North Georgia News

Legal Notices for May 9, 2018

NOTICE OF PETITION TO

CHANGE THE NAME OF MINOR KEN LEE NAM and THAO THI THU VO hereby gives notice that they filed a Petition to Change the Name of a Minor with the Superior Court the Name of a Minor with the Superior Court of Union County on the 27th day of March, 2018. Said Petition requests that the name of minor child now known as NAM THAO VO to be changed to LEONARDO SKY NAM. Notice is hereby given pursuant to law to any interested or affected party shall have the right to appear and file objections to such name change in said Court. Objections must be filed with said Court within 20 days of the filing of said pat Court within 30 days of the filing of said peti-

tion. This 27th day of March, 2018 Kenya L. Patton, Attorney for Petitioner N(Apr18,25,May2,9)P

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the estate of Willard Laverne Totherow, All debtors and creditors of the estate of Wil-lard Laverne Totherow, 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 percens indebted to said es-Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 19th day of April, 2018. By: Sylvan Gerald Owenby 152 Owenby Ln. Blairsville, GA 30512

N(Apr25,May2,9,16)B IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF REX LEE DOCKERY, DECEASED

SEATE DO. 18-53 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Linda Dockery Anderson has petitioned (for Little bookery Anderson has perublice for histrator 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. §53-12-261.) All interested parties are hereby notified to show cause why said patition chould not he to show cause why said petition should not be 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/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-

tions are filed, a nearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 May2,9,16,23)B

IN THE PROBATE COURT 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 pe-Dockery, deceased, of said County. (The pe-titioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said peti-tion 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 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 to file as an indigent party. Contact probate court personnel at the following address/tele-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 a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

(706) 439-6006

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF DEXTER LEE DOCKERY, DECEASED

DEATER LEE DOCERT, DECEASED ESTATE NO. 18-52 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Linda Dockery Anderson has petitioned (for Letters of Administration) to be appointed Ad-ministrator 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 0.C.G.A. §53-12-261.) All interested parties are hereby notified 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/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 PROBATE JUGEE By: Kristin Stanley

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

Crystal Lee Aber has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Allen Leon Stroud, deceased,

of the estate of Alien Leon Stroud, deceased, of said County. (The petitioner has also ap-plied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said 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 May 29, 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 foi-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 All objections to the petition must be in writdate. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett

Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 Aay2,9,16,23)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS 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 es-tate are required to make immediate payment to the Personal Representative(s). This 27th day of April, 2018. By: Robyn Pynes Roach By: Robyn Pynes Roach 6015 NW 79th Ave.

Tamarac, FL 33321 N(May2,9,16,23)B STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Harold Thomas, All debtors and creditors of the estate of Har-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 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 under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in stor-age units belonging to Autumn Faught, Unit B41. Sold to the highest bidder on May 21, 2018, 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0072 Generate how the night to redeen core 0097. Tenants have the right to redeem con-tents prior to sale. Blairsville Storage has the right to refuse any or all bids.

NOTICE OF SALE

N(May2,9)B

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 stor-age units belonging to Dale Weaver, Unit C39. Sold to the highest bidder on May 21, 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 refuse any or all bids. to refuse any or all bids. N(Mav2.9)B

NOTICE

Now taking bids for a 1998 Ford Expedition, Vin# 1FMRU18WXWLB51747 on May 5, 2018 from 9am-Noon. 706-400-8944. N(Mav2.9)P

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF DAVID LAWRENCE HARRIS, DECEASED **ESTATE NO. 18-46** PETITION FOR LETTERS OF ADMINISTRATION

Diane Leslie Peters and Deborah Lynn Scott has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Da-vid Lawrence Harris, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the gravitation of any public biostice and must the grounds of any such objections, and must be filed with the court on or before May 21, 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 filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objec-tions are filed, the petition may be granted without a hearing. 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 REFERENDUM TO THE QUALIFIED VOTERS OF UNION COUNTY SCHOOL DISTRICT, GEORGIA NOTICE IS HEREBY GIVEN that on the 22nd day NUTICE IS HEREBY GIVEN that on the 22nd day of May, 2018, a special election will be held at the regular polling places in all the elec-tion districts of Union County School District at which time there will be submitted to the qualified voters of Union County School Dis-trict for their determination the question of whether a special sales and use tax for educa-tional purposes of one parcent shall be levied. Whether a special sales and use tax to educa-tional purposes of one percent shall be levied, imposed and collected on all sales and uses in Union County for a period of time not to exceed twenty (20) calendar quarters, begin-ning with the calendar quarter following the calendar quarter in which the sales and use calcular quarter in which the sales and use tax for educational purposes presently in ef-fect expires, and for the purpose of raising not more than \$21,000,000 which shall go to the Union County School District, for the purpose of (i) acquiring school buses and transportation and maintenance equipment, (ii) acquiring new technological equipment and upgrading existing technology systems, (iii) renovation and repair of existing school system facilities, including roofs, parking lots and driveways, heating and air conditioning systems, and ath-letic facilities, (iv) renovation and expansion of school cafeterias, including the acquisition of replacement kitchen equipment, (v) acquiring, constructing and equipping new school sys-tem facilities, and (vi) renovation and expan-sion of the CTAE building and shop at the high school, with the maximum cost of the projects tion and maintenance equipment. (ii) acquiring school, with the maximum cost of the projects described in items (i) – (vi) payable from said dax being \$21,000,000, (vii) paying any general obligation debt of the School District issued in conjunction with the imposition of such sales and use tax, and (viii) paying expenses inci-dent to accomplishing the foregoing.

The ballots to be used at such referendum shall have written or printed thereon substan-tially the following:

____YES ____NO Shall a special one percent sales and use tax

Shah a special one period states and use tax for educational purposes be continued in Union County for a period not to exceed twenty (20) calendar quarters beginning upon expiration of the sales and use tax for educational purposes presently in effect, and for the purpose of rais-ing not more than \$21,000,000 of net proceeds bu said tax which net proceeds shall no to the ing not more than \$21,000,000 of net proceeds by said tax, which net proceeds shall go to the Union County School District for the purpose of (i) acquiring school buses and transporta-tion and maintenance equipment, (ii) acquiring new technological equipment and upgrading existing technology systems, (iii) renovation and repair of existing school system facilities, including roofs, parking lots and driveways, heating and air conditioning systems, and ath-letic facilities, (iv) renovation and expansion of school cafeterias, including the acquisition of replacement kitchen equipment, (v) acquiring, constructing and equipping new school sysconstructing and equipping new school system facilities, and (u) renovation and expan-sion of the CTAE building and shop at the high school, with the maximum cost of the projects described in items (i) – (vi) payable from said tax being \$21,000,000, (vii) paying any general obligation debt of the School District issued in continuities with the investition of each calce conjunction with the imposition of such sales and use tax, and (viii) paying expenses inci-dent to accomplishing the foregoing? If the imposition of the tax is approved by the voters, such vote shall also constitute approv-

al of the issuance of general obligation debt of Union County School District in the princi-pal amount of \$13,500,000 for the purposes of the Union County School District described in items (i) - (vii) and (ix) above and for the purpose of payment of a portion of the interest on such debt on such debt.

on such debt. If the imposition of such tax is approved by the voters, such vote shall also constitute ap-proval of the issuance of general obligation debt by the Union County School District in the aggregate principal amount not to exceed \$13,500,000 for the purposes of the Union County School District described in items (i) County School District described in items (i) - (vi) and (viii) above and for the purpose of payment of a portion of the interest on such debt. The maximum rate of interest such gen-eral obligation debt will bear is not to exceed six percent (6%) per annum, and the aggregate amount of principal to be paid in each year during the life of such debt will be as follows: Year Principal to be Paid 2019 \$2,440,000 2020 \$2,585,000

2021 \$2,690,000 2022 \$2,820,000

2022 \$2,820,000 2023 \$2,965,000 Any brochures, listings, or other advertise-ments issued by the Union County Board of Education, or by any other person, firm, cor-poration, or association with the knowledge and consent of the Board of Education, shall be deemed to be a statement of intention of the Board of Education concerning the use of the proceeds of the general obligation debt to be issued in connection with the sales and use tax for educational purposes.

tax for educational purposes. The several places for holding said referen-dum shall be at the regular and established voting precincts of the election districts of Union County School District, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the referendum. All polling

on the date fixed for the referendum. All polling places will be open. The last day to register to vote in this referen-dum shall be April 24, 2018, through 5:00 p.m. Mail voter registration applications must be postmarked on or before April 24, 2018. Those residents of Union County School Dis-trict qualified to vote at such referendum shall be determined in all respective in accordance.

be determined in an respects in accordance with the lection laws of the State of Georgia. This notice is given pursuant to a resolution of the Union County Board of Education adopted on January 16, 2018. This 19th day of January, 2018. s/Elizabeth M. Stevens Election Superintendent

IN THE PROBATE COURT OF UNION COUNTY IN RE: ESTATE OF CAITLYN GRACE WOODY, MINOR

ESTATE NO. 18-63 NOTICE NUTICE Date of mailing, if any ____ Date of second pub-lication, if any 5/16/18 TO: Tracey Ann Taylor You are hereby notified that Glenace Darlene Reese and Charles Orlo Reese has filed a

Reese and Charles Orlo Reese has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All ob-jections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication. All objections ance us second publication of this hotice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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 face. amount of filing fees.

amount of filing fees. NOTE: If a natural guardian files a timely objec-tion to the creation of the temporary guardian-ship, the Petition will be dismissed. If a natural guardian files an objection to the appoint-ment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing. without a hearing. Dwain Brackett

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

N(May3:16)8 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 Commu-nity Mortgage Services, dated 06/04/2009, recorded 06/11/2009 in Deed Book 803, 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 00/100 DOLLARS (5457,500.00), HUNDRED AND 00/100 DOLLARS (\$457,500.00), with interest thereon as provided for therein, there will be sold at public outcry to the high-est 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 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 ASSOCIATES, INC., DATED FEBRUARY 27, 1997 HUNDRED AND 00/100 DOLLARS (\$457,500.00) ON A PLAT OF SURVEY BY RUCHESTER AND ASSOCIATES, INC., DATED FEBRUARY 27, 1997 AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 37, PAGE 197. PAR-CEL ID NUMBER: 107-071-0. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Said property being known as 112 FERN BROOK, BLAIRSVILLE, GEORGIA 30512 AKA 3939 Fern Brook, Blairsville, GA 30512 accord-ing to the present numbering system in Union County. The indebtedness secured by said Se-curity Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in de-fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees and all other payments provided for under the terms of the Security Deadered Nether Solid expension. 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 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 con-stitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Secuother matters of record superior to said Secu-rity Deed. To the best of the knowledge and belief of the undersigned, the party in posses-sion 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 mobilited under the ULS Banksale is not prohibited under the U.S. Bank-Sale 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-ING TO COLLECT A DEET ANY INFORMATION

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 53. Union County Records, said Security Deed So, onion county nectures, said secturity been having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, se-curing a Note in the original principal amount of \$195,000.00, the holder thereof pursuant to said Deed and Note thereby secured has de-clared the entire amount of said indebtedness due and exoluble and uncount the amount of said indebtedness. due and payable and, pursuant to the power of sale contained in said Deed, will on the first 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 bidder for cash, the property described in said Deed to with

Deed, to vit: 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 net of survey the Deshortes 2, Associ containing 1,000 actes, note on ress, 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. AND AND

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 29 acress, 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. Sald plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. Also, conveyed is a non-exclusive nerretual

Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described prop

Said property is known as 176 Collins Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and consti-tuting a part of said property, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, 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 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-

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the 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). Nationetar: Mortrane U.C. dh/n, Wr. Conport

Cascarano, successor in interest or tenant(s). Nationstar Mortgage LLC d//b, 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 Atlanta, GA 30346 770-220-2535/MW

shapiroandhasty.com *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(May9,16,23,30)B

NOTICE OF SALE UNDER POWER

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

THAT PURPOSE. Under and by virtue of the Power of Sale con-tained 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 982, Page 711, Union County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 1092, Pane 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 THOU-SAND ONE UNINDED FIFTY-SEVEN THOUamount of ONE HUNDRED FIFTY-SEVEN THOU-SAND ONE HUNDRED TWO AND 0/100 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 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 dobt secured by usid Security Dard bea 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 lect attorney's tees naving been given). Salo 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 survey and inspection of the property, any assessments, liens, encumbrances, zoning or-dinances, 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 prop-erty in accordance with OGGA § 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 prop-erty is more commonly known as 31 Chosen Ridge, Morganton, Georgia 30560. The sale will be conducted subject (1) to 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 Coun-ty, 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

N(May9.16.23.30)B

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from 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 Septem-ber 12, 2014 in Deed Book 985, Page 476, Union County, Georgia records; also that certain As-signment of Rents dated August 15, 2014 in Deed Book 986, Page 76, Union County, Georgia records, said Security Deed being given to se-cure a Note from STEVE D. ELLER dated August 15, 2014, in the original principal amount of 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 doer at Hung County Gearcia within the la-And the standard of the standard and the

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 Equip-ment.

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 Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-

any matters which might be disclosed by an accurate survey and inspection of the prop-erly, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the 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 N(Mav9.16.23.30)B

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from 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) Dol-lars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersioned at public outcry 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 luesday 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 incompreted into this incrument by reference

incorporated into this instrument by reference hereto for a complete and accurate descrip-tion of the above conveyed property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described upment.

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 Secu-rity Deed. The debt remaining in default, this scale will be made for the nurnose of navion

rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the 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

PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Mav2.9.16.23)B

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF MARGARET ANN BLACK, DECEASED ESTATE NO. 18-58

STATE NO. 18-58 PETITION FOR LETTERS OF ADMINISTRATION NOTICE William Brent Black has petitioned (for Letters of Administration) to be appointed Admin-istrator 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 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/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. tion may be granted without a hearing.

Dwain Brackett DWain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512

(706) 439-6006

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

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 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 20687 Taylors, SC 29687

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS RE: Estate of Vivian Joyce Addington, All debtors and creditors of the estate of Viv-ian 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 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 Box 206 PO Box 206 Toccoa, GA 30577 N(May2,9,16,23)B

STATE OF GEORGIA UNION COUNTY

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 es-tate are required to make immediate payment to the Personal Representative(s). This 3rd day of May, 2018. By: Charles R. Brackett By: Charles R. Brackett PO Box 665 Blairsville, GA 30514 N(May9,16,23,30)B

Apr25,May2,9,16)E STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS RE: Estate of Marilyn June Broderick, All debtors and creditors of the estate of Mari-lyn June Broderick, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 10th day of April, 2018. By: Kenneth Broderick By: Kenneth Broderick 2905 Bamboo Rd. Boone, NC 28607

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

OF PERSONAL PROPERTY Georgia Self Storage Act (210-215) Notice is hereby given that the undersigned self storage units will be sold at a public sale by competitive bidding, in their entirety to the highest bidder, on or after May 23 2018 to sat-isfy the lien of the Lessor, with Inn Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. The sale will be conducted under the guidance of Storage Auc-tion.com on behalf of the facilities' manage-ment. Units will be available for viewing prior nent. Units will be available for viewing prior to the sale on Storage Auction.com. The terms of the sale will be cash only to the highest bid-der. A 10% buyer's premium will be charged per unit. All sales are final. Inn Storage Storper unit. All sales are final. Inn Storage Stor-age LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 72 hours or sooner. Inn Storage LLC 87 Butternut Lane Blairsville Ga 30512

A14 Chasidy Schmeltz of Blairsville Georgia N(May9,16)P

N(Apr18,25,May2,9,16)B NOTICE OF FORECLOSURE OF

NUTICE OF FORELLOSDIE 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 Barbara Colwell, 3) Estate of Leona Davenport,

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: The sight a codors the described assacts or

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 acress proce or

So of the four Land District, its Section, onion County Georgia, containing 0.33 acres, more or less, described in Deed Book 62, Page 134, the description contained therein being incorpo-rated herein by this reference. Will expire and be forever foreclosed and barred on and after the 22nd day of June, 2018, or 20 days from expires of notice

barred on and arter 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 re-corded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1065 Derec 600 1065, Page 660.

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 re-demption price as fixed and provided by law to the undersigned at the following address: David A. Basil, LLC, 301 Bradley Street, Suite P 3 Correliation Control 30117 B-7, Carrollton, Georgia, 30117. Please be governed accordingly. N(May9,16,23,30)E

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 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 0.C.G.A. §53-12-261.) All interacted parties are hereby totified to how bo which of both a bindow glank of excention powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before 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. Contact probate court personnel at the foi-lowing address/tlephone 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 Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 (May9,16,23,30)B

OBTAINED WILL BE USED FOR THAT PURPORNATION The Geheren Firm, P.C., 4828 Ashford Dun-woody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

9,16,23,30)B

File No. 7484A-03807

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Mav9.16.23.30)B

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 ("Grantee"), 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 prin-cipal amount of Ninety-Two Thousand, Two Hundred Fifty and 00/100 Dollars (\$92,250.00), with 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 indebtdeness 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 pro-vided 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-mathe and readurus of execut with reference

by reference and further subject to any ease-ments 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 Se-curity Deed The dobt compliance in default.

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 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 posses-sion 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 N(Mav9.16.23.30)B