonly known as: 5337 Blue Ridge Highway, Blairsville, GA 30512.
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, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's 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: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, included but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bill 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 John D. Tomberlin and Alicia D. Gibson or tenants(s).
DONALD J. CADY and MARRILY S. CADY As Attorneys in Fact for JOHN D. TOMBERLIN and ALICIA D. GIBSON
Contact: Cary D. Cox
P. O. Box 748
Blairsville, GA 30514
706-745-7420
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
07/05/2016, 07/12/2016, 07/19/2016, 07/26/2016
(N/Ju6,13,20,27)B

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by 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 509, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA, securing a Note in the original principal amount of \$219,780.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 2, 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 in said Deed, to-wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 101 & 102, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 6.288 ACRES AND BEING SHOWN AS TRACT 11 ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 3/25/98 AND RECORDED IN PLAT BOOK 41 PAGE 37 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 152, PAGE 728 AND 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 the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.
The property is or may be in the possession of Michael Spear, a/k/a Michael Robert Spear, Tricia Spear, a/k/a Tricia Lynn Calise a/k/a Tricia Spear Calise a/k/a Tricia Lynn Calise a/k/a Tricia Lynn Spear Calise a/k/a Tricia Lynn Calise a/k/a Tricia L. Spear and Darlene Calise The Administrators for the Estate of Tricia Lynn Calise a/k/a Darlene F. Calise, successor in interest or tenant(s).
Wells Fargo Bank, NA as Attorney-in-Fact for Michael Spear and Tricia Spear
File no. 16-058413
SHAPIRO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, Suite 300
Atlanta, GA 30346
770-220-2535/KLM
shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
07/06, 07/13, 07/20, 07/27, 2016
[FC-NO5]
(N/Ju6,13,20,27)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Betty Brown to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Senior Funding Group, dated November 10, 2015, and recorded in Deed Book 1023, Page 509, Union County, Georgia records, as last transferred to Finance of America Reverse, LLC by Assignment recorded in Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$262,500.00, 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, within the legal hours of sale on the first Tuesday in August, 2016, to-wit: August 2, 2016, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 2.07 acres, more or less, as shown on a plat of survey by M.E. Richards, Union County Surveyor, dated February 24, 1986 and recorded in Union County Records in Plat Book R, Page 192. Said plat is incorporated herein, by reference to the above described property. Said property being further described in a plat recorded in Plat Book 51, Page 44, said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 356 Sawmill Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): The Heirs at Law of the Estate of Betty Brown or tenant or tenants.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-1-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has null authority to negotiate, amend and modify all terms of the mortgage with the debtor is:
Reverse Mortgage Solutions, Inc.
Attention: Loss Mitigation Department
14405 Walters Road, Suite 200
Houston, TX 77014
1-866-503-5559
The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being
Finance of America Reverse, LLC
as attorney in fact for
BETTY BROWN
Marj & Danvas
5776 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328
404.982.0088
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
MBC16-185
(N/Ju6,13,20,27)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in that certain Security Deed from KAREN WHITTLE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC., dated April 9, 2007, recorded April 13, 2007, in Deed Book 702, Page 647, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Five Thousand Eight Hundred and 00/100 (\$205,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in August, 2016, 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 THE 10TH DISTRICT, 1ST SECTION, LAND LOT 83 OF UNION COUNTY, GEORGIA, CONTAINING 1.38 ACRES, MORE OR LESS, AND BEING LOT FIVE (5) OF COOSA RUN SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 5/12/88, AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK U, PAGE 53, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO. FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY, SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 151, PAGES 372-374, UNION COUNTY RECORDS, SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 152, PAGE 740-741 AND IN DEED BOOK 160, PAGES 464-465, UNION COUNTY RECORDS. SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.
Said legal description being controlling, however, THE TRACT OR PARCEL COMMONLY KNOWN AS 283 V ADDINGTON RD, BLAIRSVILLE GA 30512. 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 might 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 KAREN WHITTLE, or tenants(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.
Nationstar, holds the duly endorsed Note and is the current assignee of the Security Deed to your property. Nationstar, acting on behalf of and, as necessary, in consultation with Federal Home Loan Mortgage Corporation (the current investor on your loan), is the entity with the full authority to accept or complete description of the terms of your loan. Pursuant to O.C.G.A. § 44-14-162.2, you may contact Nationstar at: NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Blvd
Coppell, TX 75019
888-480-2432
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: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432.
NATIONSTAR MORTGAGE LLC
as Attorney in Fact for
KAREN WHITTLE
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR. UNDER FEDERAL LAW (FC), ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. NAT-16-03299-1
Ad Run Dates 07/06/2016, 07/13/2016, 07/20/2016, 07/27/2016
www.rubinelubin.com/property-listings.phpc
(N/Ju6,13,20,27)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Betty Brown to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Senior Funding Group, dated November 10, 2015, and recorded in Deed Book 1023, Page 509, Union County, Georgia records, as last transferred to Finance of America Reverse, LLC by Assignment recorded in Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$262,500.00, 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, within the legal hours of sale on the first Tuesday in August, 2016, to-wit: August 2, 2016, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 2.07 acres, more or less, as shown on a plat of survey by M.E. Richards, Union County Surveyor, dated February 24, 1986 and recorded in Union County Records in Plat Book R, Page 192. Said plat is incorporated herein, by reference to the above described property. Said property being further described in a plat recorded in Plat Book 51, Page 44, said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 356 Sawmill Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): The Heirs at Law of the Estate of Betty Brown or tenant or tenants.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-1-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has null authority to negotiate, amend and modify all terms of the mortgage with the debtor is:
Reverse Mortgage Solutions, Inc.
Attention: Loss Mitigation Department
14405 Walters Road, Suite 200
Houston, TX 77014
1-866-503-5559
The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being
Finance of America Reverse, LLC
as attorney in fact for
BETTY BROWN
Marj & Danvas
5776 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328
404.982.0088
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
MBC16-185
(N/Ju6,13,20,27)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Betty Brown to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Senior Funding Group, dated November 10, 2015, and recorded in Deed Book 1023, Page 509, Union County, Georgia records, as last transferred to Finance of America Reverse, LLC by Assignment recorded in Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$262,500.00, 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, within the legal hours of sale on the first Tuesday in August, 2016, to-wit: August 2, 2016, the following described property:
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The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 356 Sawmill Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): The Heirs at Law of the Estate of Betty Brown or tenant or tenants.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-1-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has null authority to negotiate, amend and modify all terms of the mortgage with the debtor is:
Reverse Mortgage Solutions, Inc.
Attention: Loss Mitigation Department
14405 Walters Road, Suite 200
Houston, TX 77014
1-866-503-5559
The foregoing notwithstanding, nothing in O.C.G.A. Section