## North Georgia News

## Legal Notices for February 10, 2016

NOTICE OF PETITION TO CHANGE NAME

STATE OF GEORGIA COUNTY OF UNION 16-CV-10-MM 16-CV-10-MM
Notice is hereby given that Genie Nichols Lailberte, the undersigned, filed her petition to
the Superior Court of Union County, Georgia
on the 15th day of January, 2016, praying for
a change in the name of petition from Genie
Nichols Laliberte to Genie Leigh Nichols. Notice
is hereby given pursuant to law to any interested or affected party to appear in said Court
and to file objections to such name change.
Objections must be filed with said Court within
30 days of the filling of said petition.
This 15th day of January, 2016
Judy Odom, Clerk Superior Court
Union County, Georgia
Cary D. Cox

Cary D. Cox Attorney for Petitioner PO Box 748 Blairsville, Georgia 30514 N(Jan20,27,Feb3,10)P

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Joyce Setzer Robertson
All debtors and creditors of the estate of Joyce
Setzer Robertson, deceased, late of Union

Setzer Robertson, deceased, late of union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 29th Day of January, 2016 By: Sharon R. Randolph 1825 Edgewater Canal Rd. New Smyrna Beach, FL 32168 N(Feb3,10,17,24)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Stewart Roberson
All debtors and creditors of the estate of James
Stewart Roberson, deceased, late of Union
County, Georgia are hereby notified to render
their demands any payments to the Personal
Representative(s) of the estate, according to
law, and all persons indebted to said estate
are required to make immediate payment to
the Personal Representative(s).
This 25th Day of January. 2016 This 25th Day of January, 2016 By: Carol Joanne Roberson 812 Rizzetello Ln. Blairsville, GA 30512

STATE OF GEORGIA STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Vivian Henriette Lajoie All debtors and creditors of the estate of Viv-ian Henriette Lajoie, deceased, late of Union

nan Henriette Lajole, deceased, late of Union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 29th Day of January, 2016 By: Renee Estelle Lajoie 4300 W. Waco Dr., BR #163 Waco, TX 76710

N(Feb3,10,17,24)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William Joseph Gray
All debtors and creditors of the estate of William Joseph Gray, deceased, late of Union
County, Georgia are hereby notified to render
their demands any payments to the Personal
Representative(s) of the estate, according to
law, and all persons indebted to said estate
are required to make immediate payment to
the Personal Representative(s).
This 28th Day of January. 2016 This 28th Day of January, 2016 By: Jerry Helton PO Box 1475 Blairsville, GA 30514

N(Feb3,10,17,24)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lee Oscar Bryant
All debtors and creditors of the estate of
Lee Oscar Bryant, deceased, late of Union

County, Georgia are hereby notified to onlor County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). nie Fersona nepresentative(s). This 20th Day of January, 2016 By: Kay Cook Bryant 408 Arrowood Pt. Blairsville, GA 30512

STATE OF GEORGIA

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

Hills Zoul Day of January, 20 By: Laura Bisol Muschweck 1801 SW Norte Dame Ave. Port Saint Lucie, FL 34953 Deborah Bisol PO Box 882421

Port Saint Lucie, FL 34988 N(Feb3,10,17,24)B STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jimmie F. Beacham
All debtors and creditors of the estate of
Jimmie F. Beacham, deceased, late of Union
County, Georgia are hereby notified to render
their demands any payments to the Personal
Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 22nd Day of January, 2016

By: Jimmy F. Beacham 2802 Post Oak Dr. Marietta, GA 30062 Marietta, GA 30002 Beth Beacham Sullivan 83 Ravenwood Hills Cir Nashville, TN 37215

N(Feb3,10,17,24)B STATE OF GEORGIA

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

This 5th day of February, 2016.

By: William Wilson Earnest
72 Spring Cove Rd.

Blairsville, GA. 30512

Wilshalt 124 Marzh8

N(Feb10,17,24,Mar2)E

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate Future Leaders Scholarship Fund, Inc., have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 103 Blue Ridge Street, Blairsville, Ga. 30512 and its initial registered agent at such address is Dale A. Allison, Jr.

Notice is hereby given that American Mini Storage will hold a Public Auction Pursuant to the Georgia Self-Storage Act, Georgia Code Section 10-4-210 to 10-4-215 on Thursday, Section 10-4-210 to 10-4-215 on Thursday, February 25, 2016 at 2pm at American Mini Storage, 323 State Hwy. 325, Blairsville, 6A 30512, County of Union, State of Georgia. Lydia Cox, Unit #215; Jill Redfern, Unit #212; Richard Hood, Units #187, #226 and #204; Sondra Leonard, Unit #160; Robert Green, Unit #139; Mark Padillo, Unit #132; Glen Santiago, Unit #136. This auction will be a cash sale to highest bidder. Sale subject to cancellation in the event of settlement between owner and obligated party.

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF:

J.M. DOB: 04-20-2005 SEX: FEMALE CASE NO 144-15J-131A DOB: 02-12-2001 SEX: FEMALE CASE NO 144-15J-130A

SEX: FEMALE
CASE NO 144-15J-130A
childREN under the age of eighteen
NOTICE OF DEPENDENCY HEARING
TO: RONALD MAURER, FATHER OF THE ABOVENAMED CHILDREN
BY Order for Service by Publication dated the
22nd day of January, 2016, you are hereby
notified that on the 22nd day of December,
2015, the Union County Department of Family
and Children Services, Georgia Department of
Human Services, filed a Petition for Protective Order (Dependency) against you as to the
above-named children, alleging the children
are dependent. This Court found it to be in the
children's best interest that the Petition be
filed. 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. § 15-11-163 on the 3rd day of February, 2016, at 9:00 a.m., at the Union County
Courthouse, Blairsville, Georgia. Parties to this to U.C.G.A. § 15-11-163 on the 3rd day of February, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, 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 pulses you appear 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 disposition on the 30th day of March, 2016, at 9:00 a.m., at the Union County Court

2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, 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 immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. If you have any questions concerning this notice, you may call the telephone number of the clerk's office.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 22nd day of January,

Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit

NOTICE (For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF LYNDA E. WILLIAMS AND LISA W. ARNOLD FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF FREDERICK B. WILLIAMS, DE-

CEASED.

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 February 22, 2016.
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 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 Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF CINDY EARGLE ROSS FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF DON
L. EARGLE, DECEASED.
TO whom it may be a served.

L. EARGLE, 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 February 22, 2016.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/ objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
Probate Judge
By: Kristin Stanley **Probate Court Clerk** 65 Courthouse Street Blairsville, GA 30512

ENVIRONMENTAL PROTECTION DIVISION PUBLIC ADVISORY
WATERSHED PROTECTION BRANCH

Advisory Issue Date: January 11, 2016 Advisory Close Date: February 10, 2016 City/County: Union County Control Number: BV-144-15-02 South Shore Subdivision-Boat Ramp Construc-

This advisory is issued to inform the public of a receipt of an Application for a variance sub-mitted pursuant to a state environmental Law. The public is invited to comment during the 30-day period on the proposed activity. Since the EPD has no authority to zone property or the EPD has no authority to zone property or determine land use, only those comments addressing environmental issues related to air, water, and land protection will be considered in the application review process. Written comments should be submitted to: Program Manager, NonPoint Source Program, Erosion and Sedimentation Control, 2 MLK Jr., Dr., SW Suite, 1462 East, Atlanta, Georgia 30334
Type of Permit Application: Variance to encoach within the 25-foot State waters buffer. Applicable Law: Georgia Erosion and Sedimentation Act O.C.G.A. 12-7-1 et seq. Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7

Control Chapter 391-3-7
Basis under which variance shall be consid-

Description and Location of Proposed Activity:
Applicant proposes to impact a total of 26 linear feet (1,274 ft²) of stream buffer along Lake Nottely to construct a concrete boat ramp to provide lake access for boater and is part of the common area for the Southshore Subdivision. The boat ramp will be 12' wide and approximately 200' long. Upon completion, the area will be stabilized with a vegetated geogrid 40' on each side of the boat ramp.
The project is located 3,000ft upstream from
Youngcane Creek off of Pat Colwell Rd.
Name and Address of Permit Applicant:
Mr. Jason Henson

Mr. Jason Henson Blue Ridge Mountain Surveying

246 Lakemont Circle
Blairsville, Georgia 30512
Summary of Rules Requirements for Variance Application : The application for a variance must include an Erosion and Sediment Control Plan with control

Erosion and sediment control Plan With control measures based on sound conservation and engineering practices which meet or exceed the standards in the "Manual for Erosion and Sediment Control in Georgia" and which will minimize erosion and deposition of sediments on adjacent lands or into State waters. on adjacent lands or into State waters.
For Additional Information Contact:
Peggy Chambers, Environmental Specialist
EPD, Watershed Protection Branch
NonPoint Source Program
2 MLK Jr., Dr., SW

Suite 1462 East Atlanta, Georgia 30334 Telephone : 404/651-8549 FAX: 404/651-8455

Federal Fiscal Year 2016/State Fiscal Year

Community Development Block Grants (CDBG)
Emergency Solutions Grants (ESG)
Housing Opportunities for Persons with AIDS (HOPWA) Program Goals and Method of Distribution

The State of Georgia Department of Commu-nity Affairs (DCA) is currently preparing its Federal Fiscal Year 2016 Annual Action Plan Goals and Method of Distribution that details how the State proposes to use the Community Development Block Grant (CDBG), Emergency Development Block Grant (CDBG), Emergency Solutions Grants (ESG) and the Housing Opportunities for Persons with AIDS (HOPWA) Programs. Each program includes the other program specific requirements such as the proposed methods of funding distribution and the program priorities for funding. Comments regarding these and other issues will be accented for a 30-day neptod for review and accepted for a 30-day period for review and consideration and are due March 3, 2016 by

The CDBG Method of Distribution will be available on February 3, 2016 after 5:00 PM on the website at: http://www.dca.ga.gov/communi-tes/CDBG/index.asp. All written comments should be emailed to michael.casper@dca.

ga.gov.
The ESG and HOPWA Method of Distribution will be available on February 3, 2016 on the website at: http://www.dca.ga.gov/housing/ specialneeds/programs/esg.asp. All written comments should be emailed to christy.hahn@ dca.ga.gov.
Public Hearings
The purpose of the public hearings will be to

solicit input from the public regarding housing and community needs and priorities for the above programs and the HOME Investment Partnerships Program. We will discuss general information concerning the 2016 Annual Action Plan and program updates.

tion Plan and program updates.
Wednesday, February 10, 2016, 6 PM – 8 PM
Rome Public Hearing
Carnegie Training Room
607 Broad Street, Rome, GA 30162
Tuesday, February 16, 2016, 6 PM – 8 PM
Moultrie Public Hearing
350 Veterans Parkway North (Auditorium)
Moultrie, GA 31788
Wednesday, February 17, 2016, 6 PM – 8 PM
Dublin Public Hearing
Dublin City Hall, City Council Chambers
100 South Church Street, Dublin GA 31021

100 South Church Street, Dublin GA 31021 Additionally, comments may be submitted to DCA/ 60 Executive Park South NE/ Atlanta, GA

30329. For information, call (404) 327-6830 or through the TDD line at (404) 679-4915. The Georgia Department of Community Affairs is committed to providing all persons with is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reasonable accommodation or if you need an alternative format or language, please call (404) 679-4840 or email fairhousing@dca.ga.gov. NOTICE OF FORECLOSURE

NOTICE OF POWER SALE UNDER POWER
UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Bruce S.
Anderson to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Bank D/B/A United Community Mortgage Services, Inc., dated July 17, 2013, and recorded in Deed Book 949, Page 370, Union County, Georgia Records, as last transferred to SunTrust Mortgage, Inc. by assignment recorded on November 6, 2015 in Book 1022 Page 65 in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Three Thousand Seven Hundred Eighty-Five and O/100 dollars (\$103,785.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on March 1, 2016, the following described property: All that tract or parcel of land lying and be-

and that the parties of raint lying and be-ing in the 9th District, 1st Section, Land Lot 34, of Union County, Georgia, and being Lot 47, of Chapel Hill Subdivision, containing 0.762 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated January 17, 1995, and recorded in Union County, Georgia County 17, 1995, and recorded in found county, eourgia 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. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. the subdivision rodus 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 is the better of Source of the said of the said

to pay the indepteness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). fees having been given).

fees having been given).

Your mortgage servicer can be contacted at (800) 443-1032 - Loss Mitigation Dept, or by writing to PO Box 27767, Richmond, Virginia 23261, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security and matters of record superior to the Security

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 Bruce S. Anderson or tenant(s); and said property is more commonly known as 371 Holly Cove Circle, Blairsville, GA 30512. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of

holder of the security deed and (3) any right of redemption or other lien not extinguished by Torectosure.
SunTrust Mortgage, Inc. as Attorney in Fact for
Bruce S. Anderson.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road

Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 15-25415

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE.

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Ray Groves and Wilma Groves to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc., its successors and assigns dated 07/14/08, recorded in Deed Book 768, Page 421, Union, County Georgia Records, as lest transferred to recorded in Deed Book 768, Page 421, Union, County, Georgia Records, as last transferred to James B. Nutter & Company by assignment recorded to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$228,000.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash or certified check only before the courthouse door of Union County, Georgia within the legal hours of sale on March 1, 2016, the following described property: All that tract or parcel of land lying sale on March 1, 2016, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 261 of Union County, Georgia, containing 1.12 acres, more or less, and being further identified as Tract 2, as shown on plat of survey by Jack Stanley, dated March 31, 1977, and recorded in Union County Records in Plat Book F, Page 207. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). James B. Nutter & Company services the above referenced loan on behalf of the current owner of the loan. James B. Nutter & Company can be contacted James B. Nutter & Company can be contacted at 800-315-7334 or by writing to Westport Plaza Office 4153 Broadway Kansas City, MO 64111, to discuss possible alternatives to fore-closure. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: James B. Nutter & Company, Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and property will be sold with the distriction. ing taxes winch are a neit, but not yet use and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Ray Groves and Wilma Groves or a tenant or tenants and said property is more commonly known as 3474 Pat Colwell Rd, Blairsville, GA 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibite to commitmation that the sale is not prominted 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. RCO Legal, P.S. 2970 Clairmont Road NE, Suite 780 Atlanta, GA 30329 (770)-234-9181 www.rcolegal.com 02/10/2016, 02/17/2016,02/24/2016

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of the Power of Sale contained in that certain Security Deed given from John C. Cul-

certain Security Deed given from John C. Culver to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Southern Highlands Mortgage, LLC, dated 05/29/2007, recorded 05/31/2007 in Deed Book 710, Page 718, Union County, Georgia records, and as modified in Deed Book 909, Page 550, Union County, Georgia records, and as last assigned to Branch Banking and Trust Company by virtue of assignment recorded in Deed Book 898, Page 123, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 DOLLARS (\$150.000.00). with inter-ONE HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 DOLLARS (\$150,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in March 2016 by Branch Banking and Trust Company, as Attorney in Fact for John C. Culver, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOTS 53 AND 56 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRES. MORE OR LESS. AND LOTS 33 AND 50 FUNION CUONTY, GENERIA, CONTAINING 1.0 ACRES, MORE OR LESS, AND BEING LOT 4A OF SEVEN SPRINGS SUBDIVISION AS SHOWN ON THE PLAT OF SURVEY BY JACK STANLEY, DATED DECEMBER 28, 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK Q, PAGE 238, SAID PLAT OF SURVEY BEING INCORPORDATED LEGELIN BY DEEDER OF BOOK O, PAGE 238. SAID PLAT OF SURVEY BEING INCORPORATED HEREIN, BY REFERENCE
HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN ON THE PLAT SURVEY,
SUBJECT TO RESTRICTIONS RECORDED IN
UNION COUNTY RECORDS IN DEED BOOK 142,
PAGES 180-181. Said property being known as
290 CHAPMAN LANE, BLAIRSVILLE, GEORGIA
30512 according to the present numbering
system in Union County. The indebtedness securred by said Security Deed has been declared cured by said Security Deed has been 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 and all of the Sale, including attorneys fees and an other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, includ-ing but not limited to ad valorem taxes, which constitute liens upon said property; special as-sessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is John C. Culver or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptyc Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, 301 College Street, Greenville. NC 29601 TEL 800-827-3722. ities which constitute liens upon said property Banking and Trust Company, 301 College Street, Greenville, NC 29601 TEL 800-827-3722. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a

Pursuant to the Power of Sale contained in a Security Deed given by Terry Plott and Coletta Plott to H&R Block Mortgage Corporation dated 9/21/2006 and recorded in Deed Book 670 Page 4, Union County, Georgia records; as last transferred to or acquired by Aspen Shackleton III LLC, conveying the after-described property to secure a Note in the original principal amount of \$125,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidderfor cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on March 01, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: All that tract or parcel of land lying and being in Union County, Georgia and being part of Lot Candon Said County and State, containing 8 acres,

of said County and State, containing 8 acres, more or less, described as follows:
BEGINNING at an iron pin on the road with the property line of Ed Plott, thence a West direction to a rock corner on the Ed Plott line; thence a North direction to an iron pin at the Hughes line; thence an East direction to the road; thence with the road a South direction to

the point of beginning.

LESS AND EXCEPT That certain Warranty Deed between Terry Plott and Mattie Plott to Eula Mae Harkins and

Thomas G. Harkins, dated August 4th, 1995 and filed for record in Deed Book 234, Page 663, Union County, Georgia Records.

That certain Warranty Deed between Terry Plott and Mattie Plott to Eula Mae Harkins and Thomas G. Harkins, dated November 11th, 1904 and filed for weard in Deed Reek 236.

1994 and filed for record in Deed Book 225,

Page 380, Union County, Gerogia Records. That certain Warranty Deed from Terry Plott to Larry Harkins and Jean Harkins, dated July 22, 1982, and filed for record in Deed Book 122, 1902, and lifed for record in Deed Book 122, Page 402, Union County, Georgia Records. That certain Warranty Deed from Terry Plott to Larry Harkins and Jean Harkins, dated July 22, 1982, and filed for record in Deed Book 122, Page 401, 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 to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 6037 Dock Jones Road W aka, 1050 Doc Jones Road, Blairsville, GA 30512 tooether with all fixtures.

Blairsville, GA 30512 together with all fixtures Bialisville, GA 3012 togerner 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): Coletta Plott and Terry Plott or

Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Gregory Funding LLC

Gregory Funding PO Box 25430 Portland, OR 97298

Portland, OR 97298
866-712-5698
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 or not yet due and payable and which may not be of record, (c) the right of rewhich 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, zon any assessments, iens, 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

mation 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. Aspen Shackleton III LLC as agent and Attorney in Fact for Terry Plott and Coletta Plott Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia

mont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.

THAY - 130A
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE. 1144-158A

GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from WENDELL LEE GARRETT AND KATHIE JO GARRETT

NOTICE OF SALE UNDER POWER

DELL LEE GARKETT AND KAHIE JU GARKETT ("Grantee"), ("Grantee"), of the LIVIN E. BROWN ("Grantee"), dated JUNE 1, 1987, recorded JUNE 26, 1997, in Deed Book 269, Page 565, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of EIGHTY-TWO THOUSAND and 00/100 Dollars (\$82,000.00), with inter-est from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for. the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in MARCH, 2016, the following described real property to wit:

1.54 acres, more or less, of Land Lot 304, of the 9th District, 1st Section of Union County, Georgia, being Tract A as shown on a plat of survey of Wellborn Mountain Estate, made by M.E. Richards, Union County Surveyor, dated March 12, 1985, revised September 7, 1985, as recorded in Plat Book U, Page 12, Union County forcords, and reference is heremade to said plat for a full and complete description herein. Subject to restrictions recorded in Deed Book 157, Pages 300-301, Union County, Georgia records.

Property Address: 496 EMORY CIRCLE, BLAIRS-VILLE. GA 30512

VILLE, GA 30512
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes with the set like but extent due to be subject to any outstanding ad valorem taxes (including taxes).

standing ad vaiorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security To the best knowledge and belief of Grantee, the above described property is in the possession of Wendell Lee Garrett and Kathie Jo Garrett, or a tenant or tenants, and will be sold

subject to the outstanding ad valorem taxes and/or assessments, if any. MELVIN E. BROWN AS Attorney in Fact for WENDELL LEE GARRETT AND KATHIE JO GAR-

RETT 02/03/16; 02/10/16 02/17/16; 02/24/16

PUBLIC ADVISORY:
This advisory is issued to inform the public of a receipt of an application for variance submitted pursuant to Georgia state environmental law. The public has 30 days from the date of publication of this advisory to submit comments to:
Program Manager
NonPoint Source Program
Erosion and Sedimentation Control
2 Martin Luther King Junior Drive, SW Suite 1456

Suite 1456
Atlanta, Georgia, 30334
The variance has been submitted to Georgia
Environmental Protection and only comments
related to air, water and land protection will be
consider in the application process.
The variance addresses the need to build a
100 linear ft. concrete sea wall to combat
existing erosion problems on the shoreline of
Lake Nottley. All mitigation requirements have
been met and the area immediately adjacent
to the retaining wall will be re-vegetated using
native riparian vegetation. The property where
the sea wall will be constructed and site plans
can be viewed is 768 Fleenor Road, Blairsville,
Ga. 30512.

Name and Address of Permit Applicant: Andrew and Carol Domino 284 Dixie Drive Blairsville, Ga 30512