North Georgia News

Legal Notices for July 6, 2016

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of William Stroup Greene a/k/a William Stroupe Greene, All debtors and creditors of the estate of William

All debtors and creditors of the estate of William Stroup Greene a/k/a William Stroupe Greene, 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 make immediate paymen Representative(s). This 10th day of June, 2016. By: Juanita Faye Greene 42 Southview Ln. Blairsville, GA 30512

N(Jun15,22,29,Jul6)

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION

All creditors of the Estate of Teresa T. Turner. deceased, of Union County, Georgia are hereby notified to render in their demands to the un-dersigned according to the law all persons indebted to the EState of Teresa T. Turner are required to make immediate payment to the undersigned as follows:

Raymond B. Lail, Executor 1800 Peachtree Street, NW Suite 300 Atlanta, GA 30309

This 31st day of May, 2016 Raymond B. Lail Executor, Estate of Teresa T. Turner N(Jun22,29,Jul6,13)B

STATE OF GEORGIA

UNION COUNTY Notice to debtors and creditors RE: Estate of Tammy Diane Payne Allan, All debtors and creditors of the estate of Tam-my Diane Payne Allan, 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 hepresentative(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 22nd day of June, 2016. By: Sarah Elizabeth Allan 356 Dills Rd.

Blairsville, GA 30512 N(Jun29,Jul6,13,20)E

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Loy Allison Hamby, All debtors and creditors of the estate of Loy Allison Hamby, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 23rd day of June, 2016. By: Magnus Hester Hamby 1152 Lower Owltown Rd. Bairsville, 63 40512

Blairsville, GA 30512

APPLICATION TO REGISTER A BUSINESS To be conducted under a trade name state of georgia

STATE OF GEDRGIA COUNTY OF UNION The undersigned does hereby certify that Jamie Adam Nichols and Frank J. Terraiyoua conducting a business as Tri-State Auto Sales and Credit, in the City of Blairsville, County of Union, in the State of Georgia, under the trade name of Tri-State Auto Sales and Credit and that the nature of said business is Automotive Sales and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Jamie carrying on said trade of business are: Jamie Adam Nichols and Frank J. Terraiyoua. N(Jul6,13,20,27)P

APPLICATION TO REGISTER A BUSINESS To be conducted under a trade name state of georgia county of union

Country of binlow The undersigned hereby certifies that they are, he is, she is, or it is, conducting a business at 3999 Highway 441N in the City of Rabun Gap, County of Rabun, in the State of Georgia under the trade name Mountain Gas and that the na-ture of said business is Sale of Propane and the Sale and Service of Related Equipment and that said business is composed of the fol-lowing person, persons, or corporations: A.P. Woodson Company, 9 West Broad St, Stamford, OF access CT 06902. N(Jul6.13.20.27)P

NOTICE

In compliance with O.C.G.A. 19-15-3d, the Union County Child Fatality Review Committee is submitting the following: Annual Report: January 1, 2015 - December

31, 2015 Number (Number of Reports Received by Committee for Review: 0 Number of Reports of Death Investigations

Received: 0 N(.lul6)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF Mayadell Louise Amacher, Deceased ESTATE NU. 16-76 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Richard Lynn Amacher has petitioned to be ap-pointed Administrator(s) of the estate of May-adell Louise Amacher, deceased, of said Counpuncted Administration (s) of under State of said Coun-ty. (The Petitioner has also applied for waiver of bond and/or grant of certain powers con-tained 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 objec-tions 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 July 18, 2016. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/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 deta if any object. tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-

IN THE SUPERIOR COURT OF UNION COUNTY LAUREL BROOKE PROPERTY OWNERS ASSO-CIATION, INC.

Petitioner.

A TRACT OF LAND IN LAND LOTS 194 & 195 A TINGT OF LATIN IN LAND LOTS 194 & 195, sth district, 1st section of Union County, Georgia Being Lot 102 of Laurel Brooke Subdivision, and as Their: Respective In-terests May Appear Debra N. Gutshall N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY

Respondents. Civil Action No. 16-CV-7-MM

NOTICE OF SUMMONS TO: Richard Shue, Jolene Shue, William Arthur Lawson, Joseph B. Wiley, Lois S. Wiley, Sanjay Enterprises, LLC, Joe C. Thornton, M. Paulette Thornton, S. Bruce O'Neal, Cynthia B. O'Neal, John Yohk, and All program on and the service formation John Krohn, and all persons or parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly de-scribed as follows:

scribed as follows: All that tract or parcel of land lying and be-ing in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, being Lot 102, containing 1.682 acres, more or less, Laurel Brooke Subdivision, Phase III, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 1/12/04, revised 3/2/04 and recorded in Plat Book 54, Pages 92-94, Union County Records, which description is made a part hereof. part hereof. The property is subject to the road, utility, wa-

The property is subject to the road, utility, wa-ter mains and reserved septic easements as shown on said plat. The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union Coun-ty Records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records. The property is subject to the set back lines as shown on said plat. Grantor grants to grantee a nonexclusive per-

Grantor grants to grantee a nonexclusive per-petual easement for the use of the subdivision roads for ingress and egress to the above

As described in Deed Book 713, page 645, Union County, Georgia. Further described as Map & Parcel 008042102. You are hereby notified that the above-styled other conting on Bothing to Establish Quick

The action seeking a Petition to Establish Quiet Title Against All the World was filed on Janu-ary 8, 2016. By reason of an Acceptance of Ap-pointment and Initial Determination of Notice entered by Special Master, David E. Barrett, on June 1, 2016, you are hereby commanded to be and appear at the Court in which the action is and appear at the Court in which the action is pending within thirty (30) days of the date of June 1, 2016, and required to file with the clerk of said Court and serve upon Daniel J. Daven-port, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer or pleading to the Petition within Town Square, P.O. Box 923, biarsville, Georgia, an answer or pleading to the Petition within thirty (30) days after completion of service pursuant to 0.C.G.A. 23-3-65(b)-(c). Witness the Honorable David E. Barrett, Special Master of said Court. This 9th day of June, 2016.

Judy L. Odom

Clerk of Superior Court, Union County 15,22,29,Jul6)E

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA MCCARTER, LLC, a Georgia Limited Liability Company, Petitioner.

V. WILLIAM MARTIN PIPKIN, SR., CHRISTOPHER ROBERT PIPKIN, WILLIAM ROBERT PIPKIN, and ALL THE WORLD and all persons known or unknown who may claim adversely to Peti-tioner's title to a portion of Land Lots 102, 103 & 115 of the 9th District, 1st Section of Union County, Georgia.

Respondents. Civil Action File No.: 2016-CV-72-SG NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 102, 103 & 115 of the 9th District,

in Land Lots 102, 103 & 115 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract and parcel of land lying and being in Land Lot 102, 9th District, 1st Section, Union County, Georgia, and being Tract 3 containing 18.157 acres as shown on plat of survey by Cleveland and Cox Surveyors, dated Novem-ber 9, 2015, and revised on February 5, 2016, and recorded in Plat Book 68, Page 180 Union County Records, which description on said plat is incorporated herein by reference. As described in Deed Book 748, page 329, Union County, Georgia. Further described as Map & Parcel 03157B.

Map & Parcel 031578. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on March 9, 2016, and that by reason of an Order for Service by Publication entered by the Court Service by Publication entered by the court on May 3, 2016, you are hereby commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Petitioner's at-torney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).

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

by virtue of a Power of Sale contained in that certain Security Deed from John D. Tomberlin and Alicia D. Gibson to Donald J. Cady and Mar-rily S. Cady dated February 26, 2013, recorded in Deed Book 932, Page 254, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the critical queuest of Einstein Theorem Mine Mine been given to secure a Note or even date in the original amount of Eighty Thousand Nine Hun-dred Ten and 00/100 (\$80,910.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2016, the following described property:

following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 42, of Union County, Georgia, containing 0.99 acre, more or less, and more particularly described

of Union County, Georgia, Containing U.99 acte, more or less, and more particularly described as follows: BEGINNING at an axel on the South right of way of U. S. Highway 76, said point being South 84 degrees 26 minutes West 107.5 feet from the intersection of Anderson Creek and the South right of way of U. S. Highway 76, thence South 01 degrees 04 minutes East 212.94 fee to an axel; thence South 81 degrees 18 minutes 20 seconds West 186.54 feet to an iron pin on the East right of a road; thence following the East right of way of a road North 7 degrees 23 min-utes West 222,57 feet to an pin on the South right of way of U. S. Highway 76; thence fol-lowing the South right of way of U. S. Highway 76, North 84 degrees 26 minutes East 210 feet to the BEGINNING POINT. Subject to all easements and restrictions of record; if any, as recorded in Union County Georgia records.

Georgia records

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

Deed and Note. Said property will be sold subject to the fol-lowing items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstand-ing taxes, included by not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding bill for public unities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matupon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is John D. Tomberlin and Alicia D.

property is Joint D. Tonderint and Anora Gibson or tenants(s). DONALD J. CADY and MARRILY S. CADY As Attorneys in Fact for JOHN D. TOMBERLIN and ALICIA D. GIBSON Contact: Cary D. Cox P. O. Box 748

Blairsville, GA 30514

Blairsville, 6A 30514 706-745-7420 THIS LAW FIRM IS ATTEMTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 07/05/2016, 07/12/2016, 07/19/2016,

l(Jul6,13,20,27)E

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 Michael Spear and Tricia Spear to Mortgage Electronic Registra-tion Systems, Inc. as nominee for Cardinal Fi-nancial Company, ITD. Partnership dated May 6, 2009, and recorded in Deed Book 800, Page 325, and Deed Book 1009, Page 505, Union County Records, said Security Deed having been last sold, assigned, transferred and con-veyed to Wells Fargo Bank, NA, securing a Note in the original principal amount of \$219,780.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Desd, will on the first Tuesday, August 2, 2016, during the legal hours of sale, before the Courthouse door in said County, sell at public

Courthouse door in said County, sell at public outcry to the highest bidder for cash, the prop-erty described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 101 & 102, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 6.288 ACRES AND BE-ING SHOWN AS TRACT II ON A PLAT OF SURVEY BY DOCHECTER & ASCOLUTES INC BE #2652 BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 3/25/98 AND RECORDED IN PLAT BOOK 41 PAGE 37 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCOR-PORATED BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRIC-TIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 152 PAGE 726 AND IN DEED BOOK 177 PAGE 199 UNION COUNTY RECORDS. BY ROCHESTER & ASSOCIATES, INC., RS #2653

UNION COUNTY RECORDS. Said property is known as 676 Fisher Field Road, 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 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, enof 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 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-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. of the property, any assessments, liens, enfirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Michael Spear, a/k/a Michael Robert Spear, Tricia Spear, a/k/a Tricia L, Calise a/k/a Tricia Spear Calise a/k/a Tricia Lynn Calise a/k/a Tri-cia Lynn Spear Calise a/k/a Tricia Calise a/k/a Tricia L. Spear and Darlene Calise The Admin-istrator for the Estate of Tricia Spear Calise, a/k/a Darlene F. Calise, successor in interest or tenant(c) or tenant(s). Wells Fargo Bank, NA as Attorney-in-Fact for Michael Spear and Tricia Spear File no. 16-058413 File no. 16-058413 SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, Suite 300 Atlanta, GA 30346 770-220-2535/KLM 770-220-2337LLW shapiroandhasty.com *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 07/06,07/13,07/20,07/27,2016 fee Most [FC-NOS] (Jul6,13,20,27)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from KAREN WHITTLE to MORTGAGE ELECTRONIC REGISTRATION SYScértain Security Deed from KAREN WHITTLE to MORTGAGE ELECTRONIC REGISTRATION SYS-TEMS INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC., dated April 9, 2007, record-ed April 13, 2007, in Deed Book 702, Page 647, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Five Thousand Eight Hundred and 00/100 dollars (\$205,800.00), with inter-est thereon as provided for therein, said Secu-rity Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bid-der for cash at the Union County Courthouse, within the legal hours of sale on the first Tues-day in August, 2016, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 83 OF UNION COUNTY, GEORGIA, CONTAINING 1.38 ACRES, MORE OR LESS, AND BEING IN THE 10TH DISTRICT, ST SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 5/12/88, AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK U, PAGE 53, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COM-PLETE DESCRIPTION OF THE ABOVE PROPERTY. SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN ENC AS RECORDED IN DELD BOOK 151, PAGES 372-374, UNION COUNTY RECORDS.

MOUNTAIN ENG AS RECORDED IN DEED BOUK 151, PAGES 372-374, UNION COUNTY RECORDS. SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 152, PAGE 740-741 AND IN DEED BOOK 160, PAGES 464-465, UNION COUNTY RE-CORDS, SUBJECT TO THE ROAD EASEMENT AS SHORIN ON SAID PLAT.

SHOWN ON SAID PLAT. Said legal description being controlling, how-ever the property is more commonly known as 283 V ADDINGTON RD, BLAIRSVILLE, GA 30512. 283 V ADUINGTUN RU, BLAIRSVILLE, UA 30012. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to cullect same having heap niven) and all other collect same having been given) and all other payments provided for under the terms of the curity Deed and Note

Security Deed and Note. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is KAREN WHITTLE, or tenants(s). 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 proper-ty, any assessments, liens, easements, encum-brances, zoning ordinances, restrictions, cov-enants, and matters of record superior to the Security Deed first set out above; including but not limited to that certain Security Deed from William Rex Owenby and Debbie N. Owenby to Home Federal Savings Bank of Georgia and recorded in Deed Book 150, Page 351, Union County records; as assigned by Assignment to SunTrust Mortagae, Inc. as recorded in Deed

session of the property is routed 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 the backge of the Security Reed.

firmation and audit of the status of the loan with the holder of the Security Deed. Nationstar, holds the duly endorsed Note and is the current assignee of the Security Deed to your property. Nationstar, acting on behalf of and, as necessary, in consultation with Federal Home Loan Mortgage Corporation (the current investor on your loan), is the entity with the full authority to negotiate, amend, and modify all terms of your loan. Pursuant to 0.C.G.A. § 44-14-162.2, you may contact Nationstar at: NATIONSTAR MORTGAGE LLC 8950 Cypress Waters Blvd

8950 Cypress Waters Blvd Coppell, TX 75019

Please note that, pursuant to 0.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to your loan. The entity having the adultivity to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432. NATIONSTAR MORTGAGE LLC

NATIOŃSTAŘ MORTGAGE LLC as Attorney in Fact for KAREN WHITTLE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-16-03299-1 Ad Run Dates 07/06/2016, 07/13/2016, 07/21/2016

07/20/2016, 07/27/2016 www.rubinlublin.com/property-listings.phpc N(Jul6,13,20,27)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale con-tained in a Deed to Secure Debt given by Betty Brown to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Senior Funding Group, dated November 10, 2015, and recorded in Deed Book 1023, Page 509, Union County, Georgia records, as last transferred to

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from WILLIAM REX OWENBY and DEBBIE N. OWENBY to UNITED COMMUNITY BANK, dated December 14, 2005, recorded December 29, 2005, in Deed Book 622, Page 159, Union County, Georgia records, as last modified by Modification of Secu-rity Deed dated November 18, 2014, recorded January 26, 2015 in Deed Book 996, Page 592, Union County, Georgia records, said Security Deed being given to secure a Note from REX OWENBY CONSTRUCTION, INC. dated Novem-ber 18, 2014, in the original principal amount UWENBY CONSTRUCTION, INC. dated Novem-ber 18, 2014, in the original principal amount of Two Hundred Forty Six Thousand Seven Hundred Forty Six and 85/100 (\$246,746.85) 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 ling County Georgia, within the legal

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale con-tained in that certain Commercial Deed to

Under and by virtue of the power of sale con-tained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grant-ors") to and in favor United Community Bank, d/b/a Union County Bank of Union County, Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as modified from time-to-time by those certain Modification of Mortgage recorded April 16, 2004 in Deed Book 520, Page 607; April 19, 2005 at Deed Book 756, Page 374; April 13, 2006 at Deed Book 757, Page 374; April 31, 2006 at Deed Book 743, Page 244; May 16, 2008 at Deed Book 743, Page 244; May 16, 2008 at Deed Book 743, Page 244; May 16, 2008 at Deed Book 743, Page 26; February 25, 2009 at Deed Book 826, Page 617; June 3, 2011 at Deed Book 803, Page 464; March 11, 2013 at Deed Book 803, Page 94 as assigned to Great Oak Pool, LLC from Original Lender by Assignment of Security Instruments re-corded July 9, 2013 at Deed Book 946, Page 562, as assigned to Great Oak 6A Owner, LLC ("Lender") by Assignment of Security Deed re-corded July 9, 2013 at Deed Book 940, Page 562, as assigned to Great Oak 6A Owner, LLC ("Lender") by Assignment of Security Deed re-corded July 9, Security Deed Book 940, Page

corded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Se-curity Deed"), securing that certain Universal Note dated January 29, 2001 in the original principal amount of \$100,977.00, as last modi-fied by that certain Modification of Promissory

Note dated May 10, 2011, in the outstanding principal amount of \$141,866.04 (collectively, the "Note"); there will be sold at public out-cry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in line Courth Courties on the first function.

The ingrest bidger for Cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in November, 2015, the following described prop-erty (the "Premises") to wit: LEGAL DESCRIPTION: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 16TH DISTRICT, IST SECTION, UNION COUNTY, GEORGIA CON-TAINING 1.000 ACREAND BEING SHOWN AS LOT I AND II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 19, 2000, AS RECORDED IN PLAT BOOK 45, PAGE 208, UNION COUNTY, RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE 10 FOOT GRAVEL DRIVE AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE OCLARA-TION OF PUBLIC USE AS RECORDED IN DEED PROV 140 PAGE 144, UNDON COUNTY, BEED

TION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RE-

BUUK 149, 1702 CORDS. THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 173, PAGE 561, UNION COUNTY

RECORDS. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WELL AND WATER LINES, AND A SIGN EASEMENT RECORDED IN DEED BOOK 206, PAGE 582, UNION COUNTY RECORDS. A PORTION OF THE PROPERTY IS LOCATED IN THE FLOOD PLAIN AS SHOWN ON THE AFORE-MENTIONE CLUDLEY.

If and as modified and released as shown in

the first paragraph above; FURTHER LESS AND EXCEPT that property, if

any, released of record; TOGETHER WITH all buildings, structures, and other improvements now or hereafter located on said property, or any part and parcel there-

TOGETHER WITH all rights, title, and interest of

grantor in and to the minerals, flower, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or above the same or any part or parcel thereof; and TOGETHER WITH all and singular the tene-

ments, hereditaments, easements, and appur-

ments, hereditaments, easements, and appur-tenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, claim, and demand whatsoever of grantor of, in, and to the same and of, in, and to every part and parcel thereof; and TOGETHER WITH all fittings and fixtures, whether actually or constructively attached to said property and including all attached ma-chinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, applianc-es, and articles of personal property of every

domestic, and ornamental fixtures, applianc-es, and articles of personal property of every kind and nature whatsoever, now or hereafter located in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired by grantor (hereinafter collectively called "equipment") including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, cook-ing, incinerating, and power equipment; en-gines; pipes; pumps; tanks; motors; conduits;

MENTIONED SURVEY.

STATE OF GEORGIA COUNTY OF UNION

highest bidder for čash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2016, the following described property: All that tract or parcel of land lying and being in Land Lot 314, 9th District, 1st Section, Union County, Georgia, containing 2.94 acres, as shown on a survey for Rex Owenby prepared by M.E. Richards, RS, dated 9/29/86 and recorded in Plat Book S, Page 27 of the Union County records, which plat is incorporated herein by reference as a part of this description. Together with all of grantor's right, title and in-terest in and to a 30 foot perpetual non-exclu-sive easement for purposes of access, ingress

sive easement for purposes of access, ingress and egress leading from the above described property to Kiutuestia Creek Road. This conveyance is made subject to the rights of others to use that portion of the above de-ceibed 2 embersed utility in the howed of solid

scribed & embraced within the bounds of said 30 foot road easement as shown in Plat Bool So toot road easement as shown in Plat Book S, Page 27 & Deed Book 781, Page 897, Union County records. The property is subject to the Agreement to Dedicate and Restrictions Agreement as re-corded in Deed Book 749, Pages 462-475, Using County respondences

corded in Deed Book 749, Pages 462-475, Union County records. The property is subject to and benefits from an easement right from Union County, Georgia, recorded in Deed Book 833, Page 11 and Deed Book 830, Page 782, Union County records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and 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

rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are disp but net used the out available).

SunTrust Mortgage, Inc. as recorded in Deed Book 205, Page 192, Union County records. To the best knowledge and belief of the under-signed, the party in possession of the prop-erty is WILLIAM REX OWENBY and DEBBIE N.

UNITED CUMMUNITY BANK, as attorney in Fact for WILLIAM REX OWENBY and DEBBIE N. OWENBY L. Lou Allen Stites & Harbison, PLLC 520 West Main Street

OWENBY or a tenant or tenants. UNITED COMMUNITY BANK,

Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03797

N(Jul6,13,20,27)B

a later date. If no objections are filed, t tion may be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Ste, 8 Blairsville, GA 30512 Addres Address (706) 439-6006 Telephone Number N(Jun22.29.Jul6.13)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA WILLIAM ARTHUR LAWSON Petitioner,

v. A TRACT OF LAND IN LAND LOTS 194 & 195, A TRACT OF LAND IN LAND LOTS 194 & 193, STH DISTRICT, IST SECTION OF UNION COUNTY, GEORGIA BEING LOT 80 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR RESPECTIVE IN-TERESTS MAY APPEAR: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM AUX ADVECTOR OR DECECEMENT NOUST THE

KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY Respondents. Civil Action No. 15-CV-451-MM NOTICE OF SUMMONS TO: Richard Shue, Jolene Shue, Laurel Brooke To: Richard Shue, Jolene Shue, Laurel Brooke Property Owners Association, Inc., Sanjay Enterprises, LLC, William A. Lawson, Arlita J. Lawson, Joseph B. Wiley, Lois S. Wiley, Donna C. Pope, Rachel N. Pope, and all persons or parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lving and being

parues, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Sec-tion, Union County, Georgia, containing 1.092 acres, more or less and being Lot Eighty (80) of Laurel Brooke Subdivision, Phase II, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 9/8/03 and recorded in Plat Book 53, Pages 122-126, Union County Records, which description is incorporated herein by reference and made a part hereof. The property is subject to the road easements and 50 foot state waters buffer as shown on said plat. The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union County

The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union Coun-ty Records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records. Grantor grants to Grantee a nonexclusive perpetual easement for the use of the subdivi-sion roads for ingress and egress to the above property. As described in Deed Book 713, page 643, Union County, Georgia. Further described as Map & Parcel 008042A80.

Map & Parcel 008042A80. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Ti-tle Against All the World was filed on December 17, 2015. By reason of an Acceptance of Ap-pointment and Initial Determination of Notice entered by Special Master, David E. Barrett, on June 1, 2016, you are hereby commanded to be and appear at the Court in which the action is pending within thirty (30) days of the date of June 1, 2016, and required to file with the clerk June 1, 2016, and required to nie with the clerk of said Court and serve upon Daniel J. Daven-port, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer or pleading to the Petition within thirty (30) days after completion of service pursuant to 0.C.G.A. 23-3-65(b)-(c). Witness the Honorable David E. Barrett, Special Master of said Court. This Oth day of Luna, 2016

This 9th day of June, 2016. Judy L. Odom Clerk of Superior Court, Union County

N(.lun15 22 29 .lul6)B

Witness the Honorable Beth Martin, Special Master of said Court. This 7th day of June, 2016. Judy L. Odom Clerk of Superior Court. Union County

l(Jun15,22,29,Jul6)I IN THE PROBATE COURT COUNTY OF UNION **STATE OF GEORGIA** IN RE: ESTATE OF DILLON BARNETTE BELLA BARNETTE , MINOR(S) ESTATE NO. 16-83 NOTICE

NOTICE Date of mailing, if any _____ Date of sec-ond publication, if any 7/13/16 TO: Tony Wayne Barnette You are hereby notified that Sonja Marie Krout has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the ap-nointment of a temporary quardian or the ap-Minor. All objections to the Petition to the ap-pointment of a temporary guardian or the ap-pointment 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 arge this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a no-tary public or Georgia probate court clerk and filing fees must be tendered with your objec-tions up and the tendered with your objec-

tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required 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 version, the network of the consolit Ship, the Petition Will be dismissed. It 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. Dwain Brackett

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

NOTICE

NOTICE This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on July 18, 2016 10:00am at Blairsville, GA 30512, County of Union, State of Georgia. AUDRELL CANTRELL UNIT A10 This auction will be a coch scale to the bighest

This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the3 owner and obligated party. N(Jul6,13)B

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: FRED L. MILLER, DECEASED

IN RE: FRED L. MILLER, DECEASED ESTATE NO. 15-113 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT The Petition of ROSE LORRAINE MILLER for a year's support from the estate of FRED L. MILLER, Deceased, for Deccdent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before August 1, 2016, why said Petition should not be granted. All objections to the Petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before a time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel 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 Petition may be granted without a hearing. Dwain Brackett Probate Judge By: Kristin Stanlev

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

N(Jul6.13.20.27)B

rinance of America Reverse, LLC by Assign-ment recorded in Union County, Georgia re-cords, conveying the after-described property to secure a Note of even date in the original principal amount of \$262,500.00, with interprincipal announce of \$202,500.00, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2016, to wit: August 2, 2016, the following de-scribed property:

All that tract or parcel of land lying and be-ing in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 2.07 acres, more or less, as shown on a plat of sur-vey by M.E. Richards, Union County Surveyor, deted Enternary 24 1096 and recently in Micro vey by M.E. Richards, Union County Surveyor, dated February 24, 1986 and recorded in Union County Records in Plat Book R, Page 192. Said plat is incorporated herein, by reference thereto, for a full and complete description of the above described property. Said property being further described in a plat recorded in Plat Book 51, Page 44, said plat is incorpo-rated herein by reference hereto, for a full and complete description of the above described property.

property. The debt secured by said Deed to Secure Debt 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 remain-ing in default, this sale will be made for the purpose of paying the same and all expenses of this cale as provided in the Deet to Secure

ing 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 (no-tice of intent to collect attorney's fees having been given). Said property is commonly known as 356 Saw-mill Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the sub-ject property is (are): The Heirs at Law of the Estate of Betty Brown or tenant or 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 prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruntyc Code: (2) O. G.A. Section

The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 0.C.G.A. Section 9-13-172.1; and (3) final confirmation and au-dit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures reading the

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-

the status of the loan as provided in the pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Reverse Mortgage Solutions, Inc. Attention: Loss Mitigation Department 14405 Walters Road, Suite 200 Houston TX 77014

Houston, TX 77014 1-866-503-5559

The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifi-colluble being cally being Finance of America Reverse, LLC as attorney in fact for Betty Brown Montin & Brunney Martin & Brunavs 5775 Glenridge Drive Building D, Suite 100

Atlanta, GA 30328 404,982,0088 404.902.0088 This Law Firm is acting as a debt collec-tor attempting to collect a debt. Any information obtained will be used for that purpose. MRFC16-185

ing materials, supplies, and equipment now

ing, incinerating, and power equipment; en-gines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating , and communications appara-tus; boilers , ranges, furnaces, oil burners, or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum clean-ing systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; dishwashers; attached cabinets; partitions; ducts and com-pressors; rugs and carpets; mirrors; mantles; draperies; turniture and furnishings; all build-ing materials, supplies, and equipment now

or hereafter delivered to said property and intended to be installed therein; all additions to and renewals or replacements of all of the foregoing, and all proceeds and profits of all the foregoing; and TOGETHER WITH any and all rents which are now due or may hereafter become due by rea-son of the renting or leasing of the property, the improvements thereon, and equipment; and

the improvements thereon, and equipment; and TOGETHER WITH any and all awards or pay-ments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the property, to the extent of all amounts which may be secured by this deed at the date of receipt of any such award or payment by grantee and of the reasonable attorneys' fees, costs, and disbursements in-curred by grantee in connection with the col-lection of such award or payment. The indebtdeness evidenced by the Note is

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Ac-cordingly, the Premises will be sold at public outcry pursuant to the terms of the power of cole arouidad in the Country Deed

Sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

or nature whatsoever by Lender with respect thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all pro-ceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. Please note that Great Oak GA Owner, LLC, whose mailing address of 5-9 Union Square

Whose mailing address of 5-9 Union Square West, Sixth Floor, New York, New York 10003, is the entity that has the full authority to ne-gotiate, amend or modify the terms of the loan documents with you. Great 0ak GA Owner, LLC can be contacted through the following repre-sentative: Lisa A. Frank, Esq., McCalla Raymer Pierce UI C 1544 Old Alabama Road Roswell Pierce, LLC 1544 Old Alabama Road, Roswell Pierce, LLC 1944 UIG Alabama Koad, Koswell, Georgia 30076; (678) 281-6503. Piease under-stand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the under-

signed, the party in possession of the Prem-ises is Grantor or a tenant or tenants and said property is more commonly known as 3623 Morris Ford Exchange, Blairsville, Georgia 30512

GREAT OAK GA OWNER, LLC ancari oak da Ownen, LLC as Attorney-in-Fact for E Swain Stewart and Wanda E. Stewart Lisa A. Frank, Esq. McCalla Raymer Pierce, LLC 1544 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503