North Georgia News

Legal Notices for May 23, 2018

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
REX LEE DOCKERY, DECEASED ESTATE NO. 18-53
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Linda Dockery Anderson has petitioned (for
Letters of Administration) to be appointed Administrator of the estate of Rex Lee Dockery,
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. §53-12261.) 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 May 29, 2018. 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/objec-ESTATE NO. 18-53 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. Dwarf Brackett PROBATE JUDGE By: Kristin Stanley PROBATE SLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-60006

IN THE PROBATE COURT

_..... svine, GA 3 (706) 439-6006 COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF HAZEL GILBERT DOCKERY, DECEASED ESTATE NO. 18-54 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE
Linda Dockery Anderson has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Hazel Gilbert Dockery, 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 filled with the court on or before May 29, 2018. All pleadings/objections must be signed be-All pleadings/objections must be signed be-fore 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/tele-phone number for the required grount of filing phone 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

are filed, the petition ma a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF DEXTER LEE DOCKERY. DECEASED ESTATE NO. 18-52

ESTAILE NO. 18-52 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Linda Dockery Anderson has petitioned (for

Letters of Administration) to be appointed Administrator of the estate of Dexter Lee Dockery, 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 nettition should not be

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 May 29, 2018. 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 tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK

65 Courthouse St., Ste. 8 Blairsville, GA 30512 IN THE PROBATE COURT

COUNTY OF UNION

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF MARGARET ANN BLACK, DECEASED ESTATE NO. 18-58 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

William Brent Black has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Margaret Ann Black, 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 May 29. 2018. All pleadings/objecobjections, and must be filed with the court on or before May 29, 2018. All pleadings/objec-tions must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett

UON may be granted with Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, 6A 30512 (706) 430, 6006

(706) 439-6006 STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robert Franklin Ensley,
All debtors and creditors of the estate of Robert Franklin Ensley, 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 mounted to said estate are required to make immediate payment to the Personal Representative(s).
This 11th day of May, 2018.
By: Melanie lone Ensley
103 Bob Ensley Dr.
Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Johnny A. Spence,
All debtors and creditors of the estate of
Johnny A. Spence, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 10th day of May, 2018.
By: John Austin Spence a/k/a Johnny A. Spence, Jr.

ce, Jr. 701 James St. Williamson, IL 62918 N(May16,23,30,Jun6)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Carlton Chambers,
All debtors and creditors of the estate of James
Carlton Chambers, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 10th day of May, 2018.
By: Richard Wayne Byers
813 Tyler Place
Kingston, TN 37763
Jerry Chambers
1779 Cedarwood Rd.
Milledgeville, GA 31061
N(May16,23,30,Jun6)8

STATE OF GEORGIA

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

nem bowd warner, 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 Pearsentative(s). tate are required to make immedia to the Personal Representative(s). This 10th day of May, 2018. By: Joel Bradshaw Warner 77 Sharewood Forest Morganton, GA 30560 N(May16,23,30,Jun6)B

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ruth Ann Johnson a/k/a Betty Ann Johnson,

All debtors and creditors of the estate of Ruth Ann Johnson ark/a Betty Ann 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 11th day of May, 2018.
By: Wendy L. Masoe

973 Beaver Run Rd. Blairsville, GA 30512

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Herman Spellerberg,
All debtors and creditors of the estate of
Herman Spellerberg, 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 nepresentatives; 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 26th day of April, 2018. By: Craig Robert Spellerberg 2 Acushnet Ln.

Taylors, SC 29687

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Vivian Joyce Addington,
All debtors and creditors of the estate of Vivian Joyce Addington, 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 nepresentative(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 27th day of April, 2018. By: Ronald L. Addington 2347 Prather Bridge Rd. PO Rev 206

Toccoa, GA 30577

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

IN THE PROBATE COURT

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lucille R. Brackett,
All debtors and creditors of the estate of
Lucille R. Brackett, 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 3rd day of May, 2018.
By: Charles R. Brackett
PO Box 665 PO Box 665 Blairsville, GA 30514

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF
ALLEN LEON STROUD, DECEASED
ESTATE NO. 18-56
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Crystal Lee Aber has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Allen Leon Stroud, 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 powers contained in U.C.A., 393-12-201. An 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 May 29, 2018. All pleadings/objections before May 29, 2016. An injeatings/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/felephone number for the reround aduress/teepinole infinite for the re-quired 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 CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 **STATE OF GEORGIA**

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Harvey Stephen Wolfman, All debtors and creditors of the estate of Har-

vey Stephen Wolfman, 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 according to tate are required to make immediate payment to the Personal Representative(s). This 27th day of April, 2 By: Robyn Pynes Roach 6015 NW 79th Ave. Tamarac, FL 33321

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Harold Thomas,
All debtors and creditors of the estate of Har-

and debotos and cleanous or the estate of Man-old Thomas, 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 tate are required to make immedit to the Personal Representative(s). This 27th day of April, 2018. By: Ryan Lee Garrett 153 Gus Thomas Rd. Blairsville, GA 30512

N(May2,9,16,23)B NOTICE OF SALE

NOTICE OF SALE

Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Edmund Green Unit SB#3. Sold to the highest bidder on May 28, 2018, 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to retixe any or all bids. right to refuse any or all bids.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA In Re: The Name Change of: TAMMY RENAE DUNHAM, Petitioner. Case No.: 18-CV-113-SG

NOTICE OF PETITION TO CHANGE NAME OF TAMMY RENAE DUNHAM

NAMMY RENAE DUNHAM
Notice is hereby given that Tammy Renae Dunham, by and through the undersigned, filed her Petition in the Superior Court of Union County, Georgia, on or about the 8th day of May, 2018, praying for a change in the name from Tammy Renae Dunham to Tammy Renae Strickland.
Notice is hereby given pursuant to law to any interested or affected party to appear in said court to file objections to such name change.
Dijections must be filed with said court within 30 days of the filing of the Petition to Change Name of Tammy Renae Dunham.
This 8th day of May, 2018.
AKINS & DAVENPORT, P.C.
Daniel J. Davenport Daniel J. Davenport Attorney for Petitioner

Attorney for Petitioner Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: DAVID K. BANKS, ESTATE OF DAVID K.
BANKS, HEIRS KNOWN OR UNKNOWN, MELISSA
BANKS, KEITH BANKS, INDIVIDUALLY AND IN BANKS, KEITH BANKS, INDIVIDUALLY AND IN THEIR CAPACITIES AS EXECUTOR, HEIRS, AND BENEFICIARIES OF THE ESTATE OF DAVID K. BANKS, 1ST FRANKLIN FINANCIAL AYK/A 1ST FRANKLIN FINANCIAL CORPORATION, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.

ERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.). TAKE NOTICE THAT:

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

property, to wit: All that tract or parcel of land lying and being an that datch placer of land lying and being in the 9th District, 1st Section, Land Lot 272, of Union County, Georgia, containing 0.44 acres, more or less and being known as Lot 11 and part of Lot 10, of Mountain View Subdivision, as shown on a plat of survey by Lane S. Bishop & Associates, Inc., G.R.L.S. #1575, dated February 23.1098, and recorded in Diet Book T. Book T.

& Associates, Inc., G.R.L.S. #1575, dated February 23, 1988 and recorded in Plat Book T, Page 173, of the Union County Records, said plat being incorporated herein by reference.

Subject to a 40 foot wide road right of way and utility easements as shown on the above referenced plat of survey.

As described in Deed Book 306, page 191, Union Couny, Georgia Records. Further described as Map & Parcel B02283.

will expire and be forever foreclosed and barred on and after July 15, 2018.

The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded

The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 192-193.

The property may be redeemed at any time before July 15, 2018, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenoort, PC

ARIIS & DAVEIDOT, FC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. PLEASE DE GUVERNED ACCONDINGER.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square, P.O. Box 923
Blairsville, GA 30514

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

(706) 745-0032

HERBERT LEON BURNS, DECEASED
ESTATE NO. 18-79
PETITION FOR LETTERS OF ADMINISTRATION Sandra Burns Vanostrand has petitioned (for

Letters of Administration) to be appointed Administrator of the estate of Herbert Leon Burns, deceased, owning property in 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 filled with the court on or before June 18, 2000. 2018. 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 pro-bate court personnel at the following address/ telephone number for the required amount of 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. PROBATE JUDGE

PROBATE CUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 (May23,30,Jun6,13)B IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
ROBIN ELIZABETH DELL, DECEASED

ESTATE NO. 18-67
PETITION FOR JUDICIAL DETERMINATION OF AND FOR LETTERS OF ADMINISTRATION

TO: Unknown Heirs and to whom it may concern:
Karen C. Jordan has petitioned for Judicial Determination of Heirs and to be appointed Administrator(s) of the estate of Robin Elizabeth Dell, deceased, of said County. 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 filled with the Court on or before June 18, 2018.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the

Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or should be sworn to before a hotary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

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

N(May23,30,Jun6,13)B STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Diane Stone a/k/a Diane A.

All debtors and creditors of the estate of Diane All debtors and creditors of the estate of Diane Stone a/k/a Diane A. Stone, 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 15th day of May, 2018.

By: William Edward Dube 1533 Neer Creek Rd 1533 Deer Creek Rd.

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
BRIAN KEITH PAYNE, DECEASED
ESTATE NO. 18-76
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

Keith Ryan Payne has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Brian Keith Payne, 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 powers contained in U.C.G.A. 933-12-20.1 Am interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before June 18, 2018. All pleadings/objections before June 18, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filling fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett PROBATE JUDGE

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

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JACK MOORE, DECEASED **ESTATE NO. 18-68** PETITION FOR LETTERS OF ADMINISTRATION

65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

NOTICE
Jason Moore has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Jack Moore, 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 nettion must be in writ-All objections to the petition must be in writing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before June 18, 2018. All pleadings/objections must be signed before a notary public or be-fore a probate court clerk, and filing fees must fore 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

DROBATE HIDDE PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK

NOTICE OF FORECLOSURE OF

RIGHT OF REDEMPTION STATE OF GEORGIA/COUNTY OF UNION TO: 1) Estate of Barbara Colwell, 2) Unknown Administrators, Heirs, and Assigns of Estate of Administrators, neits, aim assignis of Estate of Barbara Colwell, 3) Estate of Leona Davenport, 4) Unknown Administrators, Heirs, and Assigns of Estate of Leona Davenport, 5) Union County Tax Commissioner, 6) all tenants/residents/oc-cupants, and 7) all persons known or unknown

cupants, and 7) all persons known or unknown who may claim an interest in property known as Blue Ridge Hwy, Blairsville, Georgia 30512 TAKE NOTICE THAT:

The right to redeem the described property as Blue Ridge Hwy, Blairsville, Georgia 30512 (Tax Parcel 024 052), as follows, to wit:

All and only that parcel of land designated as Tax Parcel 024 052 (1976).

Tax Parcel 024 052, lying and being Land Lot 36 of the 10th Land District, 1st Section, Union County Georgia, containing 0.33 acres, more or less, described in Deed Book 62, Page 134, the description contained therein being incorposated basein bubble of Sergesson. description contained therein being incorporated herein by this reference.

Will expire and be forever foreclosed and barred on and after the 22nd day of June, 2018, or 30 days from service of notice.

The tax deed to which this notice relates is dated the 7th day February, 2017 and is recorded in the office of the Clerk of the Superior Court of Union County, Geography, 19ed Royk

Court of Union County, Georgia, in Deed Book

Court of Union County, Georgia, in Deed Book 1065, Page 660.
The property may be redeemed at any time before the 22nd day of June, 2018, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: David A. Basil, LLC, 301 Bradley Street, Suite B-7, Carrollton, Georgia, 30117.
Please be governed accordingly.

IN THE PROBATE COURT

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
CATHY J. PAYNE, DECEASED
ESTATE NO. 18-60
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

NOTICE
Janie Dyer has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Cathy J. Payne, 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 June 4, 2018. All pleadings/objections must be signed before a notary public or before a probate court clerk and filling fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the fol-Contact probate court personnel at the fol-lowing address/telephone number for the re-quired 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 CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512

(706) 439-6006

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of the Power of Sale contained in
that certain Security Deed given from Richard
L. Cline and Sarah Catherine Cline to United
Community Banks, Inc. dba United Community Mortgage Services, dated 06/04/2009,
recorded 06/11/2009 in Deed Book 803, Page
383 Union County Georgia records and as recorded U6/11/20U9 in Deed Book 8US, Page 383, Union County, Georgia records, and as last assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by virtue of assignment recorded in Deed Book 966, Page 688, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of FOUR HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED AND ON/100 DOLLARS (647 500 00.) FOUR HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$457,500.00), 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 June 2018 by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as Attorney in Fact for Richard L. Cline and Sarah Catherine Cline, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR 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 LOT 91 OF UNION COUNTY, GEORGIA, CONTAINING 1.30 ACRES, MORE OR LESS, AND BEING LOT 4 OF ARKAQUAH RESERVE SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED FEBRUARY 27, 1997 AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 37, PAGE 197. PARCEL ID NUMBER: 107-071-D. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

EASIMENTS ON RESIMICTIONS OF RECORD.
Said property being known as 112 FERN
BROOK, BLAIRSVILLE, GEORGIA 30512 AKA
3939 Fern Brook, Blairsville, GA 30512 according to the present numbering system in Union
County, The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and wote. The indeptendess remaining in de-fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees and all other payments provided for under the terms of the Security provided for under the terms of the Security Deed and Note. Said property will be sold sub-ject to the following items which may affect the title to said property: any superior Security Deeds 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 Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Richard L. Cline, Sarah Catherine Cline or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Banksale is not prohibited under the U.S. Bank-ruptcy 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: Champion Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019 TEL 1-855-683-3095. THIS LAW FIRM IS ATTEMPT-INIS TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dun-woody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500. sale is not prohibited under the U.S. Bank-ruptcy Code, and (2) final confirmation and (678) 587-9500.

STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Victor Cascarano

and Carolyn Cascarano to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns dated September 15, 2014, and recorded in Deed Book 986, Page 52, United Courts Decorded and Secretary Page 14, 1987, 1987, 1988, 1989, 19 53, Union County Records, said Security Deed and security needs as a security bear having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$195,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said

brough for tash, me properly described in safe Deed, to-wit:
All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lot 187, of Union County, Georgia, and being Tract 1, containing 1.005 acres, more or less, as shown on a plat of survey by Rochester & Associ-ates, Inc., dated July 16, 1998, and recorded in Union County, Georgia records in Plat Book 41, Page 186. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described properly.

All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lot 187, of Union County, Georgia, and being Lot 2 and a portion of Lot 3 of Corbin Collins Subdivision, a portion of LCD 3 of Collini Sculomission, containing 2.129 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated October 15,2001 and recorded in Union County, Georgia records in Plat Book 54, Page 152. 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

or ingress and egress to the above described property. Said property is known as 176 Collins Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to The proceeds of said sale will be applied to The proceeds or said sale will be applied to the payment of said indebtedness and all ex-penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to con-

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

The property is or may be in the possession of Victor J. Cascarano and The Representative of the Esate of Victor J. Cascarano and Carolyn Cascarano, successor in interest or tenant(s).

Nationstar (Mortagne, LLC (d/h/g. Mr. Cooper.)

Cascarano, successor in interest or tenant(s).
Nationstar Mortgage LLC d/b/a Mr. Cooper
as Attorney-in-Fact for Victor Cascarano and
Carolyn Cascarano
File no. 17-064811
SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300

shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE

NOTICE OF SALE UNDER POWER

USED FOR THAT PURPOSE.

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.
Under and by virtue of the Power of Sale contained in a Security Deed given by Jeffrey A. Buzzard to Mortgage Electronic Registration Systems, Inc. as nominee for Community & Southern Bank its successors and assigns, dated August 18, 2014, recorded in Deed Book 882, Page 711, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 1092, Page 414, Union County, Georgia Records, as tion Agreement recorded in Deed Book 1092, Page 414, Union County, Georgia Records, as last transferred to Lakeview Loan Servic-ing, LLC by assignment recorded in Deed Book 1067, Page 226, Union County, Georgia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SEVEN THOUamount of One HUNDRED FIFTY-SEVEN THOU-SAND ONE HUNDRED TWO AND O/100 DOLLARS (\$157,102.00), with interest thereon as set forth therein, there will be sold at public out-cry to the highest bidder for cash before the courthouse door of Union County, Georgia, or cournouse door or union county, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2018, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure 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 pay-ing the same and all expenses of this sale, as provided in the Security Deed and by law, in-cluding attorney's fees (notice of intent to col-lect attorney's fees having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (including taxes which 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 Deed first set out above. Lakeview Loan Servicing, LLC is the holder of the Security Deed for the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, P.O. Box 1288, Buffalo, NY 14240 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffrey A. Buzzard or a tenant or tenants and said property is more commonly known as 31 Chosen Ridge, Morganton, Georgia 30560. 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. Lakeview Loan Servicing, LLC as Attorney in Fact for Jeffrey A. Buzzard McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 52, of Union County, Georgia, and containing 1.500 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated October 27, 2013, and recorded in Union County, Georgia records in Plat Book 67, Page 20. 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 ing ad valorem taxes (including taxes which the above described property. Also conveyed is a non-exclusive perpetual easement for the use of Chosen Ridge for ingress and egress to the above described property. MR/smacklin 6/5/18 Our file no. 594917 - FT1

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 STEVE D. ELLER

tained in a Security Deed from STEVE D. ELLER to UNITED COMMUNITY BANK, dated January 5, 2005, recorded January 7, 2005, in Deed Book 560, Page 54, Union County, Georgia records, as last modified by Modification of Security Deed dated August 15, 2014 recorded September 12, 2014 in Deed Book 985, Page 476, Union County, Georgia records; also that certain Assignment of Rents dated August 15, 2014 in Deed Book 986, Page 76, Union County, Georgia records, said Security Deed being given to secure a Note from STEVE D. ELLER dated August 15, 2014, in the original principal amount of ture a Note from STEVE D. ELLER dated August 15, 2014, in the original principal amount of Seven Hundred Eighty Three Thousand Three Hundred Eighty Five and 42/100 (\$783,385.42) Dollars, with interest due thereon per annum 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 does at Junio County Georgia. door at Union County, Georgia, within the le-gal hours of sale on the first Tuesday in June, 2018, the following described property: All that tract or parcel of land lying and being in Land Lot 273, 9th District, 1st Section, Union in Land Lot 273, 9th District, 1st Section, Union County, Georgia, being shown as Tract Two (2), containing 1.417 acres, on a plat of survey by Rochester & Associates, Inc., dated 12/22/98, recorded in Plat Book 44, Page 176, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to a gravel drive as shown on said plat. Including all Furniture, Fixtures and Equipment.

ment.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-

any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is STEVE D. ELLER or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for STEVE D. ELLER L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03861

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 BRANDON E.
RICH to UNITED COMMUNITY BANK, dated De-RICH to UNITED COMMUNITY BANK, dated De-cember 6, 2006, recorded December 12, 2006, in Deed Book 681, Page 409, Union County, Georgia records, as modified by Modifica-tion of Security Deed dated August 20, 2007, recorded in Deed Book 724, Page 252, Union County, Georgia records, said Security Deed being given to secure a Note from BRANDON E. RICH dated August 20, 2007, in the original principal amount of Seventy Two Thousand Twenty Three and 10/100 (\$72,023.10) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outery to the highest 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 June, 2018, the

or sale on the first fuesday in June, 2018, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 172, of Union County, Georgia, containing 1.65 acre, more or less, as shown on a plat of survey by Lane S. Bishop and Associates, dated April 13, 1998, and recorded in Union County, Georgia records in Plat Book 40, Page 193. Said plat is incorporated into this incor incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property.

easement for ingress and egress to the above described property.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the number of paying. 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 will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, cumbrances, zoning ordinances, restrictions,

the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is BRANDON E. RICH or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for BRANDON E. RICH
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03807

covenants, and matters of record superior to

File No. 7484A-03807 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Spencer Helton ("Grantor") to Timothy A. Nelson and Debra A. Nelson ("Granter"), dated August 14, 2015, recorded September 9, 2015, in Deed Book 1016, Page 619, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Ninety-Two Thousand, Two Hundred Fifty and 00/100 Dollars (\$92,250.00), with interest from date at the rate as prowith interest from date at the rate as pro-vided 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, 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 June, 2018, the following described real property to wit: All that tract or parcel of land lying and being in Land Lot 43 of the 9th District, 1st Section of Union County, Georgia, and being Tract Eight thereof has declared the entire indebtedness of Union County, Georgia, and being Tract Eight (8) of Wolf Pen Gap Acres as shown on a plat of Survey by Jack Stanley dated 12/18/80 and re-corded in Plat Book K, Page 160, Union County Records. Said plat being incorporated herein by reference and further subject to any ease-

by retreence and further subject to any easements and roadways of record with reference to said plat and survey.

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 security. to comply with the terms of the Note and Se-curity 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 at-torneys' 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security

and matters or record superior to the security Deed first set out above.

To the best knowledge and belief of Grantee, the above described property is in the possession of Spencer Helton, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. Timothy A. Nelson and Debra A. Nelson As Attorney in Fact for Spencer Helton

and matters of record superior to the Security