North Georgia News

Legal Notices for August 16, 2017

NOTICE OF 2ND DUI CONVICTION UNION COUNTY
PROBATE COURT
CONVICTED PERSON: Amber Colleen Adams OFFENSE DATE: OFFENSE LOCATION: Tree Tops/76 E, (Blairsville, GA) CASE DISPOSITION: \$2010.00 Fine, 12 Months

CASE DISPUSITION: \$2010.00 Fine, 12 Months Probation, 30 Days of Community Service, 72 hrs in county jail, Submit to Clinical Evalua-tion & any treatment deemed necessary, Risk Reduction School (DUI program), Surrender Driver's License, Surrender license plates, In-terlock ignition device, Submit \$ 25.00 photo publication for Deviders leacht/dist best 44. publication fee, Random alcohol/drug test, 4th amendment waiver, NO alcohol or drugs, Pre-clear RX's, Specimen admissibility/Records release.

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

COUNTY OF UNION
The undersigned does hereby certify that
Beland Enterprises Inc. - conducting a business as Directions - in the City of Blairsville
County of Union in the State of Georgia, under
the name of Directions - nd that the nature
of the business is Marketing and Advertising
Services and that the names and addresses of
the persons, firms or partnership owning and
carrying on said trade or business are Beland
Enterprises Inc., PO Box 1343, Blairsville, GA
30514.

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 opperated.
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

NOTICE OF BANK MERGER APPLICATION

orallywhile road, Suite Zov, 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 noncon-fidential portion of the application file will be made available upon request. N(Jul19,sk,Aug2,sk,Aug16)B

IN THE JUVENILE COURT OF Union COUNTY STATE OF GEORGIA In the interest of: K.M.

K.M. DOB: 02-01-2008 SEX: FEMALE case no. 144-17j-58A E.B. DOB: 07-13-2010 DUS: 07-13-2010

SEX: MALE
case no. 144-17j-57A

CHILDREN UNDER THE AGE
OF EIGHTEEN

NOTICE OF DEPENDENCY HEARING
TO: KEN MASON AND WILLIAM CARRYER

PL. Order for Service No. Dublication, date

TO: KEN MASON AND WILLIAM CARRYER
By Order for Service by Publication dated the
19th 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
children alleging the children are 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. § 15-11-39.2 on the 16th day of August, 2017, at 10:00 a.m., at the Towns County

to U.C.A.A. § 15-11-39.Z on the 1oth day of August, 2017, at 10:00 a.m., at the Towns County Courthouse, Hiawassee, 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. ulsposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The children 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 finestien on the 27th day of Sen-

order of disposition on the 27th day of Sep-

order of disposition on the 27th day of Sep-tember, 2017, at 1:00 p.m., at the Towns County Courthouse, Hiawasse, Georgia. The children 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 im-mediately. If you want a lawyer but are not able to hire a lawyer without undue financial hard-ship, 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 replawyer, 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 19th day of July, 2017. Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit M(Jul28,Aug2,9,16)8

NOTICE OF FORECLOSURE
OF RIGHT TO REDEEM PROPERTY
Take notice that: The right to redeem the following described property, to wit: all that tract
or parcel of land being and lying in Land Lot
214, of the 17th District, First Section, Union
County, Georgia, being shown as Tract 2 on
a survey for Village Lanes, LLC by Landtech
Services, Inc., dated March 8, 2005, Job No.
25085-762, and being more particularly described as follows: To find the true point of beginning, begin at the intersection of the North
right of way of U.S. Highway 76, being a 130
foot right of way and the West line of Land Lot
214; thence proceeding North 09 degrees and
om minutes 51 seconds East to a point 376.78
feet to the true point of beginning; proceeding 214, tience proceeding North to Segrees and 99 minutes 51 seconds East to a point 376.78 feet to the true point of beginning; proceeding from the true point of beginning thence North 06 degrees 31 minutes 09 seconds 121.12 feet to an iron pin found; thence North 88 degrees 05 minutes 16 seconds East 92.79 feet to an iron pin found; thence North 88 degrees 10 minutes 11 seconds East 173.70 feet to an iron pin found; thence South 04 degrees 59 minutes 19 seconds East 321.01 feet to the North right of way of U.S. Highway 76; thence South 61 de-grees 07 minutes 19 seconds West 21.87 feet to an iron pin set; thence leaving U.S. Highway 76 North 04 degrees 59 minutes 19 seconds West 210.78 feet to an iron pin found; thence South 88 degrees 10 minutes 45 seconds West 270.67 feet to the point of beginning, said tract of land containing .862 acres, more or less; will expire and be forever foreclosed and barred on

of land containing .862 acres, more or less; will expire and be forever foreclosed and barred on and after the day of August 23, 2017. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in Deed Book 982 Page 216-217 of the Union County Records. The property may be redeemed at any time before the day of May 9, 2017, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed accordingly.

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert Warren Whaley,
All debtors and creditors of the estate of Robert Warren Whaley, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s). tate are required to make immedit to the Personal Representative(s). This 24th day of July, 2017 By: Jessie Love Whaley 95 Coopers Ln. Morganton, GA 30560

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Ray Payne,
All debtors and creditors of the estate of
Charles Ray Payne, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).

tate are required to make immedia to the Personal Representative(s). This 24th day of July, 2017. By: Dorothy J. Payne 9861 Blue Ridge Hwy Blairsville, GA 30512

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sandra Mercer Lynch,
All debtors and creditors of the estate of Sandra Mercer Lynch, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s). to the Personal Representative(s).

This 28th day of July, 2017. By: Catherine Elaine Shiner 242 Crestview Heights Franklin, NC 28734

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Earl Grady Arnold,
All debtors and creditors of the estate of

All dentors and creditors or the estate of Earl Grady Arnold, 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 tate are required to finds infinitely to the Personal Representative(s). This 17th day of July, 2017.

By: Gary D. Drummond
491 Gordon Thomas Rd.
Morganton, GA 30560

N(Aug2,9,16,23)B

IN THE PROBATE COURT OF UNION COUNTY BESSIE SUE BOYD, DECEASED

ESTATE NO. 17-85

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed, TO: 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 August 28, 2017.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing continue for the petition.

Petition must be in writing, setting forth the grounds of any such objections. All objections 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 Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address

Address (706) 439-6006

N(Aug2,9,16,23)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Donald C. Wintermute, Sr.,
All debtors and creditors of the estate of Donald C. Wintermute, 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 navment.

tate are required to make immediate payment to the Personal Representative(s). This 9th day of August, 2017. By: Douglas G. Wintermute 99 Bramble Ln. Cleveland, GA 30528

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Julius Kermit Chambers. All debtors and creditors of the estate of Ju-lius Kermit Chambers, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-

the law, and an persons intended to said estate are required to make immediate payment to the Personal Representative(s). This 11th day of August, 2017.

By: Angela Kay Chambers Dills
223 Hicks Gap Rd. Blairsville, GA 30512 N(Aug16,23,30,Sept6)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ROGER ALLEN DYER, DECEASED

PETITION FOR LETTERS OF ADMINISTRATION

Pamela R. Pitts has petitioned (for Letters of rameia n. Prits has petutioned (for Letters of Administration) to be appointed Administrator of the estate of Roger Allen Dyer, 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 chiections to the notificant of the petition must be in writ. cause why said petition snould not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filled with the court on or before September 11, 2017. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees 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

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

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF BARBARA JEAN GOOCH FOR
DISCHARGE AS EXECUTRIX OF THE ESTATE OF
G. ERVIN GOOCH, DECEASED.

DISCHARGE AS EXECUTINX OF THE ESTATE OF G. ERVIN GOOCH, 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 August 28, 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

Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
RICKEY M. MCILVOY, DECEASED

IN THE PROBATE COURT

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Kayla Renee Majors has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Rickey M. McIlvoy, 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 September 11, 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 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. hearing. Dwain Brackett PROBATE JUDGE

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 Aug16,23,30,Sept6)B

IN THE PROBATE COURT TO THE PROBATE COUNTY
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
NANCY SUE TINSLEY, DECEASED
ESTATE NO. 17-83
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Emmett J. Arnold, Esq. has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Nancy Sue Tinsley, 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 September 11, 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.

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

Notice is given that articles of incorporation that will incorporate TCJGA, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Coraccordance with the Leorgia Non-Profit Cor-poration Code. The initial registered office of the corporation is located at 80 Town Square, Blairsville, Union County, Georgia 30512 and its registered agent at such address is Akins & Davenport, P.C.

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
SHERI DENISE SMITH, PLAINTIFF

JASON SHANE SMITH, DEFENDANT

JASON SHANE SMITH, DEFENDANT
CIVIL ACTION NO:17-CV-264-SG
NOTICE OF PUBLICATION
By order for service of publication date the 4
day of August, 2017, you are hereby notified
that on the 10th day of August, 2017 SHERI DENISE SMITH, filed suit against you for Divorce.
You are required to file with the Clerk of the
Superior Court, and serve upon the Plaintiff an
answer in writing within sixty (60) days of the
date of the order for publication.
WITNESS, the Honorable N. Stanley Gunter, WITNESS, the Honorable N. Stanley Gunter, Judge of the Superior Court. This the 10 day of August, 2017. Judy L. Odom, Clerk Union County Superior Court

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of the Power of Sale contained in that certain Security Deed given from Earl R. Roberts to Generation Mortgage Company, dated 12/10/2008 in Deed Book 783, Page 185, Union County, Georgia records, and as last assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by virtue of assignment recorded in Deed Book 966, Page 694, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse est bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in September 2017 by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as Attorney in Fact for Earl R. Roberts, all property described in said Security Deed including but not limited 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 9TH DISTRICT, 1ST SECTION, LAND LOTS 23 AND 50 OF UNION COUNTY, GEORGIA, CONTAINING +/- 8.1 ACRES, MORE OR LESS, BEING LOTS 28 AND 29 OF THE ROCKY TOP ESTATES, BEING MORE COMPLETELY DESCRIBED IN A PLAT AND SURVEY BY G. DWIGHT PLESS, R.S., DATED NOVEMBER 1, 1973 AND RECORDED IN PLAT BOOK D, PAGE 247, SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY, PARCEL ID NUMBERS: 066-128 and PROPERTY PARCEL ID NUMBERS: 066-128 and 066-129. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property being known as 3008 SMYRNA RD, YOUNG HARRIS, GEORGIA 30582 according to the present numbering areas in the country the industry. GEORGIA 30582 according to the present numbering system in Union County. 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 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 acceptants all outstanding. property; special assessments; all outstanding bills for public utilities which constitute liens bills for public utilines which consumue nens upon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters 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 Earl Roberts 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 authorthe person of entity win last the full admor-ity to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019 TEL 1-855-683-3095. THIS LAW FIRM IS AT-TEMPTING TO COLLECT A DEBT. ANY INFOR-MATION 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.

NOTICE OF SALE UNDER POWER OF SALE

GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR

Under and by virtue of the power of sale con-Under and by virtue of the power of sale contained in that certain deed to secure debt given by Johnny Peter Gray to Appalachian Community Bank dated June 2, 2008, and recorded in Deed Book 763, Page 296, as corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685, as modified by Modification Agreement recorded in Deed Book 976, Page 582, and as assigned by Assignment to Apex Bank recorded in Deed Book 1031, Page 499, in the Office of the Clerk of the Superior Court of Union County, Georgia conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$85,000.00), with interest thereon as set forth therein, there will be sold at public outcry, to the highest and best bidder for cash, before the courthouse door in Union County, Georgia, with the legal hours of sale on the first Tuesday in September, 2017, to wit September 5, 2017, the following described property:

All that tract or parcel of land lying and being in Original Land Lot No. 212 in the 9th District and 1st Section of Union County, Georgia, and being designated as Lot No. 15, containing 392 acres as shown on that plat of survey by Land Tech Services, Inc., James L. Alexander, G.R.L.S. No. 2653, dated October 15, 2002, and being recorded in Plat Book 51, Page 178, (erroneously referred to as Plat Book Hanger B-200, Page 178 in prior deeds and corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685) in the Office of the Clerk of the Superior Court of Union County, Georgia. Pursuant to O.C.G.A. § 44-2-28, reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description tained in that certain deed to secure debt given by Johnny Peter Gray to Appalachian Commu-

by made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed. Subject to and together with the right of in-gress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local or-dinances, and subdivision regulations as set forth in said plat of survey or as appearing of record.

Subject to that certain Boundary Line Agreement dated the 19th day of May, 2003, and recorded in Deed Book 472, Page 82, in the Office of the above said Clerk.

of the above said Clerk.
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 sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

tees (notice or intent to collect attorney's rees 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, lien, encumbrances, covenants extrictions covenants.

erty, any assessments, lien, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is Johnny Pete Gray or tenant or tenants and said property is more commonly known as 457 Paradise Lane, al/ka 5353 Paradise Lane, Blairesville, GA 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.

This 25th day of July, 2017.

Apex Bank as Attorney in Fact for Johnny Pete Gray

Gray By: C. Chad Young Patty & Young Attorneys at Law, LLC Attorneys for Apex Bank P.O. Box 727 Ringgold, GA 30736 COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Charles B. Hum-

Deed, to-wit:

Security Deed executed by Charles B. Humphrey to Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A., and its successors and assigns dated July 2, 2015, and recorded in Deed Book 1011, Page 183, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$174,500.00, 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 of sale contained in said Deed, will on the first of sale contained in said beed, will off the first Tuesday, September 5, 2017, 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 Lot 132, 9th District, 1st Section,
Union County, Georgia, containing 0.751 acre
and being shown as Lot Thirteen (13) of lvy Log
Creek Estates on a plat of survey by Rochester
& Associates, Inc., RS #2653, dated July 19, & Associates, Inc., RS #2653, dated July 19, 1996 and recorded in Plat Book 36, page 147, Union County Records. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. The road easement and water meter as shown on the above referenced plat. The restrictions recorded in Deed Book 252, pages 585-589, amended in Deed Book 294, page 30, Union County Records. Union County Records.
The power line easement to Blue Ridge Mountain EMC recorded in Deed Book 252, pages

252-253, Union County Records. The flood hazard area as shown on the above

referenced plat.
Grantors also grante a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property, Tax ID: 068 111 C13

lax ID: 088 111 C13
Said property is known as 190 Grand View Ridge, Young Harris, GA 30582, 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 outsatu property win be solu subject to any our-standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection closed 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 hadren if any will be distributed as

and the balance, if any, will be distributed as and the balance, if any, will be distributed as provided by law.

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

with the secured creditor. The property is or may be in the possession of Charles B. Humphrey, successor in interest or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Charles B. Humphrey

File no. 17-065640 SHAPIRO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 770-220-2535/SJ

7/0-220-2303/30 *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 08/09, 08/16, 08/23, 08/30, 2017

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Eva-Marie King and Thomas P. King and John L. King (the "Grantor") to and in favor of Melvin A. White and Susanna A. White (the "Lender") dated March 12, 2012 and recorded on March 12, 2012 in Union County, Georgia records in Deed Book 896, Pages 225-226, (the "Deed to Secure Debt"); in the original principal amount of \$99,500.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2017, county courrnouse within the legal nours of sale on the first Tuesday in September, 2017, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 35 and 38 of Union County, Georgia and being Lot 1B of lyy mill estates subdivision, contain-

ing 1.060 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated may 10, 1999, last revised september 13, 2000, and recorded in Union County, Georgia records in Plat Book 49, Page 81. Said plat is

records in Plat Book 49, 79g 61. 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. due and in the manner provided in the Note and Deed to Secure Debt. Because the debt redue and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all 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). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: MELVIN A. WHITE AND SUSANNA A. WHITE 1048 Gibbs Rd., Blairsville, GA 30512. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 202 Havenwood Rd, Blairsville, GA 30512 is/are: Eva-Marie King and Thomas P. King and John L. King or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt 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; and (2) to 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. Melvin A. White and Susanna A. White as Attorney in Fact for Eva-Marie King and Thomas P. King and John L. King. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOEMANNS, P.C.. 448 Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142 Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated June 3, 2004 and recorded on June 11, 2004 June 3, 2004 and recorded on June 11, 2004 in Union County, Georgia records in Deed Book 529, Page 607, (the "Deed to Secure Debt"); in the original principal amount of \$44,280.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public outery to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2017, the following described property:

in September, 2017, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 34 of Union County, Georgia and being Lot 41 containing 0.856 acres, more or less AND Lot 43 containing 1.120 acres, more or less, OF Chapel Hill Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated January 17, 1995 and recorded in Union County, Georgia records in Plat Book 36, Page 210. 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

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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses. and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all 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). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CHARLES J. WALTER, JR. AND BARBARA A. WALTER 192 Palm Meadows Drive, Eustis, FL 32726. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as: Lot 43 of Chapel Hill Subdivision and Lot 41 of Chapel Hill Subdivision, Blairsville, GA 30512 is/are: R. A. Klopp Construction, Inc. or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, 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; and (2) to 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 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. CHARLES J. WALTER, JR. and BARBARA A. WALTER as Attorney in Fact for R.A. KLOPP CONSTRUCTION. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOE-MANNS, P.C.. 44B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142

NOTICE OF SALE UNDER POWER.

UNION COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by Glen William Ragland
and Sandra Kay Ragland to Mortgage Electronand Sandra Kay Ragland to Mortgage Electronic Registration Systems, Inc. as a nominee for Century Mortgage Corporation dated 2/1/2005 and recorded in Deed Book 565 Page 759 and modified at Deed Book 923 Page 305 Union County, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$ 318,725.00, with interest at the rate specified therein, there will interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Union County, Georgia (or such other area as designated by Order of the Su-perior Court of said county), within the legal hours of sale on September 05, 2017 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the follow-

the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND LOTS 484, 524 AND 525,
11TH DISTRICT, 1ST SECTION, UNION COUNTY,
GEORGIA, CONSISTING OF 5.92 ACRES, MORE
OR LESS, TOGETHER WITH ALL IMPROVEMENTS
LOCATED THEREON, AS SET OUT AS LOTS 6, 7,
AND 8 OF SETTLERS RIDGE AND THE TRACT
TO THE WEST ON A PLAT OF SURVEY DATED
SEPTEMBER 3, 1992, PREPARED FOR GEORGIA
BANKERS BANK, BARRY GRANT AND ALETA
GRANT BY NICK A. PAGE, JR., GEORGIA REGISTERED LAND SURVEYOR. THIS PLAT IS RECORDED IN PLAT BOOK 27, PAGE 126, UNION
COUNTY RECORDS, AND IS INCORPORATED
HEREIN BY REFERENCE FOR A MORE DETAILED
DESCRIPTION.

DESCRIPTION.

LOTS 6, 7, AND 8 ARE CONVEYED SUBJECT
TO A CERTAIN ROAD MAINTENANCE AGREEMENT FOR THE SETTLER'S RIDGE SUBDIVISION MENI FOR THE SETTLER'S RIDGE SUBDIVISION DATED OCTOBER 3, 1987, AND RECORDED IN DEED BOOK 156, PAGES 17-18, UNION COUNTY RECORDS, AND IS CONVEYED SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS FOR SETTLERS RIDGE DATED JULY 23, 1987, AND RECORDED IN DEED BOOK 154, PAGE 23, UNION COUNTY RECORDS. THE TRACT TO THE WEST IS CONVEYED SUBJECT TO THORSE TO THE WEST IS CONVEYED SUBJECT TO THOSE THE WEST IS CONVEYED SUBJECT TO HOSE RESTRICTIONS CONTAINED IN A CERTAIN WARRANTY DEED FROM JOHN T. WOITESEK TO GLENYS M. KERSEY DATED MARCH 12, 1980, WHICH IS RECORDED IN DEED BOOK 112, PAGES 442-445, UNION COUNTY RECORDS.

THIS CONVEYANCE IS MADE SUBJECT TO EASE-MENTE. OR BUILD FOR DADE AM FINITE TO THE PROPERTY OF MENTS FOR PUBLIC ROADS AND UTILITIES

NOW IN USE.
THIS CONVEYANCE IS MADE SUBJECT TO ANY
EASEMENTS OF RECORDS OR EASEMENTS LOCATED ON THE PROPERTY ABOVE DESCRIBED. CATED ON THE PROPERTY ABOVE DESCRIBED.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (will be made). Said property is commonly known as 562 Wildhog Creek Circle, Suches, GA 30572 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): Glen William Ragland and Sandra Kay Ragland or tenant or tenants.

Seterus, Inc. is the entity or individual designated the back the weather the set the least the set of the fill extends the set of the se

Seterus, Inc. is the entity or individual desig-nated who shall have full authority to negoti-ate, amend and modify all terms of the mort-

Loss Mitigation

PO Box 4121 Beaverton, OR 97076-4121 866.570.5277 Note, however, that such entity or individual

note, nowever, inta such entity of 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-(a) unipate water or sewage bins that constitute 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 matters which might be disclosed by an accurate survey and inspection of the property, and (e) survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) con-

firmation that the sale is not prohibited unde

firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of 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 immediately above. Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America as agent and Attorney in Fact for Glen William Raaland and Sandra Kay Raaland America as agent and Attorney in Fact for Glen William Ragland and Sandra Kay Ragland Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637. 1168-5116A

1168-5116A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-5116A

NOTICE OF SALE UNDER POWER,

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Mitchell A. Gunter and Donna J Gunter to Mortgage Electronic Registration Systems, Inc., as nominee for AMERICAN MORTGAGE NETWORK, INC. dated 2/10/2006 and recorded in Deed Book 630 Page 138 Union County, Georgia records; as last transferred to or acquired by MTGLQ Investors, L.P., conveying the after-described property to secure a Note in the original principal amount of \$189,600.00, 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 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 September 05, 2017 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

property:
All that tract or parcel of land lying and being ing in the 10th District, 1st Section, Land Lot
74 of Union County, Georgia, and being Lot 28
of Blue Ridge Acres Subdivision, containing 74 of Union County, Georgia, and being Lot 2B of Blue Ridge Acres Subdivision, containing 2.13 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated March 20, 2005 and recorded in Union County Records in Plat Book 56, Page 18. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees incomponity known as 6925 Log Cabin Rd, 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): Mitchell A. Gunter or tenant or tenants.

Selene Finance, LP is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Selene Finance, LP is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Selene Finance, LP
9990 Richmond Avenue, Suite 400 South Houston, TX 77042
1-877-735-3637
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning 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 confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of 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 immediately above.

MTGLQ Investors, L.P. as agent and Attorney in Fact for Mitchell A. Gunter and Donna J Gunter Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1078-023A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1078-023A

STATE OF GEORGIA

Under and by virtue of the power of sale con-tained in a Security Deed from ARTHUR O. JORDAN to UNITED COMMUNITY BANK, dated JUNIDAN TO UNITED COMMOUNTY BANK, dated July 27, 2011, recorded September 8, 2011, in Deed Book 878, Page 215, Union County, Georgia records, as last modified by Modifi-cation of Security Deed dated May 28, 2014 recorded in Deed Book 980, Page 656, Union County, Georgia records; as last transferred to GREENWICH INVESTORS XLVIII REO, LLC by As-signment to be recorded in the Union County, Georgia records, said Security Deed being given to secure a certain indebtedness from APPALACHIAN DENTAL LAB, INC. dated May 28, 2014, with interest thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2017,

of sale on the first Tuesday in September, 2017, the following described property:
All that tract or parcel of land lying and being in Land Lot 96 of the 9th District, 1st Section of Union County, Georgia as shown on that Plat of Survey prepared for Forrest L. King, containing 13.68 acres and being more particularly described in Plat Book 'S', Folio 158, recorded and flied March 24, 1987, in the Clerk's Office, Superior Court of Union County, Georgia records.

records. LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 96 of the 9th District, 1st Section of Union County, Georgia as shown on that Plat of Survey prepared by Blairsville Surveying Company dated 3/29/95, containing 1.14 acres and being more particularly described as follows: BEGINNING at the centerium intercetion of Survas Church the centerline intersection of Smyrna Church Road and Fort Gum Log Road and proceeding northeasterly along the Centerline of Fort Gum Log Road, 2,409 feet to a point in the Centerline of Fort Gum Log Road and the True Point of Beginning; thence proceeding North 10 degrees 54 minutes 45 seconds West (and bisecting a well), 211.95 feet to a marked 12" Oak Tree; thence North 45 degrees 44 minutes 14 seconds East, 205.58 feet to a marked 15" bent tree; thence North 62 degrees 40 minutes 56 seconds East, 99.05 feet to a point on the Ridge; thence following the Ridge South 31 the centerline intersection of Smyrna Church 56 seconds East, 99.05 feet to a point on the Ridge; thence following the Ridge South 31 degrees 39 minutes 36 seconds East, 46.79 feet to a point; thence leaving the ridge South 45 degrees 11 minutes 24 seconds West, 223.60 feet to an iron pin; thence South 41 degrees 50 minutes 36 seconds East, 218.45 feet to a point in Fort Gum Log Road; thence along Fort Gum Log Road, South 66 degrees 53 minutes 24 seconds West, 35.11 feet; South 80 degrees 51 minutes 24 seconds West, 76.11 feet; South 83 degrees 39 minutes 24 seconds West, 99.94 feet to THE TRUE POINT OF BEGIN-NINC. Said excluded tract being a part of that West, 99.94 feet to THE TRUE PUINT OF BEGINNING. Said excluded tract being a part of that tract of land shown in the Plat Book S, Page 158 in the Union County Records and being North and West of that tract of land shown in the Plat Book G, page 20 in the Union County Records. THE ABOVE-DESCRIBED PROPERTY IS CONVEYED TOGETHER WITH ALL RIGHTS, EASE-MENTS AND APPURTENANCES BELONGING TO, CONVEYED TO DR BESERVED BY THE GRANTINE. MENTS AND APPUNTEMANCES BELONGING TO, CONVEYED TO OR RESERVED BY THE GRANTOR, INCLUDING, BUT NOT BY WAY OF LIMITATION, THE RIGHTS OF INGRESS AND EGRESS OVER THOSE CERTAIN 8' GRAVEL ROADS TRAVERSING THE TWO ADJACENT PARCELS TO THE

THOSE CERTAIN 8' GRAVEL ROADS TRAVERS-ING THE TWO ADJACENT PARCELS TO THE SOUTH FORMERLY OWNED BY GRANTOR, A. H. EVANS AND GARY M. RUDDELL, THE RIGHT TO ACCESS AND CONNECT TO EXISTING UTILITIES AND UTILITY EASEMENTS, AND THE RIGHT TO USE OF THE EXISTING WELL BISECTED BY THE PROPERTY LINE OF THE ABOVE-DESCRIBED EXCLUDED PARCEL, ALL OF WHICH SHALL BE DEEMED APPURTENANT TO THE ABOVE-DESCRIBED CONVEYANCE AND SHALL RUN WITH THE LAND IN PERPETUITY. Grantor grants to United Community Bank its heirs and assigns access for ingress and egress to the above described tract across grantor's adjoining property to Fort Gumlog Road, thence to a public road. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property 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, easements, enerty, and inspection of the property, any assessments, liens, easements, enerty, and inspection of the property. any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is ARTHUR O. JORDAN or a tenant or tenants. GREENWICH INVESTORS XLVIII REO, LLC, as attorney in Fact for ARTHUR O. JORDAN L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street

520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. GR306-0GR12

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from ARTHUR O.
JORDAN to UNITED COMMUNITY BANK, dated JORDAN to UNITED COMMUNITY BANK, dated January 28, 2006, recorded February 13, 2006, in Deed Book 630, Page 77, Union County, Georgia records, as last modified by Modification of Security Deed dated May 28, 2014 recorded in Deed Book 983, Page 129, Union County, Georgia records; as last transferred to GREENWICH INVESTORS XLVIII REO, LLC by Assignment to be recorded in the Union County, Georgia records, said Security Deed being given to secure a certain indebtedness from APPALACHIAN DENTAL LAB, INC. dated May 28, 2014, with interest thereon on the unpaid

APPALACHIAN DENTAL LAB, INC. dated May 28, 2014, with interest thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2017, the following described property:

All that tract or parcel of land lying and being in Land Lot 96, 9th District, 1st Section, Union County, Georgia, containing a total of 13.14 acres and being Tract Three (3) (6.864), Tract Four (4) (2.218 acres) and Tract Seven (7) (4.067 acres), more or less, as shown on a plat of survey by Land Tech Services, Inc., RS #2653, dated 6/17/03 and recorded in Plat Book 54, Page 47, Union County records, which is incorporated herein by reference and made a part hereof.

a part hereof. The property is subject to the road easement

a part hereof.

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

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 96, 9th District, 1st Section, Union County, Georgia, consisting of 0.693 acre and being shown as Tract Nine (9) on a plat of survey by LandTech Services, Inc., dated 5/1/04 and recorded in Plat Book 56, Page 283, Union County records, which is incorporated herein by reference 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 the Security Deed and by law, including 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, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is ARTHUR O. JORDAN or a tenant or tenants.

GREENWICH INVESTORS XLVIII REO, LLC, as attorney in Fact for ARTHUR O. JORDAN L. Lou Allen

L. LOU Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. GR306-0GR12