North Georgia News

Legal Notices for September 14, 2016

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF UNION
RE: Estate of Thomas A. Barry, II
All creditors of the estate of Thomas A. Barry,
II, deceased, late of Union County, Georgia, are
hereby notified to render their demands to the
undersigned according to law, and all persons
indebted to said estate are required to make
immediate payment to the undersigned.
This 18th day of August, 2016
Administrator: Thomas A. Barry, III
21 Hewey Street

Administrator: nomas A. Barry, ili 21 Hewey Street Lisbon Falls, ME 04252 Address: c/o Eddy A. Corn, Attorney 253 Big Sky Drive Hiawassee, GA 30546 Phone: 706-896-3451

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE Estate of Thomas Austin Barry II,
All debtors and creditors of the estate of
Thomas Austin Barry II, 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-

the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 15th day of August, 2016.
By: Thomas Austin Barry III
21 Hewey St.
Lisbon Falls, ME 04252

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

ANNE HOOD BROWN, DECEASED ESTATE NO. 16-107 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Laurene C. Cuvillier has petitioned (for Letters
of Administration) to be appointed Administrator of the estate of Anne Hood Brown 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 eaid patition should not be granted. interested parties are nereby 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 September 26, 2016. All pleadings/obbefore September 26, 2016. All pleadings/ob-jections 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 an objection are filed, the acti-

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 N(Aug31,Sept7,14,21)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
BEVERLY ANN COOPER, DECEASED

ESTATE NO. 16-105 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

NOTICE
Joyce Ann Oliver has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Beverly Ann Cooper 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 writ-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 September 19, 2016. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are 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

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: Dawn M. Milne Civil Action File No: 16-CV-286-SG

COVI ACTION FILE NOT 10-10-200-36

NOTICE OF PETITION TO CHANGE NAME

Georgia, Union County

Notice is hereby given that Dawn M. Milne, the

undersigned, filed his petition to the Superior

Court of Union County, Georgia on the 29th day

of August, 2016, praying for a change in the

name of netitioner form Dawn Marie Milne to name of petitioner form Dawn Marie Milite to Dawn Marie Lynch. Notice is hereby given pur-suant to law to any interested or affected party to appear in said court and to file objections

to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 29 day of August, 2016

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ronnie Dale Brown,
All debtors and creditors of the estate of

Ronnie Dale Brown, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 2nd day of Sentember 2016 This 2nd day of September, 2016.

By: Angela Patricia Stokes 1597 Blue Ridge Dr. Gainesville, GA 30501 N(Sept7,14,21,28)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Harold Stephens,
All debtors and creditors of the estate of

Harold Stephens, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate according to tate are required to make immediate payment to the Personal Representative(s). This 29th day of August, 2016. By: Diane Stephens

715 Gordon Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESIGNS AND CREDITORS
RE: Estate of Bonnie McCollum,
All debtors and creditors of the estate of
Bonnie McCollum, 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 navment tate are required to make immediate payment

tate are required to make immedia to the Personal Representative(s). This 2nd day of September, 2016. By: Stephen D. Green 6978 Titus Valley Ct. Hiawassee, GA 30546

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Dorothy Lewis, All debtors and creditors of the estate of Dorothy Lewis, 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 est tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 31st day of August, 2016. By: R.L. Martin 67 Ray Lewis Rd. Blairsville, GA 30512

N(Sept7,14,21,28)B

NOTICE OF ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorpo-ration that will incorporate Georgia Mountain Storytelling Festival, inc. have bee delivered to the Secretary of State in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 440 Butternut Creek, Blairsville, GA 30512 and its initial registered agent at such address is Amanda M. Lawrence.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
BRYAN MACMCNABB,

AMBER HENDERSON,

Defendant
CIVIL ACTION NO.: 16CV-186
NOTICE OF PUBLICATION
By order for service by publication filed the
2nd day of September, 2016, you are hereby
notified that on the 3rd day of June, 2016,
BRYAN MACMCNABB filed suit against you for
Petition for Modification of Child Custody.
You are required to file with the Clerk of the Sunerior Court and serve upon Plaintiff's counsel, perior Court and serve upon Plaintiff's counsel, Erin H. Fowler, 341-C Dahlonega St., Georgia

2010 A. P. Fowler, 341-b Dainlongs St., declind 30040, an Answer in writing within sixty (60) days of the date of the order for publication. Witness, the Honorable N. Stanley Gunter, Judge of this Superior Court. This the 2nd day of September, 2016 Deputy Clerk, Superior Court

pt14,21,28,0ct5)B

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

KRISHNA MASCEO MOTE, III, MINOR ESTATE NO. 16-112

Date of second publication, if any 9/21/2016

NOTICE
Date of second publication, if any 9/21/2016
TO: Sumasia Wiggens
You are hereby notified that Carole Ann
Sechrest has filed a Petition seeking to be appointed temporary guardian(s) of the abovenamed Minor. All objections 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 personally served
upon you, or ten (10) days after the second
upblication of this notice 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. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural
guardian files an objection to the appointment
of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian on the mat-

ent who is not a natural guardian files an objection to the Petition, a hearing on the matobjection is 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

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA

COUNTY OF UNION

The undersigned does hereby certify that RMA & Associates conducting a business as Limited Liability Company (LLC) in the City of Blairs-ville, County of Union in the State of Georgia, under the name of Double Sage Consulting and that the nature of the business is Management Consulting and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Robert M. Arnett, PO Box 2027, Blairsville, GA N(Sept14,21)P

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS STATE OF GEORGIA

COUNTY OF UNION

The undersigned does hereby certify that Murphy Oil USA, Inc. conducting a business as Murphy USA #7660 located at 2257B GA Hwy 515 in the City of Blairsville, County of Union in the State of Georgia, under the name of Murphy USA #7660 and that the nature of the business is convenience store with retail fuel and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Murphy Oil USA, Inc., 200 Peach Street, Eldorado, AR 71730

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA COUNTY OF UNION

The undersigned does hereby certify that Daniel Jeffrey Martin conducting a business as State Line Tire in the City of Blairsville, County of Union, in the State of Georgia, under the name of State Line Tire and that the nature of the business is Tire Dealer and that the names the business is life bealer and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are: Daniel Jeffrey Martin, P.O. Box 145, Brasstown, North Carolina 28902, business address 8938 Murphy Highway, Blairsville, GA 30512.

Announcement for GMRC Workforce Develop-ment Board Meeting The Georgia Mountains Regional Commission,

Workforce Development Board will meet on September 22, 2016 at 4:00PM. The meeting will be held at North Georgia Technical College located at 1500 Hwy 197 North, Clarkesville,

NOTICE OF SUMMONS IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
LAUREL BROOKE PROPERTY OWNERS ASSOCIATION, INC. Petitioner, v. Civil Action No.

A TRACT OF LAND IN LAND LOTS 194 &195.

SHE DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA BEING LOT 102 OF LAUREL BROOKE SUBDIVISION; AND ASTHEIR: RESPECTIVE IN-TERESTS MAY APPEAR DEBRA N. GUTSHALL N/K/ADEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPER-TYRespondents.
TO: DEBRA N. GUTSHALL N/K/A DEBRA N.

TO: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, and all persons 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 194 & 195 of the 8th District, 1st Section, Union County, All that tract or parcel of land lying and being 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 describtion is 94, Union County Records, which description is

made a part hereof.
The proper is subject to the road, utility, water 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 Country Page 1

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-petual easement for the use of the subdivision roads for ingress and egress to the above

property. 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 action seeking a Petition to Establish Quiet Title, and that by reason of an Order for Service by Publication entered by the Court on August 20 2016. 29, 2016, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication. Witness the Honorable Murphy Miller, Judge of

said Court.
This 1st day of September, 2016.

Judy L. Odom Clerk of Superior Court, Union County

PUBLIC INPUT RECUESTED FOR THE STATE OF GEORGIA'S
DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FFY2015/ SFY2016

The State of Georgia, in compliance with applicable U.S. Department of Housing and Urban Development (HUD) regulations, has prepared a draft version of the State's Consolidated Annual Performance and Evaluation Report (CAPER) for the Federal Fiscal Year 2015. The (CAPER) for the Federal Fiscal Year 2015. The CAPER is the annual review of the State's performance in meeting the goals and objectives identified in the 2013-2017 Consolidated Plan and FY 2015 Annual Action Plan. The State of Georgia encourages citizens, public agencies and other interested parties to review the contents of its draft CAPER and to submit their written comments.

contents of its drait Garen and to such a con-written comments.
The report will be available for review on Sep-tember 12, 2016 after 5 p.m.
http://www.dca.ga.gov/communities/Com-munityInitiatives/programs/ConsolidatedPlan.

asp
The report may also be obtained upon request from the Georgia Department of Community Affairs by calling (404) 679-4840 or by e-mail to housingplanning@dca.ga.gov. TDD users may call (404) 679-4915 to request a copy. All written comments should be submitted by email or postal mail no later than Monday, September 28, 2016 at 5:00 p.m. Georgia Department of Community Affairs Housing Finance and Development Attn: CAPER – GHFA HOME Admin 60 Executive Park South, NE Atlanta, GA 30329-2231

Public Hearing Notice State of Georgia Non-Entitlement CDBG Programs Public Hearings for the Proposed Amended

Public Hearings for the Proposed Amended Federal FY 2016
And the Proposed Federal FY2017 CDBG Method of Distribution
The State of Georgia's Department of Community Affairs (DCA) is proposing to amend its current Federal Fiscal Year (FFY) 2016/State Fiscal Year (SFY) 2017 Method of Distribution (MOD) and to propose a new FFY 2017/SFY 2018 MOD for the State's Non-Entitlement Community Development Block Grant (CDBG) programs. The MOD affects the CDBG Annual Competition, the CDBG Employment Incentive Program (EIP), the CDBG Redevelopment Fund (RDF) program, the Immediate Threat and Danger (ITAD) Program, and the 108 Loan Guarantee program. Amendments to the MOD require U.S Housing and Urban Development (HUD) approval prior to enactment. The draft of the amended FFY 2016 and the proposed FFY MODs may be found at: http://www.dca.ga.gov/communities/CDBG/index.asp

http://www.dca.ga.gov/communities/CDBG/
index.asp
The public may contact DCA directly at (404)
679-0594 or through the TDD line at (404) 6794915 to receive a written copy of the amended
Method of Distribution.
Comments by the public regarding the amended
and proposed MODs will be accepted for
a period of review and consideration, ending
5:00 p.m., October 17, 2016. The State encourages citizen and other intersected parties to ages citizens and other interested parties to review the amended FFY 2016 and the proposed FFY 2017 MODs and to submit comments to michael.casper@dca.ga.gov or to: CDBG Method of Distribution Georgia Department of Community Affairs

Attn: Michael Casper 60 Executive Park South NE 60 Executive Park South NE
Atlanta, GA 30329-2231
Public Hearings regarding the amended FFY
2016 and the proposed FFY 2017 MODs will be
held at the following:
September 22, 2016 - 10:00 am
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, GA 31217
478-751-6160
Email: info@mo-rc.org West Bay Street
Savannah, GA 31401
912-238-1234 912-238-1234

912-238-1234
Web: www.hyatt.com
The Georgia Department of Community Affairs
is committed to providing all persons with
equal access to its services, programs, activities, education and employment regardless of
race, color, national origin, religion, sex, familrace, cook, national origin, religion, sex, tami-ial status, disability or age. For a reasonable accommodation or if you need an alternative format or language, please contact Michael Casper at: (404) 679-0594 or email fairhous-ing@dca.ga.gov.

NOTICE OF SUMMONS IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
WILLIAM ARTHUR LAWSON Petitioner, v. Civil

WILLIAM ARTHUR LAWSON Petitioner, v. Civil Action No. 15-CV-451-MM
A TRACT OF LAND IN LAND LOTS 194 & 195, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA BEING LOT 80 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAYAPPEAR: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTYRESPONDENT. TYRespondents.* TO: DEBRA N. GUTSHALL N/K/A DEBRA N.

TO: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, and all persons 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 23 and 24 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 Section, 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

Inc. NS #2553, 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

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 Title, and that by reason of an Order for Service by Publication entered by the Court on August 20, 2016, you are beauty command and activations. by Publication entered by the Court on August 29, 2016, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication.

Witness the Honorable Murphy Miller, Judge of said Court.

said Court. day of ____

Judy L. Odom Clerk of Superior Court, Union County N(Sep7,14,21,28)

NOTICE OF SALE UNDER POWER

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

ited under the U.S. Bankruptcy Code and (2) to

ned under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Finance of America Reverse LLC, fl/k/a Urban Financial Group as Attorney in Fact for Anthony D. Lance and Judy M. Lance McCalla Raymer 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 Land Lot 88 of the 8th District, 1st Section, of Union County, Georgia, Tract A, containing 11.00 acres, as shown on a plat of survey, dated 12/16/2011 for Anthony D. & Judy Lance, recorded in Plat Book 64, Page 152, Union County, Georgia Records. Which plat of survey is incorporated herein and made a part hereof. Property subject to all right-of-ways, buffers and easements of record. MR/ 5\tilde{1} 10/4/16 Our file no. 5836313 - FT17

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Anthony D.
Lance and Judy M. Lance to Top Flite Financial, dated January 25, 2012, recorded in Deed Book 892, Page 270, Union County, Georgia Records, as last transferred to Urban Financial Group by The proceeds of the sale are to be applied as last datisfered to Orban Infanctal droup by assignment recorded in Deed Book 918, Page 359, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTY-SEVEN THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$387,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October 2016, the following described property. October, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared securry used has been and is nereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law including attorety's fees (notice of inof this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Finance of America Reverse LLC, fl/k/a Urban Financial Group is the holder of the Security Deed to the property in Reverse LLC, ft/k/a Urban Financial Group is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CeLink, 3900 Capital City Blvd, Lansing, MI 48906 800-761-0073. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony D. Lance and Judy M. Lance or a tenant or tenants and said property is more commonly known as 296 Loving Road, Morganton, Georgia 30560. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to

NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Jennifer L. Roberts (the "Grantor") to and in favor of Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 (the "Lender") dated September 15, 2014 filled for record on September 16, 2014, and recorded in Deed Book 985, Page 604-805, Union County, Georgia records (the "Deed to Secure Debt"); with Deed of Correction at Deed Book 992, Pages 541-542 securing that certain Promissory Note from Jennifer Roberts to and in favor of, Don Phillips and Troy Phillips, Trustees of sory Note from Jennifer Roberts to and in favor of, Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 in the original principal sum of One Hundred Forty Three Thousand Eight Hundred 00/100 DOL-LARS (\$143,800.00) (the "Note"); there will be sold at public outcry 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 Union County, Georgia, on the first Tuesday in October, 2015, that date being October 4, 2016, the following described land, improvements and appurtenances (hereland, improvements and appurtenances (here-inafter collectively referred to as the "Prem-

ises") to wit:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 12 of Union County, Georgia, and being Tract-1, containing 2.774 acres, more or less, and Tract-2, containing 1.101 acres, more or less, as shown on a plat of survey by DPE Development Planning & Engineering, Inc., dated August 27, 2014, revised September 12, 2014 and recorded in Union County, Georgia records in Plat Book 67, Page 31. Said plat is incorporated herein, by reference hereto, for a full and rated herein, by reference hereto, for a full and complete description of the above described property.
Subject to 12' Easement as shown on above

described plat.
Property is subject to riparian rights to Coosa
Creek.

AND
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 12 of Union County, Georgia and being R/W AREA No. 1 containing 0.435 acre, more or less, and R/W AREA No. 2 containing 0.527 acre, more or less, as shown on a plat of survey by DPE Development Planning Engineering, Inc., dated August 27, 2014 and recorded in Union County, Georgia records in Plat Book 67, Page 69. Said lat is incorporated herein by reference here plat is incorporated herein by reference here-to, for a full and complete description of the above described property. Property is subject to riparian rights to Coosa

Property is subject to riparian rights to Coosa Creek.
Said property a total of 5.549 acres.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Deed to Secure Debt, therefor has become and is now foreclosable according to its terms. Accordingly, the premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Deed to Secure Debt.
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.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorney's fees (notice of intention to collect attorney's fees having been given), then to the payment of all sums secured by the Deed to Secure Debt, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and to which the Deed to Secure Debt is subject. to which the Deed to Secure Debt is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the

Premises.
To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the

Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 As Attorney-in-Fact for Jennifer L. Roberts.