# **North Georgia News**

## Legal Notices for August 31, 2016

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: DAVID SMITH AND LESLIE SMITH, ESTATE OF DAVID SMITH – HEIRS KNOWN OR UN-KNOWN, ESTATE OF LESLIE SMITH – HEIRS KNOWN OR UNKNOWN, IMC MORTGAGE COM-PANY, CITIFINANCIAL MORTGAGE COMPANY, INC. AND OTHER PARTIES KNOWN OR UN-PANT, CHIPINANCIAL WORTGAGE COMPANT, INC., AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT:

This is a Notice pursuant to 0.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed. The right to redeem the following described

The right to redeem the following described property, to wit: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lots 119 & 120, of Union County, Georgia, contain-ing 1.115 acres, more or less and being Lot 2, as shown on a plat of survey by Rochester & Associates, Inc., dated October 19, 1994 and recorded in Union County Records in Plat Book 32, Page 144. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. As described in Deed Book 285, page 182 & Deed Book 224, Page 501. Union County. Geor

Deed Book 224, Page 501, Union County, Geor-gia Records. Further described as Map & Par-cel 074008A. will expire and be forever foreclosed and barred on and after October 1, 2016. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 212, 210

of Union County, deorgia, in Deed Book 982 at Pages 218-219. The property may be redeemed at any time before October 1, 2016, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-dress:

Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 90 Town Stuars 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 ug17,24,31,Sept7)E

#### STATE OF GEORGIA UNION COUNTY

NUINON COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mary Jane Mascoe, All debtors and creditors of the estate of Mary Jane Mascoe, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 5th day of August, 2016. By: Bryan Alan Mascoe By: Bryan Alan Mascoe 973 Beaver Run Rd. Blairsville, GA 30512 N(Aug10,17,24,31)B

### STATE OF GEORGIA

VINION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of William Michael Harbin, All debtors and creditors of the estate of Wil-liam Michael Harbin, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 9th day of August, 2016. By: Carry D. George, 600 Town Creek Rd. Cleveland, GA 30512 Mugu17243.15ept7)B UNION COUNTY

N(Aug17,24,31,Sept7)B

## STATE OF GEORGIA

NATE OF GEDMUR WINON COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Ronald D. Long, All debtors and creditors of the estate of Ron-ald D. Long, deceased, late of Union County, Georgia, are hereby notified to render their demande and enumerits to the Demand demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 2nd day of August, 2016.

By: Stephen T. Long 58 Fairway Meadows Dr. Hayesville, NC 28904 N(Aug10,17,24,31)B

## IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF AMANDA RUTH BAGLEY, DECEASED ESTATE NO. 16-100

#### PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Kelly Ray Bagley has petitioned (for Letters of Administration) to be appointed Adminis-trator of the estate of Amanda Ruth Bagley, decoraced of coid County (The petitiene) has deceased, of said County, (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby noti-fied to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before September 6, 2016. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent park. Contact reparts open 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 broating.

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ANNE HOOD BROWN, DECEASED ESTATE NO. 16-107 Petition for Letters of Administration NOTICE

NOTICE Laurene C. Cuvillier has petitioned (for Letters of Administration) to be appointed Administra-tor of the estate of Anne Hood Brown 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 interacted use the benefits of the de horus The wave on tained 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 writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before September 26, 2016. All pleadings/ob-jections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, 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 objec-tion are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett

Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 (Aug31,Sept7,14.21)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF

BEVERLY ANN COOPER. DECEASED ESTATE NO. 16-105 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE Joyce Ann Oliver has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Beverly Ann Cooper deceased, of said County. (The petitioner has also ap-plied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said netition should not be cranted powers contained in 0.C.C.A. 953-12-201.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before September 19, 2016. All pleadings/obj-jections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, 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 objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St, Ste. 8 Blairsville, GA 30512 (706) 439-6006

(706) 439-6006 31.Sept7.14.21)B

#### NOTICE

NOTICE This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on September 12, 2016 10:00am at Blairsville Storage, lo-cated at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. NICHOLAS TAYLOR R11

This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the owner and obligated party.

## (Aug31.Sept7)B

NOTICE NOTICE This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on September 12, 2016 10:00am at Blairsville Storage, lo-

12, 2016 10:00am at Blairsville Storage, lo-cated at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. JIMMY TAYLOR R8 This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the owner and obligated party. Nuad3.set/T8 N(Aug31,Sept7)B

### NOTICE

NOTICE This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on September 12, 2016 10:00am at Blairsville Storage, lo-cated at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. MARLA WREN E15

This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the owner and obligated party. N(Aug31.Sept7)B

NOTICE This notice serves purpose that Blairsville Storage will hold a public auction pursuant in the Council Solf Storage Act: Georgia Code to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on September 12, 2016 10:00am at Blairsville, Storage, lo-cated at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. RONDA SHIELDS C39 This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party. N(Aug31,Sept7)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from Adolfo H. Schultze and Iris Helen Schultze to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC. AS NOM-INEE FOR URBAN FINANCIAL GROUP INC., dated April 21 2011, recorded May 18, 2011, in Deed INEE FOR URBAN FINANCIAL GROUP INC., dated April 21, 2011, recorded May 18, 2011, in Deed Book 868, Page 27, Union County, Georgia Re-cords, said Security Deed having been given to secure a Note of even date in the original prin-cipal amount of Three Hundred Eighty-Seven Thousand and 00/100 dollars (\$387,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Finance of America Reverse LLC, there will be sold at public out-cry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in September, 2016, all property described in said Security Deed including but not limited to the following de-scribed property:

Including but not limited to the following de-scribed property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF UNION, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, IST SECTION, LAND LOT 74 OF UNION COUNTY, GEORGIA, CONTAINING 17.886 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY AND PLAT BY BRUCE HUNT, D.S. DATED JUNE 1980 AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK J, PAGE 136, SAID PLAT IS INCOR-PORATED INTO THIS INSTRUMENT, BY REFER-ENCE HERETO, FOR A COMPLETE AND ACCU-RATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. PROPERTY.

PROPERTY. Said legal description being controlling, how-ever the property is more commonly known as 107 Log Cabin Road, 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 re-maining 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 collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; 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 posses-sion of the property is Adolfo H. Schultze and Iris Helen Schultze, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Re-verse Mortgage Solutions, Inc., Loss Mitigation Dept., 14405 Walters Road, Suite 200, Houston, TX 77014, Telephone Number: 866-503-5559. FINANCE OF AMERICA REVERSE LLC

TX 77014, Telephone Number: 866-503-5559. FINANCE OF AMERICA REVERSE LLC

as Attorney in Fact for ADOLFO H. SCHULTZE AND IRIS HELEN SCHUL-

TZE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-nerg GA 30071

ners, GA 30071 ners, GA 30071 Telephone Number: (877) 813-0992 Case No. RMU-16-03102-1 Ad Run Dates 08/10/2016, 08/17/2016, 08/24/2016, 08/31/2016 www.rubinlublin.com/property-listings.phpc

N(Aug10,17,24,31)B

STATE OF GEORGIA

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 Ruenelle Head Al-len and J. Benny Allen to Robert L. Head and Carol Head dated 26th of March, 2014, record-ed in Deed Book 971, Page 17, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original amount of One Hundred Fifty Eight Thousand Five Hundred Sixty Eight and No/100 (158,568.00) Dollars, with additional draws for a total balance due of Four Hundred Five Thousand (\$405,000.00) Dollars with inter-est 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 September, 2016, the following described property: All that tract or parcel of land lying and being in Land Lots 279 & 280, 9th District, 1st Sec-tion of Union County, Georgia, containing 3.095 acres, more or less, and being Lot Thirty (30) of The Orchard Subdivision, Phase II, as shown on a Plat of Survey by Landtech Services, Inc., RS #2835 dated 03/08/2002, and recorded in Union County records in Plat Book 50, Page

RS #2835 dated 03/08/2002, and recor Information of the second state of the seco

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale con-tained in a Deed to Secure Debt given by ROB-ERT J HERNDEN AND MARY ELLEN KITE-HERN-DEN to JPMORGAN CHASE BANK, NA, dated 09/15/2005, and Recorded on 10/12/2005 as Book No. 607 and Page No. 555-562, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSO-CIATION (the Secured Creditor), by assign-ment, conveying the after-described property to secure a Note of even date in the original principal amount of \$88,000.00, with interest at the rate specified therein, there will be sold principal amount of \$88,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2016, the foi-lowing described property: ALL THAT TRACT OR PARCEL OF LAND IN THE 16TH DISTRICT, 1ST SECTION AND LAND LOT 132 IN UNION COUNTY, GEORGIA, CONTAINING 1.33 ACRES AS PER PLAT BOOK 45, FOLIO 22, UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other pos-Deed to Secure Debt has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the in-debtedness as and when due and in the man-ner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of pay-ing 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). JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION holds the duly endorsed Note and is the JPN0H04AN CHASE DANK, NATIONAL ASSOCIA-TION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPM0RGAN CHASE BANK, N.A., acting on behalf of and, as necessary, in consultation with JPM0RGAN CHASE BANK, NATIONAL AS-COCIDITION (the current investor the Loca) with JPMORGAN CHASE BANK, NATIONAL AS-SOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pur-suant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, N.A. may be contacted at: JP-MORGAN CHASE BANK, N.A., 8333 RIDGEPOINT DRIVE, IRVING, TX 75063, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the sub-ject property known as 6103 ROBERTS LN, BLAIRSVILLE, GEORGIA 30512 is/are: ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN J HERNDEN AND MARY ELLEN KITE-HERNDEN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zon-ing ordinances, easements, restrictions, cov-Tirst set out above, including, but not limited to, assessments, liens, encumbrances, zon-ing ordinances, easements, restrictions, cov-enants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohib-ited under the U.S. Bankruptcy Code; and (2) final confirmation that the sale is not prohib-ited 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 regard-ing the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for ROBERT J HERNDEN AND MARY ELLEN KTE-HERNDEN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000005616636 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. N(Aug10.17.24.31)B N(Aug10,17,24,31)B

STATE OF GEORGIA

**COUNTY OF UNION** 

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from JANE LAMB to UNITED COMMUNITY BANK, dated May 23, 2005, recorded May 25, 2005, in Deed Book 582, Page 263, Union County, Georgia records, sa last modified by Modification of Security Deed dated December 30, 2011, recorded in Deed Book 891, Page 84, Union County, Geor-gia records, said Security Deed being given to secure a Note from JANE LAMB dated Decem-ber 30, 2011, in the original principal amount of Forty Three Thousand Five Hundred Eighty and 45/100 (\$43,580.45) Dollars, with inter-est due 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, 2016, the following described property: All that tract or parcel of land lying and being in the 10th District, 154 Section, Land Lot 126 of Union County, Georgia, containing 2.047 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated February 23, 1994 and recorded in Union County records in Plat Book 30, Page 166. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above described property.

property. Included herewith is a 1990 Eagle Mobile Home, VIN #GAFLL35A/B03114ET.

## NOTICE OF SALE UNDER POWER State of Georgia County of Union

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION Under and by virtue of the power of sale con-tained with that certain Security Deed dated September 27, 2007, from Elizabeth S. Gould and William J. Gould to Financial Freedom Senior Funding Corporation, recorded on Oc-tober 17, 2007 in Deed Book 731 at Page 429, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to CIT Bank, N.A. by Assignment and said Security Deed having been given to secure a note dated September 27, 2007, in the amount of \$177,000.00, said note being in default, the undersigned will sell at public outcry dur-ing the legal hours of sale before the door of the courthouse of Union County, Georgia, on September 6, 2016, the following described real property (hereinafter referred to as the "Property"):1.0 ACRE, MORE OR LESS, OF LAND LOT #94 OF THE 7TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY MADE B'\_\_\_\_\_, AND RE-CORDED IN THE OFFICE OF THE CLERK OF THE

A PLAT OF SURVEY MADE BY A PLAT BOOK A FOLLO SUPERIOR COURT OF UNION COUNTY, GEORGIA, IN PLAT BOOK A FOLLO SHERE MADE TO SAID PLAT OF SURVEY FOR A FULL AND COMPLETE DESCRIPTION HEREIN. ALSO, AN EASEMENT OF INGRESS AND EGRESS THIRTY (30) FEET IN WIDTH OVER THE EXIST-ING ROAD LEADING FROM UNION COUNTY ROAD 1227 TO THE ABOVE DESCRIBED PROP-ERTY. ADDRESS:9530 SKEENAH HIGHLANDS RD: BLAIRSVILLE, GA 30512 5029 TAX MAP OR PARCEL ID NO.: 012-016 The debt secured by the Security Deed and evidenced by the Note RD.; BLAIRSVILLE, GA 30512 5029 TAX MAP OR PARCEL ID NO.: 012-016 The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of , among other possible events of default, failure to make the pay-ments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are William J. Gould and Elizabeth S. Gould. The property, be-ing commonly known as 9530 Skeenah High-lands Road, Blairsville, GA, 30512 in Union County, will be sold as the property of William J. Gould and Elizabeth S. Gould, subject to any outstanding ad valorem taxes (incluing taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full au-Pursuant to 0.C.G.A Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full au-thority to negotiate, amend or modify all terms of the above described mortgage is as follows: Financial Freedom, 2900 Esperanza Crossing, Austin, TX 78758, 866-727-4303. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162. shall require the secured credi-tor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptey code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for CIT Bank, N.A. as Attorney in Fact for Elizabeth S. Gould and William J. Gould 100 Galleria Park-way, Suite 960 Atlanta, GA 30339 Phone:(770) 373-4242 By. Jim Albertelli, Esq. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE.- 16-011571 A-4585539 08/10/2016, 08/17/2016, 08/24/2016, 08/31/2016 N(Aug10,17,24,31)E

## NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF union

STATE OF GEORGIA COUNTY OF union Under and by virtue of the power of sale con-tained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grant-ors") to and in favor United Community Bank, d/b/a Union County Bank of Union County, Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as modified from time-to-time by those certain Modification of Mortgage recorded April 16, 2004 in Deed Book 520, Page 607; April 19, 2005 at Deed Book 520, Page 607; April 19, 2005 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 576, Page 78; February 25, 2009 at Deed Book 743, Page 248; May 16, 2008 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 761, Page 76; February 22, 2010 at Deed Book 763, Page 67; Junary 14, 2008 at Deed Book 764, Page 67; Junary 14, Deed Book 889, Page 778; February 22, 2010 at Deed Book 89, Page 678, Hay 16, Junary 14, Deed Book 889, Page 678, Hay 16, Junary 15, Deed Book 869, Page 562, as assigned to Great 0ak GA Owner, LLC ("Lender") by As-signment of Security Instruments recorded July 9, 2013 at Deed Book 991, Page 562, as assigned to Great 0ak GA Owner, LLC ("Lender") by As-signment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), secur-ing that certain Universal Note dated January 29, 2001 in the original principal amount of \$100,377.00, as last modified by that certain 29, 2001 in the original principal amount of \$100,977.00, as last modified by that certain Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of \$141,866.04 (collectively, the "Note"); there will be sold at public outcry by Lender as attorney.in-fact of crante to the highest hid.

hearing. Dwain Brackett Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Aug10,17,24,31)B

NOTICE Notice is given that articles of incorporation that will incorporate Blocker Healthcare, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Busi-ness Corporation Code. The initial registered office of the corporation is located at 208 Wolf Creek Lane, Blairsville, Georgia 30512 and its registered agent at such address is Kathryn P registered agent at such address is Kathryn P. Blocker. N(Aug24,31)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION RE: Estate of Thomas A. Barry, II All creditors of the estate of Thomas A. Barry, II, deceased, late of Union County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make

indebted to said estate are required to make immediate payment to the undersigned. This 18th day of August, 2016 Administrator: Thomas A. Barry, III Administrator: Thomas 21 Hewey Street Lisbon Falls, ME 04252

Address: c/o Eddy A. Corn, Attorney 253 Big Sky Drive Hiawa GA 30546

Phone: 706-896-3451 N(Aug31,Sept7,14,21)P

## STATE OF GEORGIA

STATE OF GEUNGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mayadell Louise Amacher, All debtors and creditors of the estate of May-adell Louise Amacher, deceased, late of Union Additional control and a second second and a second second

this 1st day of August, 2016. By: Richard Lynn Amacher 1651-2 Ainaola Dr. Hilo, Hawaii 96720 N(Aug10,17,24,31)B

#### STATE OF GEORGIA

VINION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Thomas Austin Barry II, All debtors and creditors of the estate of Thomas Austin Barry II, deceased, late of Union Counter County of the state of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s).

With the reference of the sentative This 15th day of August, 2016. By: Thomas Austin Barry III 21 Hewey St. Lisbon Falls, ME 04252 N(Aug31,Sept7,14,21)B

## NOTICE OF SALE UNDER POWER.

UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Jillian Dyer aka Jillian M. Patterson to Mortgage Electronic Registra-tion Systems, Inc., as nominee for Bank of America, N.A. dated 6/25/2009 and recorded in Deed Book 806 Page 25, Union County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 66,964.00, 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 Court-house door of Union County, Georgia, within the legal hours of sale on September 6, 2016 (being the first Tuesday of said month unless said date fails on a Federal Holiday, the follow-ing described property: Pursuant to the Power of Sale contained in a

said date falls on a Federal Holiday, the follow-ing described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 244 of Union County, Georgia, and being Lot 12 of Fernbrook Subdivision, containing 0.752 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated July 30, 1997, and recorded in Union County, Georgia records in Plat Book 40, Page 184. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described remove the subdivision for a substantial sector of the sub-remove the substantial sector of the substantial sector of the remove the substantial sector of the substantial sec

property. LESS AND EXCEPT:

The property conveyed to Union County by Deed dated 8/27/2003 and recorded in Deed Book 658, Page 220, Union County, Georgia

Deed dated 8/2//2003 and recorded in Deed Book 658, Page 220, Union County, Georgia Records. 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 Secu-rity 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 799 Fern Valley Lane aka 389 Fern Valley Lane Blairs-ville, GA 30512 together with all fixtures and personal property attached to and constitut-ing 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): Jillian M. Patterson or tenant Bank of America is the entity or individual

or tenants.

or tenants. Bank of America is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bank of America Home Loan Assistance Dept. 7105 Corporate Drive

7105 Corporate Drive Plano, TX 75024

(800) 846-2222

(800) 846-2222
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the Ioan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out above. first set out above.

The sale will be conducted subject to (1) conthe U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for 0.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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Jillian Dyer aka Jillian M. Patterson Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1016-667501478A THIS LAW FIRM MAY BE ACTING AS A DEBT

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-667501478A N(Aug10.17.24.31)B

shown on said Plat. The property is subject to the restrictions as shown on the attached Exhibit "A" which is

snown on the attached Exhibit "A" which is incorporated herein by reference. The property is subject to the Water Agreement with Notla Water Authority recorded in Deed Book 383, Page 445, Union County records. Grantor grants to grantee a non-exclusive perpetual easement for the use of the Subdivi-sion mads for inprese and censor the a barries. n roads for ingress and egress to the above

property. This Conveyance is made subject to all zoning ordinances, easements and restrictions of re-

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Said property will be sold subject to the fol-lowing 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 outstand-ing taxes, included by not limited to ad valorem taxes, which constitute liens upon said prop-erty; special assessments; all outstanding bill for public unities which constitute liens upon said property. all restricting comparts asses for public unities which constitute liens upon said property; all restrictive covenants, ease-ments, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the under-signed, the party in possession of the property is Ruenelle Head Allen and J. Benny Allen or tenants(s). ROBERT L. HEAD and CAROL HEAD As Attorneys in Fact for RUENELLE HEAD ALLEN AND J. BENNY ALLEN Contact Carv D. Cox

RUENELLE HEAD ALLEN AND J. BENNT ALLEN 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 EOD THAT PIRPOSE. USED FOR THAT PURPOSE. Aug10,17,24,31)B

Home, VIN #GAFLL35A/BU3114E1. 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 Secu-rity Deed. The debt remaining in default, this sale will be made for the number of paying the

rity 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 at-torney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The security beed thirst set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is JANE LAMB or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for JANE LAMB L Lou Allen Chicas & Unchicas PL 10

Stites & Harhison PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 (700) 032-7323 File No. 7484A-03800 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

## **STATE OF GEORGIA** COUNTY OF UNION NOTICE OF SALE UNDER POWER

N(Aug10,17,24,31)E

Under and by virtue of the power of sale con-tained in a Security Deed from JULIA E. BERGER to UNITED COMMUNITY BANK, dated May 26, tained in a Security Deed from JULIA E. BERGER to UNITED COMMUNITY BANK, dated May 26, 2011, recorded June 6, 2011, in Deed Book 869, Page 482, Union County, Georgia records; said Security Deed re-recorded June 29, 2011 in Deed Book 871, Page 622, Union County, Geor-gia records, said Security Deed being given to secure a Note from JULIA E. BERGER dated May 26, 2011, in the original principal amount of One Hundred Seventy Four Thousand Four Hundred Thirty Eight and 03/100 (\$174,438.03) Dollars, with interest due thereon on the un-paid 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, 2016, the following described property: All that tract or parce of land lying and be-ing in the 16th District, 1st Section, Land Lot 174 of Union County, Georgia, containing 4.3 acres, more or less, and being Tract A of Low Gap Subdivision, as shown on a plat of survey by Jack Stanley, dated 11/25/80, recorded in Union County records in Plat Book J, Page 156. Said plat is incorporated into this instrument, by reference hereto, for a complete and accu-rate description of the above property.

Said plat is incorporated into this instrument, by reference hereto, for a complete and accu-rate description of the above property. Subject to restrictions recorded in Union Coun-ty records in Deed Book 115, pages 337-339. Subject to the easement recorded in Union County records in Plat Book J, Page 156. 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 Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the

rity 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to covenants, and matters of record superior to the Security Deed first set out above.

The Security Deed miss set our above. To the best knowledge and belief of the under-signed, the party in possession of the property is JULIA E. BERGER or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for JULIA E. BERGER L. Lou Allen

Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

(700) 032-7323 File No. 7484A-03798 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Aug10,17,24,31)B

attorney-in-fact of Grantor to the highest bid

will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bid-der for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in September, 2016, the following described property (the "Premises") to wit: LEGAL DESCRIPTION: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CON-TAINING 1.000 ACRE AND BEING SHOWN AS LOT I AND II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 19, 2000, AS RECORDED IN PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 19, 2000, AS RECORDED IN PLAT OF SUBJECT TO THE 10 FOOT GRAVEL DRIVE AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE 10 FOOT GRAVEL DRIVE AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE DECLARA-TION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RE-CORDS. THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 173, PAGE 561, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 173, PAGE 561, UNION COUNTY RECORDS.

FOR WELL AND WATER LINES, AND A SIGN EASEMENT RECORDED IN DEED BOOK 206, PAGE 582, UNION COUNTY RECORDS.

PAGE 582, UNION COUNTY RECORDS. A PORTION OF THE PROPERTY IS LOCATED IN THE FLOOD PLAIN AS SHOWN ON THE AFORE-MENTIONED SURVEY. If and as modified and released as shown in the first paragraph above; FURTHER LESS AND EXCEPT that property, if

PUTINEL LESS AND LOVELY IN A property, in any, released of record; TOGETHER WITH all buildings, structures, and other improvements now or hereafter located on said property, or any part and parcel there-find. of: and

TOGETHER WITH all rights, title, and interest of grantor in and to the minerals, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or above the

now or nereater on said property or above the same or any part or parcel thereof; and TOGETHER WITH all and singular the tene-ments, hereditaments, easements, and appur-tenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, claim, and demand whatsoever of grantor of in and the same and of in and

title, interest, claim, and demand whatsoever of grantor of, in, and to the same and of, in, and to every part and parcel thereof; and TOGETHER WITH all fittings and fixtures, whether actually or constructively attached to said property and including all attached manual trade, domestic, and ornamental fixtures, appliances, and articles of personal property of every kind and nature whatsoever, now or hereafter lo-cated in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said cated in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired "equipment") including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, cook-ing, incinerating, and power equipment; en-gines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating , and communications appara-tus; boilers , ranges, furnaces, oil burners, or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum clean-ing systems; elevators; escalators; shades; awnings; screes; storm doors and windows; stoves; wall beds; refrigerators; dishwashers; attached cabinets; partitions; ducts and com-pressors; rugs and carpets; mirrors; mantles; draperies; furniture and furnishings; all build-ing materials, supplies, and equipment now or hereafter delivered to said property and intended to be installed therein; all additions to and renewals or replacements of all of the foregoing, and all profits of all

to and renewals or replacements of all of the foregoing, and all proceeds and profits of all the foregoing; and TOGETHER WITH any and all rents which are now due or may hereafter become due by rea-son of the renting or leasing of the property, the improvements thereon, and equipment; and

son of the remains of the sense of the property, the improvements thereon, and equipment; and TOGETHER WITH any and all awards or pay-ments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the property, to the extent of all amounts which may be secured by this deed at the date of receipt of any such award or pay-ment by grantee and of the reasonable attor-neys' fees, costs, and disbursements incurred by grantee in connection with the collection of such award or payment. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Ac-cordingly, the Premises will be sold at public outcry pursuant to the terms of the power of one previded in the formit for the solue of the power of

outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Lender and

without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all pro-ceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

Please note that Great Oak GA Owner, LLC whose mailing address of 5-9 Union Square West, Sixth Floor, New York, New York 10003, is the entity that has the full authority to ne-gotiate, amend or modify the terms of the loan documents with you. Great Oak GA Owner, LLC can be contacted through the following repre-sentative: Lisa A. Frank, Esq., McCalla Raymer Pierce, LLC 1544 Old Alabama Road, Roswell, Georgia 30076; (678) 281-6503. Please under-chand that the secured craditor is not rewired I that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument terms of the morgage insuranent. To the best knowledge and belief of the under-signed, the party in possession of the Premises is Grantor or a tenant or tenants and said prop-erty is more commonly known as 3623 Morris Ford Exchange, Blairsville, Georgia 30512. GREAT OAK GA OWNER, LLC as Attorney-in-Fact for E Swain Stewart and Wanda E. Stewart Lisa A. Frank, Esq. McCalla Raymer Pierce, LLC 1544 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503 N(Aug10,17,24,31)B