North Georgia News

Legal Notices for March 9, 2016

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert W. Amacher,
All debtors and creditors of the estate of Robert W. Amacher, 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 2nd day of March, 2016.
By: Richard Lynn Amacher
1651-2 Ainaola Dr.

STATE OF GEORGIA

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lloyd George Johnson,
All debtors and creditors of the estate of Lloyd
George Johnson, 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 2nd day of March, 2016.

This 2nd day of March, 2016. By: Juanita Madeline Johnsor 2344 Fox Dr. Marietta, GA 30066

NOTICE

NOTICE
(FOR DISCharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF TIMOTHY P. CABLE FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF JEANETTE LAFERN TOWNSEND VEST, DECEASED. NET IE LAFERN I DWNSEND VEST, 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 March 21, 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 inobjections, unless you qualify to file as an inobjections, unless you quality 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 India

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

IN THE JUVENILE COURT OF FANNIN COUNTY

STATE OF GEORGIA In the interest of: A.S. D.O.B. 01/02/2008 Minor Child under the age of eighteen (18)

years SERVICE BY PUBLICATION TO: ALLEGED BIOLOGICAL FATHER: Christopher James Skaggs LAST KNOWN ADDRESS: 16 Cow Trail Lane.

LAST KNOWN ADDRESS: 16 Cow Trail Lane, Blairsville, Union County, GA. PRESENT WHEREABOUTS: Unknown UNKNOWN BIOLOGICAL FATHER LAST KNOWN ADDRESS: UNKNOWN PRESENT WHEREBOUTS: UNKNOWN A Petition for Termination of Parental Rights has been filed as to the minor child born to Angela Marie Dixon on January 2, 2008, filed by the Georgia Department of Human Services, acting through the Fannin County Department of Family and Children Services, on February 18, 2016, said petition seeking to terminate all of your parental rights with respect to said

18, 2016, said petition seeking to terminate all of your parental rights with respect to said child and all rights and obligations of the said child to you. You would not, after said order, be entitled to notice of proceedings for the adop-tion of the child by another person, nor have any right to object to the adoption or otherwise participate in the proceedings. A court hearing of your case has been scheduled for the 21st day of April, 2016, at 9:00 a.m., at the Court of Fannin County. Fannin County. You have a right to a free copy of the petition

You have a right to a free copy of the petition filed in this case which you may obtain from the Clerk of Superior Court, Fannin County, upon identifying yourself, or from the Fannin County Department of Family and Children Services.

If you fail to appear, the court can terminate your rights in your absence.

If the court at the trial finds that the facts set out in the petition to terminate parental rights are true and that termination of your rights will serve the best interests of your child, the court can enter a judgment ending your rights to your child.

to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated:

(1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child's

your child's care unless and until your child (2) Your child can still inherit from you unless and until your child is adopted. This is a very serious matter. You should con-

tact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you. You are advised that O.C.G.A. 15-11-283(c)

You are advised that O.C.G.A. 15-11-283(c) provides as follows:
"the biological father who is not the legal father may lose all rights to the child and will not be entitled to object to the termination of his rights to the child unless, within 30 days of receipt of notice, he files:

(1) A petition to legitimate such child; and (2) Notice of the filing of the petition to legitimate with the court in which the termination of parental rights proceeding is pending.

Witness the hand of the Honorable John Worcester, Juvenile Court Judge, Fannin County, this 18th day of February, 2016.

ty, this 18th day of February, 2016. Judge, Juvenile Court of Fannin County Presented By: SAMUEL S. OLENS Bar No. 551540

Attorney General DENNIS R. DUNN Bar No. 234098 DENNIS A. DUNN BAI NO. 234099
Deputy Attorney General
SHALEN S. NELSON Bar No. 636575
Senior Assistant Attorney General
PENNY L. HANNAH Bar No. 323563
Senior Assistant Attorney General
MANDA C. GWATNEY Bar No. 198455
Seniol Assistant Attorney General Special Assistant Attorney General N(Feb24,Mar2,9,16)P

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA In re the Name Change of: Cassie Anne McClure, Petitioner

Cassie Anne McClure, Petitioner
Civil Action Case Number: 16-CV-49-SG
Notice of Petition to Change Name of Adult
Cassie Anne McClure filed a petition in the
Union County Superior Court on February 16,
2016, to change the name from Cassie Anne
McClure to Cassie Anne Lee. Any interested MCClure to Cassie Anne Lee. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Date 2/16/16
Cassie Anne McClure,
Petitioner, Pro se
Name: Cassie Anne McClure
Address: 1800 Pat Columb Road

Address: 1809 Pat Colwell Road Blairsville, GA 30512

N(Feb24,Mar2,9,16)P IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DONALD EARL LACKEY, DECEASED

ESTATE NO. 16-23 PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Doreen P. Lackey has petitioned to be appointed Administrator(s) of the estate of Donald Earl Lackey, 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 fill the grounds of any such objections, and must be fill bleadings/objections must be signed under all pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact pro-bate 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 objec-tions are filed, the petition may be granted

without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Ste. 8 Blairsville, GA 30512

Address (706) 439-6006 Telephone Number IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA IN RE: ESTATE OF LOUISE WILMA MARTIN, DECEASED ESTATE NO. 16-12 Petition for Letters of Administration Notice

NOTICE
Stokley L. Martin has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Louise Wilma Martin, 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 March 14, 2016. All pleadings/objections must be signed before a notary public or or before March 14, 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 party. Contact probate court personnel at the following address/telephone number for the

rollowing address/releptione 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 Standay By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512

(706) 439-6006 N(Feb17,24,Mar2,9)B

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
KATHRYN TAYLOR HAMILTON, DECEASED **ESTATE NO. 16-14** PETITION FOR LETTERS OF ADMINISTRATION

IN THE PROBATE COURT

Ernest Duncan Hamilton has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Kathryn Taylor Administrator of the estate of Kathryn Taylor Hamilton, 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 March 14, 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 party. Contact probate court personnel at the following address/ telephone number for the required amount of filing fees. If any objections are filled, a hearing will be scheduled at a later date. If no objections of filled, and the settled and t will be scheduled at a later date. If no object tions are filed, the petition may be granted

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Feb17,24,Mar2,9)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Donna H. Ratcliff, Plaintiff Barrie J. Ratcliff, Defendant To: Barrie J. Ratcliff

PO Box 878 Killdeer, ND 58640 Killider, ND 30040
Civil Action No: 16-CV-27-MM
NOTICE OF PUBLICATION
By order for service by publication dated January 25, 2016, you are hereby notified that on the 1st day of February, 2016, Donna Ratcliff filed suit against you for Divorce.

ineu suit against you for Divorce.
You are required to file with the Clerk of the
Superior Court, and serve upon plaintiff's attorney, Donna H. Ratcliff, 25 Deer Foot Road,
Blairsville, GA 30512 an answer in writing
within sixty (60) days of the date of the order
for publication. This the 1st day of February, 2016
Witness, the Honorable Murphy C. Milles,
Judge of this Superior Court

Judy L. Odom Clerk, Superior Court NOTICE OF SALE

Notice is given that Gumlog Storage will sell
the contents of rental unit #12, said contents
belonging to Billy-Jo Hodge. Said sale shall
take place on Wednesday, March 23, 2016 at 10

a.m. outside the Gumlog Storage Units located at the intersection of 129N (Murphy Hwy) and Gumlog Road, Blairsville, GA IN THE SUPERIOR COURT OF UNION COUNTY

WILLIAM D. MOESKER and JOYCE N. MOESKER

vs. J.H. HUGGINS and/or his heirs at law as and his unknown heirs at law as Owner shown in Deed BookDD, Page 241, Union County Clerk of Superior Court; and UNITED STATES OF AMERICA; and all Persons Known or Unknown who Claim or Might Claim adversely to Plaintiff's Title as shown in Deed Book 707, Page 266 and 267, Union Court Clark of Superior Court Records. Union County Clerk of Superior Court records property being located in Land Lot in Land Lot 184, 9th District, 1st Section, Union County, Georgia, as described in Plat Book 63, Page 117, Union County Superior Court Records,

CIVIL ACTION NO. 15-CV-247-RG

NOTICE OF SUMMONS
TO: J.H. HUGGINS AND/OR HIS HEIRS AT LAW,
THOMAS R. MORRIS and PATRICIA H. THOMAS,
and PAUL HARRIS and MARTHA E. HARRIS, ALL THE WORLD, and all persons known or un known who may claim adversely to Plaintiff's title to a portion of property located in Land Lot184, 9th District, 1st Section, Union County, Georgia described by a plat being recorded in Plat Book 63, Page 117, Union County, Clerk of Superior Court records, Georgia, said plat be superior Gourt records, decrylar, said up hat be-ing incorporated by reference herein; same be-ing more particularly described as: All that tract or parcel of land located in Land Lot 184, 9th District, 1st Section of Union County, Georgia, and being Lot One A (1A) con-taining 0.45 acres, more or less, and Lot Two A

(2A) containing 0.42 acres, more or less, and Lot Two A (2A) containing 0.42 acres, more or less, and Lot Three A (3A), containing 0.42 acres, more or less, and Lot Four A (4A), containing 0.48 acres, more or less, as shown on a plat of survey recorded in Plat Book 63, Page 117, said plat being incorporated herein by reference for a complete description, said property hav-ing been conveyed to Plaintiffs in Deed Book 707, Page 267, and Deed Book 707, Page 266, Union County Clerk of Superior Court records, You are hereby notified that the above styled action seeking a Petition for Quiet Title Against

All The World, and that by reason of an Order for Service by Publication entered by the Special Master on September 28, 2015, you are hereby commanded and required to file with the Clerk of said Court and serve upon Cary D. Cox, Plaintiff's attorney, whose address is P.O.
Box 748, Blairsville, Georgia 30514, an Answer
to the Petition within sixty (60) days of March
1, 2016, which is the date of the first publication pursuant to the Order entered by David E.

Report & Casala Machae Barrett, Special Master. This 24th day of February, 2016. Judy Odom, Clerk of Superior Court.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA DAVID SEWELL and COURTNEY BRENNFMAN

vs.

ESTATE OF MAYS (MAYES) HOLCOMB AND/
OR HIS HEIRS AT LAW As Owner of Property
shown in Deed Book 83, Page Page 262 Union
County Clerk of Superior Court records, and
Youngstown Group, LLC of Union County as
purchasers of a Tax Sale in Deed Book 982,
Page 218-219, Union County Clerk of Superior
Court records, David Smith and Leslie Smith
as owner of property shown in Deed Book Lourt records, David Smith and Lesies Smith as owner of property shown in Deed Book 224, Pages 501 and Deed Book 285, Page 182, Union County Superior Court records; and Charles Monteleone and Patricia Monteleone, as owners of property shown in Deed Book 382, Page 302 and the holder of their security deed, same being JP Chase Morgan as Shown in Deed Book 200, 2012 Union rity deed, same being JP Chase Morgan as shown in Deed Book880, Pages 203-221, Union County Clerk of Superior Court records: and all Persons Known or Unknown who Claim Adversely to Plaintiff's Title as shown in Deed Book 618, Pages 444-445 and Deed Book 618, Page 465, property being located in Land Lot 119, 10th District, 1st Section, Union County, Georgia, described by a plat referenced in the vesting deed same being recorded in Plat Book 32, Page 144, Union County, Clerk of Superior Court records, Georgia. Court records, Georgia. CIVIL ACTION NO. 15-CV-397-RG

CIVIL ACTION NO. 15-CV-397-RG
NOTICE OF SUMMONS
TO: MAYS (MAYES) HOLCOMB AND/OR HIS
HEIRS AT LAW, CHARLES MONTELONE, PATRICIA MONTELONE, J.P. MORGAN CHASE as
holder of a security deed from CHARLES MONTELONE and PATRICIA MONTELONE as shown
in Deed Book 880, Page 203-221, Union County
Superior Court records, DAVID SMITH, LESLIE
SMITH, ALL THE WORLD, and all persons known
or unknown who may claim adversely to Plaintiff's title to a portion of property located in or unknown who may claim adversely to Plaintiff's title to a portion of property located in
Land Lot 119, 10th District, 1st Section, Union
County, Georgia described by a plat referenced
in the vesting deed (Deed Book 618, Page 444445, and Deed Book 618, Page 465 (no Exhibit
A attached)), same being recorded in Plat Book
32, Page 144, Union County, Clerk of Superior
Court records, Georgia, and Lot One (1) and
Tract Two (2) as shown in Plat Book 67, Page
175, Union County, Clerk of Superior Court records, Georgia; same being more particularly cords, Georgia; same being more particularly All that tract or parcel of land located in Land An that that to parted of than located in Land Lot 119, 10th District, 1st Section of Union County, Georgia, and being Lot One (1) contain-ing 1.292 acres, more or less, and Tract One (1) containing 0.207, as shown on a plat of survey recorded in Plat Book 67, Page 175, said plat being incorporated herein by reference for a

complete description.
You are hereby notified that the above styled action seeking a Petition for Quiet Title Against All The World, and that by reason of an Order for Service by Publication entered by the Special Master on February 23, 2016, you are

Special master on rebudary 23, 2016, you are hereby commanded and required to file with the Clerk of said Court and serve upon Cary D. Cox, Plaintiff's attorney, whose address is P.O. Box 748, Blairsville, Georgia 30514, an Answer to the Petition within sixty (60) days of March 1, 2016, which is the date of the Order Explicitation entered by David E Barrett For Publication entered by David E. Barrett, This 25th day of February, 2016. Judy Odom, Clerk of Superior Court.

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA COUNTY OF UNION The undersigned does hereby certify that P.A.R.

Corporation conducting a business as Jacque-line's Chic Boutique in the City of Blairsville, County of Union in the State of Georgia, under the name of Jacqueline's Chic Boutique and that the nature of the business is Retail - Home

Clothing and Accessories and that the names and addresses of the persons, firms, or part-nership owning and carrying on said trade or business are Jacqueline Chinkhan, 2925 Oak Trail, Young Harris, GA 30582. IN THE SUPERIOR COURT OF UNION COUNTY IN THE SUPERIOR COURT OF UNION COUNTY
State of Georgia
IN RE: The name change of:
Joshua Lee Lawrason, Petitioner
Civil Action Case NumbeR: 16-CV-61-MM
NOTICE OF PETITION TO CHANGE NAME OF

Joshua Lee Lawrason filed a petition in the Union County Superior Court on February 25, 2016, to change the name from: Joshua Lee Lawrason to Joshua Lee Kolb. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Date: 25 February 2016

Joshua Lee Lawrason filed a petition in the

Joshua Lee Lawrason Petitioner, Pre se 138 Eagle Bend Road Blairsville, GA 30512 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Kenneth Alan Cook,
All debtors and creditors of the estate of
Kenneth Alan Cook, 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 23rd day of February, 2016. By: Michael Keith Cook 311 Legacy Ln. Peachtree City, GA. 30269

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Taylor Webb Jones,
All debtors and creditors of the estate of
Taylor Webb Jones, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 23rd day of February, 2016.
By: Marqaret Downing

By: Margaret Downing 335 Taylor Jones Dr. Blairsville, GA. 30512 STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Florence N. Maclane,
All debtors and creditors of the estate of
Florence N. Maclane, 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 esthe law, and an persons indepted to said estate are required to make immediate payment to the Personal Representative(s). This 18th day of February, 2016.

By: Donald C. Keast

2085 Aldersgate Rd. Rock Hill, SC 29732 IN THE PROBATE COURT

COUNTY OF UNION

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
RANDY RAY SIGGERS, DECEASED
ESTATE NO. 15-109
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

Rebia Rebecca Gates has petitioned to be appointed Administrator(s) of the estate of Randy Ray Siggers, 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 March 28, 2016. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. 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 Judge of the Probate Court 2016. All pleadings/objections must be signed

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Ste. 8 Blairsville, GA 30512 Address (706) 439-6006 STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mary Ann Spiva,
All debtors and creditors of the estate of Mary
Ann Spiva, 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 Representative(s) or 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 22nd day of February, 2016. By: John Richard Spiva 470 Old Hwy 165 Eufaula, AL. 36027

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA OLIVIA ARROWOOD

A TRACT OF LAND IN LAND LOT 69, 9th DIS-TRICT, 1st SECTION OF UNION COUNTY, GEOR-GIA, BEING A TRACT OF 0.228 ACRE, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DEBRA DERITA, CHASE BANK USA NA, ZWICKER & ASSOCIATES PC, SYSCO ATLANTA LLC, SYSCO CHOOD SERVICES OF ATLANTA LLC, SYSCO CORPORATION, J. MICHAEL KAPLAN, DON JOHNSON, AND OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY RESPONDENTS

OR INTEREST IN THE RESPONDENT PROPERTY
Respondents.
Civil Action No. 15-CV-450-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown,
who may claim adversely to Petitioner's title to
all that tract or parcel of land lying and being
in Land Lot 69 of the 9th District, 1st Section,
Union County, Georgia, being more particularly
described as follows:
All that tract or parcel of land lying and be-All that tract or parcel of land lying and being in the 9th District and 1st Section of Union

County, Georgia and being a part of Land Lot No. 69 and being more particularly described as Tract 1, containing 0.228 acre, more or less, as shown by that certain plat for Terry Poteete as snown by that certain piat for Ferry Protected dated June 28, 2002, by James Alexander G.R.L.S. No. 2865. Said plat recorded on August 7, 2002, in Plat Book 50, Page 179, in the Office of the Clerk of the Superior Court, Union County, Georgia. Pursuant to O.C.G.A. 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating the same berein for a more complete metes and bounds. plat for the purpose of incorporating the same herein for a more complete metes and bounds description of the property herein conveyed. Said property is conveyed subject to all ease-ments, restrictions and rights of way as set forth on said recorded plat or as appearing of Subject to the restriction that cannot be used

subject to the restriction that cannot be used for a gas station or convenience store. This restriction shall apply only as long as Poteete's store is owned by William N. Poteete or his Subject to existing easements and right of

ways for public roads, if any. Also subject to Union County, Georgia Subdivision regulations, Mobile Home regulations and any zoning or other ordinances, if any.

This conveyance made together with right of ingress, egress and utility service along existing roads to be subject property.

ingreass, egress and utility service along exist-ing roads to he subject property. As described in Deed Book 748, page 329, Union County, Georgia. Further described as May Parcel 03157B. You are hereby notified that the above-styled cetting residence in Betting to Extend the Oxide rou are neredy nonnet mat the above-systed action seeking a Petition to Establish Quiet Title was filed on December 17, 2016, and that by reason of an Order for Service by Publication entered by the Court on February 22, 2016, you are hereby commanded and required to file with the clerk of said Court and serve

upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to 0.C.G.A. 23-3-65(b).
Witness the Honorable Stanley Gunter, Judge of said Court of said Court. This 1st day of March, 2016. Judy L. Odom Clerk of Superior Court, Union County

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. Culterton 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 AND 00/100 DOLLARS (\$150,000.00), with interest thereon ONE HUNDRED FIFTY THOUSAND 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 April 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 BEING LOT AND 56 OF UNIÓN COUNTY, GEÓRGIA, 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 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. 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 secured by said Security Deed has been declared due because of provided for unlet the terms of the security beed and Note. Said property will be sold sub-ject to the following items which may affect the title to said property: any superior Security beeds of record; all zoning ordinances; mat-ters which would be disclosed by an accurate ters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Secuother matters of record superior to said Secu-rity Deed. To the best of the knowledge and be-lief 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 TITMATION that the sale is not proninted under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, 301 College Street, Greenville, SC 29601 TEL 800-827-3722. THIS LAW TIRM IS ATTEMPTING TO COLLEGE A DERT ANY INFOR.

SC 29601 TEL 800-827-3722. THIS LAW FIRM IS ATTEMPTING 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.

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

NOTICE OF SALE UNDER POWER

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by ter to Mortgage Electronic Registration Systems, Inc., as nominee for Unity Mortgage Corp., its successors and assigns dated 07/16/08, recorded in Deed Book 768, Page 565, Union, County, Georgia Records, as last transferred to James B. Nutter & Company by assignment recorded in Deed Book 1029, Page 142, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$300,240.00, with interest thereon as set forth therein. terest 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 April 5, 2016, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 153 of Union County, Georgia, and being Tract 2, containing 1.553 acres, more or less, and being Tract 6, containing 0.057 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 28, 1995, and revised June 15, 1999, and terest thereon as set forth therein, there will be June 28, 1995, and revised June 15, 1999, and recorded in Union County Records in Plat Book 45, Page 152. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. 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 manuar provided in and when due and in the manner provided in and when due and in the initial 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 with the collect attorney's fees having been street or the same of the sam Intent to collect attorney's rees naving 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 at 800-315-7334 or by writing to Westport Plaza Office 4153 Broadway Kansas City, MO 64111, to discuss possible alternatives to foreclosure. The entity that has full authority to pengitise amend 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 outstand-ing 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 or-dinances, restrictions, covenants, and matters dinances, 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 Nina B. Seymour and George D. Seymour or a tenant or tenants and said property is more commonly known as 3181 Mauney Road 2, Blairsville, 6A 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptev Code and (2) to final confirmation and audit cy Code and (2) to final confirmation and audit cy 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 7870.20921 TS#: 7870.20921 FEI # 2013.03946 03/09/2016, 03/16/2016, 03/23/2016,03/30/2016 ,

STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from DONALD MORGAN DEMILLE and JENNIFER B. DOWLING

MORGAN DEMILLE and JENNIFER B. DOWLING to UNITED COMMUNITY BANK, dated May 21, 2010, recorded May 26, 2010, in Deed Book 834, Page 55, Union County, Georgia records, as last modified by Modification of Security Deed dated May 10, 2013, recorded in Deed Book 943, Page 11, Union County, Georgia records, said Security Deed being given to secure a Note from DONALD M. DEMILLE and JENNIFER DOWLING dated May 10, 2013, in the original principal amount of Eighty Eight Thousand One Hundred Ninety Nine and 51/100 (\$88,199.51) Dollars, with interest 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 or at Union Tor Cash Deprie the Cournouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2016, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, and being further identified as Lot 214 of the Lake Nottely Subdivision Link IIII as exhaus on a pals of survey.

division, Unit III, as shown on a plat of survey by George W. O'Neil, dated April 24, 1974, and being more particularly described as follows: Beginning at the point where the North right of way line of Redbird Drive f/k/a Bluebird Drive way line of Redbird Drive 1/k/a Bluebird Drive intersects the West right of way line of Robin Road f/k/a Wayne Colwell Road; thence Westerly along and with the North right of way line Redbird Drive 1/k/a Bluebird Drive 129.3 feet to a point; thence 56.5 feet to a point; thence North 14 degrees 20 minutes West 181.6 feet to a point in the original East-West line in the North side of Land Lot #175; thence East 273.8 feet to a point in the West right of way line of Point Post of I/k Wester Colvell Roed. 273.6 Peet to a point in the west right of way line of Robin Road f/k/a Wayne Colwell Road; thence along and with the West right of way line of Robin Road f/k/a Wayne Colwell Road South 13 degrees 41 minutes West 195.25 feet to the point of Beginning; said property being known as 26 Redbird Drive f/k/a 4721 Redbird Drive, Blairsville, Georgia 30512 according to the system of numbering streets in Blairsville, Union County, Georgia. 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 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 property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to to be the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is DONALD MORGAN DEMILLE and JENNIFER B. DOWLING or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for DONALD MORGAN DEMI-LLE and JENNIFER B. DOWLING

LLE and JÉNNIFER B. DOWLING
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03784
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. N(Mar9,16,23,30)B

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from LAWRENCE
E. SCHAFER and ANN L. SCHAFER to UNITED
COMMINITY BANK, dated November 20, 2008,

STATE OF GEORGIA

COMMUNITY BANK, dated November 20, 2008, recorded December 2, 2008, in Deed Book 781, Page 474, Union County, Georgia records, as last modified by Modification of Security Deed last modified by Modification of Security Deed dated November 25, 2009, recorded in Deed Book 819, Page 572, Union County, Georgia records, said Security Deed being given to secure a Note from LAWRENCE E. SCHAFER and ANN L. SCHAFER dated November 25, 2009, in the original principal amount of Eighty Three Thousand Nine Hundred Eighty Three and 44/100 (\$83,983.44) Dollars, with interest 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 April, 2016, the following described Tuesday in April, 2016, the following described

Tuesday in April, 2016, the following described property:
All that tract or parcel of land lying and being in Land Lots 179 & 180, 9th District, 1st Section of Union County, Georgia, containing 1.240 acres and being shown as Lot One (1) of Aaron's Catch on a plat of survey by Tamrok Associates, Inc., RS #2599, dated 6/26/95 and recorded in Plat Book 33, Page 132, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the restrictions at-

tached hereto.
The property is subject to the easements to Blue Ridge Mountain EMC recorded in Deed Book 232, Page 448, Union County records. Grantor grants to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.

property.
Included herewith is a 1996 Westfield Mobile Home, VIN #GAFLT75A277773WL12.
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 jurnose of paying the

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 valorer taxes (including taxes). 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 property, any assessments, liens, easements, en-

covenants, and matters or 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 LAWRENCE E. SCHAFER and ANN L. SCHAFER or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for LAWRENCE E. SCHAFER and ANN L. SCHAFER

cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to

and ANN L. SURAFER L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03782

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Deed to Secure Debt from Annetta P. Coleman f/k/a Annetta P. Kirk to The Bank of Blairsville, dated December 21, 2007 and recorded in Deed Book 745, Page 241, in the offices of the Clerk of the Superior Court of Union County, Georgia; as last modified by that certain Medification of Securith Deed dated certain Modification of Security Deed dated April 1, 2011 and recorded in Deed Book 864, Page 494, aforesaid records, and re-recorded in Deed Book 864, Page 736, aforesaid re-cords; as assigned to Citizens South Bank by that certain Master Assignment recorded in Deed Book 853, Page 642, aforesaid records (as same may have been modified from time to time, collectively the "Security Deed"), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia desirable and the first behave to solve the first output. gia, during the legal hours of sale, on the first Tuesday in April 2016, the following described

Tuesday in April 2016, the following described real property, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 11TH DISTRICT, 1st SECTION, LAND LOTS 193 AND 240, CONTAINING 36,128 ACRES, MORE OR LESS, AND BEING TRACT 1, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC. DATED JANUARY 19, 1993, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 44, PAGE 100. SAID PLAT IS INCORPORATE INTO THIS INSTRUMENT BY REFERENCE HERETO FOR A FILLL AND MENT BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY. PROPERTY BEING MORE COMMONLY KNOWN AS: 2080 MILLER GAP ROAD, UNION COUNTY, SUCHES, CA 20573

The debt secured by the Security Deed is evidenced by a Renewal Promissory Note dated April 1, 2011, from Annetta P. Coleman fl/k Annetta P. Kirk in favor of The Bank of Blairsville in the original principal amount of \$272,868.41 (as same may have been modified, renewed or las Saine may have been mounter, reinewed or amended, collectively the "Note"); plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the

evidenced by the Note and secured by the Se-curity Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable accordthe thing to its terms.

The above-described real property will be sold to the highest and best bidder for cash as the property of Annetta P. Coleman fik/a Annetta P. Kirk, the proceeds to be applied to the payment of sold interest and the second the se of said indebtedness, attorneys' fees, and the or said indeptedness, attorneys' rees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any, possible redemptive rights of the Internal Rev-

possible redemptive rights of the Internal Revenue Service, if any, and all prior assessments, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Annetta P. Coleman f/k/a Annetta P. Kirk. To the best of the undersigned's knowledge and belief, the party in possession of the real property is Annetta P. Coleman f/k/a Annetta P. Kirk, and tenants holding under her. Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Blairsville, as Attorney-in-Fact for Annetta P. Coleman f/k/a Annetta P. Kirk. M. Todd Westfall, Esquire Howick, Westfall & Kaplan, LLP Sulte 600, One Tower Creek

Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005 N(Mar9,16,23,30)B **NOTICE OF SALE UNDER POWER**

COUNTY OF UNION

Under and by virtue of the Power of Sale contained in the Deed to Secure Debt from Annetta P. Coleman f/k/a Annetta P. Kirk to The Bank of Blairsville, dated December 21, 2007 and recorded in Deed Book 745, Page 247, in the offices of the Clerk of the Superior Court of Union County, Georgia, as assigned to Citizens South Bank by that certain Master Assignment recorded in Deed Book 853, Page 642, aforesaid records (as same may have been modified from time to time, collectively the "Security Deed"), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in April 2016, the following described two property, to with described real property, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 11TH DISTRICT, 1st SECTION, LAND LOTS 193 AND 240, CONTAINING 36.128 ACRES, MORE OR LESS, AND BEING TRACT 1, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC. DATED JANUARY 19, 1993, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 44, PAGE 100.

COUNTY RECORDS IN PLAT BOOK 44, PAGE 100. SAID PLAT IS INCORPORATE INTO THIS INSTRUMENT BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY. PROPERTY BEING MORE COMMONLY KNOWN AS: 152 MILLER GAP ROAD (F/K/A 2080 MILLER GAP ROAD), UNION COUNTY, SUCHES, GA 30572 The debt secured by the Security Deed is evidenced by a Home Equity Line of Credit agreement dated December 21, 2007, from Annetta P. Coleman f/k/a Annetta P. Kirk in favor netta P. Coleman 1767a Annetta P. Kirk in Tavor of Bank of Blairsville in the original principal amount of up to \$100,000.00 (as same may have been modified, renewed or amended, col-lectively the "Note"); plus interest from date on the unpaid balance until paid, and other

indebtedness.

Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Se-curity Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms.

The above-described real property will be sold to the highest and best bidder for cash as the

Default has occurred and continues under the

to the highest and best bidder for cash as the property of Annetta P. Coleman flk/a Annetta P. Kirk, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: Deed to Secure Debt from Annetta P. Coleman flk/a Annetta P. Kirk to Bank of Blairsville, dated December 21, 2007 and recorded in Deed Book 745, Page 241, in the offices of the Clerk of the Superior Court of Union County, Georgia, all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revau valurent dazes andruf assessinients, it any, possible redemptive rights of the Internal Revenue Service, if any; and all prior assessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Annetta P. Coleman f/k/a Annetta P. Kirk. by Almetta F. Coleman IVIA Almetta F. Andrea To the best of the undersigned's knowledge and belief, the party in possession of the real property is Annetta P. Coleman IVIA a Annetta P. Kirk, and tenants holding under her. Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank, of Blairciville as Attornay, in Each for to Bank of Blairsville, as Attorney-in-Fact for Annetta P. Coleman f/k/a Annetta P. Kirk. M. Todd Westfall, Esquire Howick, Westfall & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway

NOTICE OF SALE UNDER POWER

Atlanta, Georgia 30339 (678) 384-7005

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from CARL BUD MILAM, MARY BASSETT MILAM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR PENNYMAC LOAN SERVICES LLC, dated August 3, 2014, recorded August 15, 2014, in Deed Book 982, Page 464, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty-Six Thousand One Hundred Twenty-Five and 00/100 dollars (\$186,125.00), with interest thereon as provided for therein, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on The inglest bloder for Cash at the Uniton County
Courthouse, within the legal hours of sale on
the first Tuesday in April, 2016, all property described in said Security Deed including but not
limited to the following described property:
TAX ID NUMBER(S): 037 025 A LAND SITUATED IN THE COUNTY OF UNION IN THE STATE
OF GA ALL THAT TRACT OR PARCEL OF LAND
LYING AND BEING IN THE 9TH DISTRICT, 1ST
SECTION, LAND LOT 214 OF UNION COUNTY,
GEORGIA, AND BEING LOT 1 OF SILVER CREEK
SUBDIVISION, CONTAINING 0.888 ACRES, MORE
OR LESS, AS SHOWN ON A PLAT OF SURVEY BY
ROCHESTER & ASSOCIATES, INC., DATED MAY
11, 2000, AND LAST REVISED FEBRUARY 11,
2002 AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 50, PAGE 30. SAID
PLAT IS INCORPORATED HEREIN, REFERENCE
HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
COMMONLY KNOWN AS: 241 HONAKER RD.,
NUMBERS OF THE CASH SERVIS OF THE COUNTY OF THE ABOVE THE CASH SERVIS OF THE PROPERTY.

COMMONLY KNOWN AS: 241 HONAKER RD. Said legal description being controlling, how-ever the property is more commonly known as 241 HONAKER ROAD, BLAIRSVILLE, GA 30512.

241 HUNARER RUAL, BLAIRSVILLE, GA 30312. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having hear internal and all other.

the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CARL BUD MILAM, MARY BASSETT MILAM, or tenants(s).

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 6101 Condor Drive, Moorpark, CA 93021, Telephone Number: 1-866-549-3583.

PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for CARL BUD MILAM, MARY BASSETT MILAM

as Attorney in Fact for Carl Bud Milam, Mary Bassett Milam 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, 3740 Davinci Court, Suite 150, Peachtree Corners, GA Telephone Number: (877) 813-0992 Case No PNY-16-00488-1 RNI-10-00486-1 Ad Run Dates 03/09/2016, 03/16/2016, 03/23/2016, 03/30/2016

www.rubinlublin.com/property-listings.phpc

N(Mar9,16,23,30)B

STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER IN By virtue of a Power of Sale contained in that

By virtue of a Power of Sale contained in that certain Security Deed from John D. Tomberlin and Alicia D. Gibson to Donald J. Cady and Marrily S. Cady dated February 28, 2013, recorded in Deed Book 932, Page 254, Union County, Georgia, records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty Thousand Nine Hundred Ten and 00/100 (\$80,910.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia, within house door of Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2016, the following described property: All tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 42, of Union County, Georgia, containing 0.99 acre, page or less and more particularly described. more or less, and more particularly described

as follows:

BEGINNING at an axel on the South right of way
of U.S. Highway76, said point being South 84
degrees 26 minutes West 107.5 feet from the
intersection of Anderson Creek and the South intersection of Anderson Creek and the South right of way of U.S. Highway 76; thence South 01 degrees 04 minutes East 212.94 feet to an axel; thence South 81 degrees 18 minutes 20 seconds West 186.54 feet to an iron pin on the East right of a road; thence following the East right of way of a road North 7 degrees 23 minutes West 222.57 feet to an iron pin on the South right of way of U.S. Highway 76; thence following the South right of way of U.S. Highway 76, North 84 degrees 28 minutes East 210 feet to the BEGINNING POINT.
Subject to all easements and restrictions of record; if any, as recorded in Union County Georgia records.

Georgia records.
Said property is commonly known as:5337
Blue Ridge Highway, Blairsville, GA 30512
The indebtedness secured by said Security
Deed has been and is hereby declared due
because of default under the terms of said Sebecause of default under the terms of said Se-curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorney's fees and all other payments nonpayment when due of the indebtedness evidenced by the Note and secured by the Seprovided for under the terms of the Security Deed and Note.

Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public unities which constitute liens upon said property. 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 John D. Tomberlin and Alicia D.

Gibson or tenant(s).
DONALD J. CADY and MARRILY S. CADY
as Attorney in Fact for
JOHN D. TOMBERLIN and ALICIA D. GIBSON Contact: Cary D. Cox P. O. Box 748 Blairsville, GA 30514 706-745-7420 706-745-7420
THIS LAW PIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
03/08/2016, 03/15/2016,
03/22/2016, 03/29/2016.

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from BENTON G.
ADAMS to UNITED COMMUNITY BANK, dated
November 29, 2005, recorded December 7,
2005, in Deed Book 618, Page 380, Union
County, Georgia records, as modified, said
Security Deed being given to secure a Note
from BENTON G. ADAMS dated June 16, 2014,
in the original principal amount of Fifty Seven
Thousand Six Hundred Sixty Six and 42/100
(\$57,666.42) Dollars, with interest due thereon
on the unpaid balance until paid; there will be
sold by the undersigned at public outcry to the

solu 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 April, 2016, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 282 of Union County, Georgia, containing 2.1 acres, more or less, and being shown as Lot 1A on a plat of survey by Rochester and Associates, Inc., dated November 18, 1999 and recorded in Union County records in Plat Book 54, Page 108, Said ladt is incorrorated barein by refer-108. Said plat is incorporated herein, by referroo. Said plat is incorporated interein, 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, among other possible events of default, failure to pay the indebtedness as and when due and is the News and Security of the pay to pay the indebtedness as and when que 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 pro-vided in the Security Deed and by law, includ-

sold by the undersigned at public outcry to the

attorney'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. To the best knowledge and belief of the under-signed the narty in possession of the property

ing attorney's fees (notice of intent to collect

signed, the party in possession of the property is BENTON G. ADAMS or a tenant or tenants. is BENTON G. ADAMS or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for BENTON G. ADAMS
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER, UNION Pursuant to the Power of Sale contained in a rursuant to the Power of sale contained in a Security Deed given by Shaun Cole and Lisa Cole to Mortgage Electronic Registration Systems, Inc., as nominee for Avelo Mortgage, L.L.C. D/B/A Senderra Funding dated 7/26/2007 and recorded in Deed Book 720 Page 671 and modified at Deed Book 853 Page 63 Union County, Georgia records; as last transferred to or acquired by Citizate NA & Section 1. Page 671 and modified at Deed Book 853 Page 68 Jinion County, Georgia records; as last transferred to or acquired by Citibank, N.A., as Trustee for GSAA Home Equity Trust 2007-10, Asset-Backed Certificates, Series 2007-10, conveying the after-described property to secure a Note in the original principal amount of \$206,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours 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:
A certain tract or parcel of land in Union County, in the State of Georgia, described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 21 OF UNION COUNTY, GEORGIA, CONTAINING 1.400 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER

CONTAINING 1.400 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED AUGUST 29, 2002 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 136. SAID PLAT IS IN-CORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE-DESCRIBED PROPERTY. SUBJECT TO RIGHT-0F-WAY EASEMENT RECORDED AT DEED BOOK 252, PAGE 603; SUBJECT TO ELECTRICAL LINE EASEMENT RECORDED AT DEED BOOK 135, PAGE 87-88 AND DEED BOOK 252, PAGE 102 SUBJECT TO RESTRICTIONS AND COVENANTS RECORDED AT DEED BOOK 564, PAGE 220, UNION COUNTY, GEORGIA RECORDS THIS CONVEYANCE is made subject to all zoning, ordinances, easements and restrictions of record affecting said bargained premises.

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 purpose of purpose and all expresses of this sale, as profile as ame and all expresses of this sale, as profile as ame and all expresses of this sale, as profile as ame and all expresses of this sale, as profiles.

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 attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 2360 Franklin Drive, 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): Shaun Martin Cole or tenant or tenants. Ocwen Loan Servicing, LLC is the entity or Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Ocwen Loan Servicing, LLC Foreclosure Loss Mitigation 1661 Worthington Road

1661 Worthington Road
Suite 100
West Palm Beach, FL 33409
1-877-596-8580
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 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 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
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 foreclosure documents may not be provided until

closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Citibank, N.A., as Trustee for GSAA Home Equity Trust 2007-10, Asset-Backed Certificates, Series 2007-10 as agent and Attorney in Fact for Shaun Cole and Lies Cole. for Shaun Cole and Lisa Cole for Shaun Cole and Lisa Cole Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Pied-mont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1017-661943A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-661943A