North Georgia News

Legal Notices for May 30, 2018

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert Franklin Ensley,
All debtors and creditors of the estate of Rob-

All debtors and creditors of the estate of Kob-ert 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 estate are required to make immediate payment to the Personal Representative(s). This 11th day of May, 2018. By: Melanie Ione Ensley

STATE OF GEORGIA UNION COUNTY 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).

tate 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. 701 James St. Williamson, IL 62918

N(May16,23,30,Jun6)B STATE OF GEORGIA UNION COUNTY 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 esthe law, and an persons intended 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.

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

beth Dowd 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 estate are required to make immediate payment 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

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 a/k/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). to finate fillinedate payine Representative(s). This 11th day of May, 2018. By: Wendy L. Mascoe 973 Beaver Run Rd. Blairsville, GA 30512

N(May16,23,30,Jun6)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
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). tate are required to make immedit to the Personal Representative(s). This 3rd day of May, 2018. By: Charles R. Brackett PO Box 665 Blairsville, GA 30514 IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
In Re: The Name Change of:
TAMMY RENAE DUNHAM, Petitioner.

TAMMY RENAE DUNHAM, PEUTIONER.
CASE NO.: 18-CV-113-SG
NOTICE OF PETITION TO CHANGE NAME OF
TAMMY 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 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.
Objections 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
Attorney for Petitioner
Georgia Bar No. 821237

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

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
THEIR CAPACITIES AS EXECUTOR, HEIRS, AND
BENEFICIARIES OF THE ESTATE OF DAVID K.
BANKS, 1ST FRANKLIN FINANCIAL A/K/A 1ST
FRANKLIN FINANCIAL CORPORATION, AND
OTHER PARTIES KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, ITILE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT:

TAKE NOTICE THAT:

TAKE NOTICE THAT:

TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described property, to wit:

All that tract or parcel 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, 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 County, 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 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 & Davenport, PC

Akins & Davenport, PC

Akins & Davenport, PC

Press Be duverned Accordinglis.

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

(700) 746 1029

(706) 745-0032

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,

Petitioner,
v.
A TRACT OF LAND IN LAND LOT 85, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.139 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR:
JEFFREY COOREMAN, ESTATE OF JEFFREY
COOREMAN, HEIRS KNOWN OR UNKNOWN,
JUDITH COOREMAN N/K/A JUDITH PISCOYA,
AND OTHER PARTIES KNOWN OR UNKNOWN,
WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE
RESPONDENT PROPERTY,
RESPONDENT PROPERTY
OF DONNA L. LLERANDI, as Personal Representative of the Estate of Jeffrey Cooreman,
LAST KNOWN ADDRESS UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
TO: RALPH W. RAPER
LAST KNOWN ADDRESS UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
A PETITION OF STATE OF THE PRESENT WHEREABOUTS UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
A PETITION OF STATE OF THE PURSUANT TO
C.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner
YOUNGSTOWN GROUP, LLC. on August 10, 2017,
as to the following property:
All that tract or parcel of land lying and be-

or Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on August 10, 2017, as to the following property:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85, of Union County, Georgia and being Lot 6, of Blacksmith Acres Subdivision, containing 1.139 acres, more or less, as shown on a Plat of Survey by Land Tech Services, Inc., dated August 5, 2004 and recorded in Union County Records in Plat Book 55, Page 59. Said plat is incorporated herein, by reference hereto, for a full and complete described or here beave described property.
Subject to restrictions as recorded in Union County Records, in Deed Book 554, Pages 530-531.
Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County Records, in Deed Book 546, Pages 750-751.
Subject to right of way easement as shown on plat.
There is also granted a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.

As described as Map & Parcel 006008A06.
You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet

You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response with-in thirty (30) days of the Order for Publication entered by the Court on May 15, 2018. You are hereby commanded and required to file with the clerk of said Court and serve upon Danie J. Davenport, Petitioner's attorney, whose ad-dress is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition.
Witness the hand of the Honorable N. Stanley Gunter, Superior Court Judge, Union County, this 24th day of May, 2018. Honorable Judy Odo

Clerk of Union County Superior Court

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD

Notice is hereby given that Stacie Walker has filed a petition to change the name of a minor with the Superior Court of Union County, Georgia on the 22nd day of May, 2018, praying for a change in the name of minor child from Johnny Eyre Schmitz to Johnny Eyre Walker. Notice is hereby given pursuant to law to any interested or affected party to appear in said Country of the file betations to the proper in said Court and to file objections to such name change. Objections must be filed with said court within 30 days of the filing of said peti-

This 25th day of May, 2018 Kenya L. Patton, Attorney for Petitioner

NOTICE
(FOR DISCHARGE FROM OFFICE AND ALLIABILITY)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF DANITA LEE BRACKETT STEPHENS FOR DISCHARGE AS EXECUTRIX OF THE
ESTATE OF JAMES AUGUSTUS BRACKETT JR.,
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 June 11, 2018. Court on or before June 11, 2018. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/ objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petitions are filed, the petitions are filed, and the property of a later date. If no objections are filed, the peti-Dwain Brackett
Probate Judge
By: Kristin Stanley____

Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Alberta Katurah Bierce,
All debtors and creditors of the estate of Alberta Katurah Bierce, deceased, late of Union

perta katuran pierce, 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 21st day of May, 2018. By: Ronda Undine Kremblas 5338 Hwy 339 Young Harris, GA 30582

N(May30,Jun6,13,20)B STATE OF GEORGIA

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

to the Personal Representative(s). This 21st day of May, 2018. By: Ronda Undine Kremblas 5338 Hwy 339 Young Harris, GA 30582 N(May30,Jun6,13,20)B STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Helen Allene Collins,
All debtors and creditors of the estate of

Helen Allene Collins, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). to the Personal Representative(s). This 22nd day of May, 2018. By: Cynthia M. Sutton 7282 55th Ave. E #172 N(May30,Jun6,13,20)B STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Eric Roy England,
All debtors and creditors of the estate of Eric
Roy England, deceased, late of Union County,
Georgia, are hereby notified to render their

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 21st day of May, 2018.

By: Edna Ruth England Rich
1476 Liberty Church Rd.
Blairsville, GA 30512 N(May30,Jun6,13,20)B STATE OF GEORGIA **UNION COUNTY**

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ellaree S. Fortenberry,
All debtors and creditors of the estate of Ellaree S. Fortenberry, 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 21st day of May, 2018.
By: Brenda Gail Sosebee Berry
1741 Lower Owttown Rd.
Blairsville, GA 30512
N(May30,Jun6;13;20)B N(May30,Jun6,13,20)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Frank lacobucci,
All debtors and creditors of the estate of
Frank lacobucci, 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 24th day of May, 2018.
By: Mark Allen lacobucci By: Mark Allen Iacobucci 17924 Turkey Trot Trail Dripping Springs, TX 78620

NOTICE
(FOR DISCharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF BRYAN SOUTHER and RACHEL BARNES FOR DISCHARGE AS EXECUTORS OF THE ESTATE OF SUELL B. SOUTHER., DECEASED.

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 June 11, 2018.

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

Dwain Brackett
Probate Judge

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

WORKFORCE DEVELOPMENT BOARD MEETING
The Georgia Mountains Regional Commission,
Workforce Development Board, will meet on
May 31, 2018 at 5:00 PM. The meeting will be

ANNOUNCEMENT FOR CALLED GMRC

held at the Dawson County Junior High School; 332 Highway 9 North; Dawsonville, GA 30534.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Casey Michelle Oliver, Plaintiff

v. David Michael Oliver, Sr., Defendant CAFN: 18-CV-117-MM Notice to Non-Resident Defendant To: David Michael Oliver, Sr., 386 Sequoia Drive, Ocklawaha, FL 32179-4385

By order of the Court for service of publication dated May 10, 2018, you are hereby notified that on May 10, 2018, Casey Oliver filed suit against you for divorce. You are required to file with the Clerk of Superior Court and to serve upon Plaintiff, and answer in writing within sixty (60) days of May 10, 2018.

Witness the Honorable Murphy C. Miller, Chief Judge of the Superior Court of Union County, this 10th day of May, 2018. Judy L. Odom, Clerk Superior Court of Union County, Georgia

Enotah Judicial Circuit NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: DAVID WRIGHT, DEBORAH WARD A/K/A
DEBRA WRIGHT, AND OTHER PARTIES, KNOWN
OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAY SALE DEED (O. C. A. A. 8.4.4.5. or 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 Sale used.

The right to redeem the following described property, to wit:
All and only that parcel of land designated as Tax Parcel 008 035, lying and being in Land Lot 166 of the 8th Land District, 1st Section, Union County, Georgia, shown in Plat Book H, Selia 220, described in Deed Book 107, Page.

Union County, Georgia, shown in Plat Book H, Folio 220, described in Deed Book 107, Page 277, the description contained therein being incorporated herein by this reference. will expire and be forever foreclosed and barred on and after July 13, 2018. The tax deed to which this notice relates is dated the 7th day of February, 2017, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1065 at Page 650.

The property may be redeemed at any time before July 13, 2018, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Akins & Davenport, PC P.O. Box 923

P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport Akins & Davenport, PC Attorney for Bruce Wayne Lackey Georgia Bar No. 821237 P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME

The undersigned does hereby certify that Coosa Creek Embroidery, Inc. is conducting business in the County of Union, State of Georgia, under the name of Scrubs and More. The nature of the business is retail. The names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Coosa Creek Embroidery, Inc., Post Office Box 2387, Blairsville, Georgia 30514. DUX.2307, DIAITSVIIIE, GEOTIGA 3U514.
This instrument is made pursuant to provisions of 0.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court, Union County, Georgia.
This 23rd day of May, 2018.
Coosa Creek Embroidery, Inc.
By David B. Quephy. By: David B. Owenby

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF HERBERT LEON BURNS, DECEASED ESTATE NO. 18-79 PETITION FOR LETTERS OF ADMINISTRATION

IN THE PROBATE COURT

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, 2018. All pleadings/objections must be signed Sandra Burns Vanostrand has petitioned (for

2018. All pleadings/objections must be sign 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. PROBATE JUDGE

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

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 HEIRS
AND FOR LETTERS OF ADMINISTRATION

TO: Unknown Heirs

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

BE NOTIFIED FURTHER: All objections to 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 before a Probate Court Clerk, and filling fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filling 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

De granted without a nearm Dwain Brackett Judge of the Probate Court By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address Address (706) 439-6006 STATE OF GEORGIA

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

Stone,
All debtors and creditors of the estate of Diane
Stone alk/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 Deer Creek Rd.
Osteen, FL 32764
N(May23,30,Jun6,13)8

IN THE PROBATE COURT COUNTY OF UNION

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

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 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 18, 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 a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

PROBATE JUDGE **Dwain Brackett** PROBATE JUDGE 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 JACK MOORE, DECEASED ESTATE NO. 18-68

PETITION FOR LETTERS OF ADMINISTRATION PETITION FOR LETTERS OF ADMINISTRATION 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 nettition must be in writ-

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 must be signed before a notary public or be-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 PROBATE CLERK

65 Courthouse St., Ste. 8

Blairsville, GA 30512 N(May23,30,Jun6,13)B

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, Heirs, and Assigns 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 who may claim an interest in property known as Blue Ridge Hwy, Blairsville, Georgia 30512 TAKE NOTICE THAT:

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, 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 incorporated herein by this reference.

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

IN THE PROBATE COURT

Janie Dyer has petitioned (for Letters of Ad-ministration) 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 the state of the petition of the peti 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 4, 2018. All pleadings/objections must be signed before a notary public or be-fore a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. uniess you quainy to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett PROBATE JUDGE

By: Kristin Stanley PROBATE 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 imined to the follow-ing 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 ON A PLAI OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED FEBRUARY 27, 1997 AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAI 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 curry Deed nas been declared due because or default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special 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. 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: Champion Mortgage LLC, 895 Cypress Waters Blvd., Coppell, TX 75019 TEL 1-855-683-3095. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500. default under the terms of said Security Deed (678) 587-9500.

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

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
53, Union County Records, said Security Deed
having been last sold, assigned, transferred
and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount
of \$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
Tuesday, June 5, 2018, during the legal hours
of sale, before the Courthouse door in said
County, sell at public outcry to the highest

of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in 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 & Associates, 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 describtion of the above described properly. scription of the above described properly.

ANU 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 Lot 3 of Corbin Collins Subdivision, 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 property.

for 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 payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Victor J. Cascarano and The Representative of the Esate of Victor J. Cascarano and Carolyn 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

Carolyn Cascarano File no. 17-064811

File no. 17-064811 SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, 6A 30346 770-220-2535/MW Shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. NOTICE OF SALE UNDER POWER THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE.

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by 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 dated August 18, 2014, recorded in Deed Book 982, 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 last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1067, Page 226, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SEVEN THOUSAND ONE HUNDRED TWO AND 0/100 DOLLARS (\$157,102.00), with interest thereon as set SAND ONE HUNDRED TWO AND 0/100 DOLLARS (\$157,102.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, 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 HEREO. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to colect atternative fees having hear given). Said 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 are a lien, but not yet due and payable), any matters which might be disclosed by an accu-rate survival and inspection of the property any matters which might be discussed 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 to the property in accordance with OGGA § 44-14-162.2. The entity that has full authority to pendiate erty in accordance with 0CGA § 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

ruptcy Code and (2) to final confirmation and

audit of the status of the loan with the holde

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
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
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
door at Union County, Georgia, within the legal 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
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
lat is hereby incorporated by reference and recorded in Flat bolk 44, Fage 176, onlivin 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 Equip-

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (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, 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

ment.
The debt secured by said Security Deed has

as attorney in Fact for STEVE D. ELLER L. Lou Allen L. Lou Allen Stites & Harbison, PLLC 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

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 December 6, 2006, recorded December 12, 2006, in Deed Book 681, Page 409, Union County, Georgia records, as modified by Modification 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) Bollars, 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 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 3, 1998, and recorded in Union County, Georgia records in Plat Book 40, Page 193. Said plat is 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

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.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (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, 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 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

Sittles & Radiustin, FLLG 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 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 provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness 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 (8) of Wolf Pen Gap Acres as shown on a plat of Survey by Jack Stanley dated 12/18/80 and recorded in Plat Book K, Page 160, Union County Records. Said plat being incorporated herein by reference 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 lebt remaining in default, bid

among other possible events 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 atattorneys' 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 Deed first set out above.

and matters of 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 NMava (16.23 and B

ruptcy 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 use of Chosen Ridge for ingress and egress to the above described property. MR/smacklin 6/5/18 Our file no. 594917 - FT1

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOHNNY A SPENCE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "(MERS"), AS NOMINEE FOR BANK OF THE OZARKS, ITS SUCCESSORS AND ASSIGNS, dated 11/17/2017, and Recorded on 11/20/2017 as Book No. 1091 and Page No. 276-286, UNION County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$122,100.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in August, 2018, the following described property: TRACT ONE: ALL THAT TRACT OR PARCEL OF

described property:
TRACT ONE: ALL THAT TRACT OR PARCEL OF
LAND LYING AND BEING IN LAND LOT 64, 10TH
DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT 6-2, CONTAINING O.60 ACRES,
MORE OR LESS, OF HIDDEN LAKE PROPERTIES,
AS SHOWN ON A PLAT OF SURVEY BY JACK
STALEY, UNION COUNTY SURVEYOR, DATED
MAY 1, 1980 AND RECORDED IN PLAT BOOK
1, FOLIO 73, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO REACH THE TRUE POINT OF BEGINNING
START AT THE ORIGINAL LAND LOT CORNER
COMMON TO LAND LOTS 44, 45, 64 AND 65 OF
SAID DISTRICT AND SECTION; THENCE SOUTH
60 DEGREES 36' EAST 1,633.20 FEET TO INTERSECTION OF THE EAST RIGHT OF WAY LINE OF
ROBERTSON CIRCLE AN THE NORTH RIGHT OF
WAY LINE OF HESTER DRIVE, THE TRUE POINT
OF BEGINNING; THENCE ALONG AND WITH THE
NORTH RIGHT OF WAY LINE OF HESTER DRIVE
TWO (2) COURSES AND DISTANCES AS FOLLOWS: SOUTH 73 DEGREES 31' EAST 12.3.3
FEET, SOUTH 70 DEGREES 04' EAST 99.1 FEET
TO AN IRON PIN; THENCE NORTH 4 DEGREES
51' WEST 145.1 FEET TO AN IRON PIN; THENCE
NORTH 71 DEGREES 19' WEST 175.4 FEET TO
AN IRON PIN; THENCE NORTH 4 DEGREES
SI' WEST 145.1 FEET TO AN IRON PIN; THENCE
NORTH 71 DEGREES 19' WEST 175.4 FEET TO
AN IRON PINS TIN THE EAST RIGHT OF WAY
LINE OF ROBERTSON CIRCLE: THENCE ALONG

AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE; THENCE ALONG AND WITH THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE SOUTH 14 DEGREES 02' WEST 136.1 FEET TO THE TRUE POINT OF BE-GINNING.
THE PROPERTY IS SUBJECT TO ALL MATTERS
AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS SUBJECT TO AN EASEMENT
IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS
RECORDED IN DEED BOOK 337, PAGE 789,
UNION COUNTY, GEORGIA RECORDS.

TOGETHER WITH:

UNION COUNTY, GEORGIA RECORDS.
TOGETHER WITH:
TRACT TWO: ALL THAT TRACT OR PARCEL OF
LAND LYING AND BEING IN LAND LOT 64, 10TH
DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT G-3, CONTAINING 0.60 ACRES,
MORE OR LESS, OF HIDDEN LAKE PROPERTIES,
AS SHOWN ON A PLAT OF SURVEY BY JACK
STALEY, UNION COUNTY SURVEYOR, DATED
MAY 1, 1980 AND RECORDED IN PLAT BOOK
1, FOLIO 73, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO REACH THE TRUE POINT OF BEGINNING
START AT THE ORIGINAL LAND LOT CORNER
COMMON TO LAND LOTS 44, 45, 64 AND 65 OF
SAID DISTRICT AND SECTION; THENCE SOUTH
66 DEGREES 36' EAST TO THE INTERSECTION
OF THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE AND THE NORTH RIGHT OF
WAY LINE OF HESTER DRIVE; THENCE ALONG
AND WITH THE NORTH RIGHT OF WAY LINE OF
HESTER DRIVE TWO COURSES AND DISTANCES
AS FOLLOWS: SOUTH 73 DEGREES 31' EAST
123.3 FEET, SOUTH 70 DEGREES 04' EAST 93.1
FEET TO AN IRON PIN AT THE TRUE POINT OF
BEGINNING; THENCE CONTINUING WITH SAID
RIGHT OF WAY TWO 920 COURSES AND DISTANCES
AS FOLLOWS: SOUTH 72 DEGREES 33' EAST
60.7 FEET TO AN IRON PIN, THENCE NORTH 6
BEGREES 98' EAST 134.9 FEET TO AN IRON
PIN; THENCE NORTH 80 DEGREES 53' EAST
60.7 FEET TO AN IRON PIN; THENCE SOUTH
4 DEGREES 98' EAST 145.1 FEET TO THE TRUE
POINT OF BEGINNING.
THE PROPERTY IS SUBJECT TO ALL MATTERS
AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS SUBJECT TO ALL MATTERS
AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS SUBJECT TO ALL MATTERS
AS SHOWN ON THE AFORESAID PLAT.
THE TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 64, 10TH DISTRICT.
ST SECTION, UNION COUNTY, GEORGIA, BEING LOT 1, CONTAINING 0.86 ACRES, MORE OR
LESS OF THE WILCO SUBDIVISION AND BEING
MORE PARTICULARLY DESCRIBED ON A PLAT
OF SURVEY BY JACK STANLEY, UNION COUNTY
SURVEYOR, RECORDED AUGUST 19, 1977, IN
PLAT BOOK 6, PAGE 55, UNION COUNTY, GEORGIA
RECORDS, WHICH PLAT IS BY REFERENCE
INCORPORATED HEREIN AND MADE A PART
HER FROPERTY IS SUBJECT TO ALL MATTERS
AS SHOWN ON THE AFORESAID PLAT.

HEREOF. The property is subject to all matters

THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON THE AFORESAID PLAT. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, WELLS FARGO BANK, N.A. ay76 STATEVIEW BLVD., FORT MILL, SC 29715, 800-288-3212. Please note that, pursuant to O.C.G.A. § 44-14-162.2, we have considered to the property with the full authority be not the property with the property in possession of the subject property known as 183 ROBERTSON CIRCLE, BLARSVILLE, EGORGIA 30512 is/are: JOHNNY A SPENCE or tenant/tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) conencumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the pre-

provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
WELLS FARGO BANK, N.A.
as Attorney in Fact for JOHNNY A SPENCE.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398

00000007587520 BARRETT DAFFIN FRAPPIER TURNER & ENGEL,