North Georgia News

Legal Notices for September 16, 2015

NOTICE OF 2nd DUI CONVICTION UNION COUNTY

PROBATE COURT CONVICTED PERSON James Albert Schuknecht OFFENSE DATE 06/21/15 06/21/15 0FFENSE LOCATION 415 Thomas Farm Rd. (Blairsville, GA) CASE DISPOSITION

2012 DisPUSITION \$2010.00 Fine, 12 Months Probation, 30 Days of Community Service, 72 hrs in county jail, Submit to Clinical Evaluation, Risk Reduction School (OUI program), Victim Impact Panel, Surrender Driver's License, Surrender License plates, Interlock ignition device, Submit \$25.00 photo publication fee, Random alcohol/drug test, 4th amendment waiver. N(Sept16)B

NOTICE OF 3rd DUI

CONVICTION UNION COUNTY PROBATE COURT CONVICTED PERSON Holly Diana Chesser OFFENSE DATE 4/26/2015 OFFENSE LOCATION SR 11/Near Cherokee Forest Drive (Blairsville, GA) CASE DISPOSITION

CASE DISPOSITION \$1971.00 Fine, 12 Months Probation, 30 Days of Community Service, 45 days in county jail, Submit to Alcohol Evaluation, Risk Reduc-tion School (DUI program), Surrender license plates, Ignition Interlock Device, 4th Amend-ment Waived, Victim Impact Panel, Random DIS Pre-clear RVIs 520 obtot foe D/S, Pre-clear RX's, \$25.00 photo fee.

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (0.C.G.A. § 48-4-45, et seq.). TAKE NOTICE THAT: This is a Notice pursuant to 0.C.G.A. § 48-4-46

This is a Notice pursuant to 0.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed. The right to redeem the following described

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

sion roads for ingress and egress to the above property. As described in Deed Book 713, page 643, Union County, Georgia. Further described as Mag & Parcei 008042A80. will expire and be forever foreclosed and barred on and after October 3, 2015. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 206-207.

of Union County, deorgia, in Deed Book 982 at Pages 206–207. The property may be redeemed at any time before October 3, 2015, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

RANIS & Davenpolt, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Damei J. Davenport Akins & Davenport, PC Attorney for William Arthur Lawson Georgia Bar No. 821237 80 Town Square P.O. Box 923 Plainwillo CA 2001 1 Blairsville, GA 30514

(706) 745-0032

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (0.C.G.A. § 48-4-45, et sen). NUTICE (For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF PENELOPE RENEE YOUNG FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF WALTER R. TRUMBO, DECEASED. To whom if more concerned

se TAKE NOTICE THAT:

This is a Notice pursuant to 0.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed. The right to redeem the following described

property, to wit:

NOTICE

OF EQUITY OF REDEMPTION TO: DEBRA DERITA, CHASE BANK USA NA, ZWICKER & ASSOCIATES PC, SYSCO ATLANTA LLC, SYSCO FOOD SERVICES OF ATLANTA LLC, Dr. Wendy Smith of ENT Solutions in Blairsville, GA has retired effective September 3rd. The Hearing Aid Clinic is still open. For ENT and allergy patients and their referring providers, medical records can be obtained from the cus-todian, Union General Hospital. Contact Maggie Complete 14 (200): 420. 6472, v6295 SYSCO CORPORATION J MICHAEL KAPLAN STSCO CORPORATION, J. MICHAEL KAPLAN, DON JOHNSON, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY AD-VERSE OR POSSESSORY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION DOP ON VIEW OF THE OF A DATA OF A Campbell at (706) 439-6477 x6826. Dr. Smith will send a letter with further details to all active patients.

NOTICE OF FORECLOSURE

TAKE NOTICE THAT:

the Office of the Clerk of the Superior Court,

Union Courty, Georgia: Pursuant to 0.C.G.A. 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating the same herein for a more complete metes and bounds description of the property herein

conveyed. Said property is conveyed subject to all easements, restrictions and rights of way as set forth on said recorded plat or as appear-

Subject to the restriction that cannot be used

for a gas station or convenience store. This re-striction shall apply only as long as Poteete's store is owned by William N. Poteete or his formily.

Subject to existing easements and right of Subject to existing easements and right of ways for public roads, if any. Also subject to Union County, Georgia Subdivision regulations, Mobile Home regulations and any zoning or

The property may be redeemed at any time before October 13, 2015, by payment of the redemption price as fixed and provided by law to the undersigned name at the following ad-

PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport Akins & Davenport, PC Attorney for Jason Ronnie Arrowood Georgia Bar No. 821237

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Charles W. McKerlie, Jr., All debtors and creditors of the estate of Charles W. McKerlie, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, ac-

cording to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 13th day of August 2015. By: Gloria W. Sherrod 10F26 Univ 2007

Sale Deed.

ing of record

dress:

Akins & Davenport, PC

80 Town Square P.O. Box 923

(706) 745-0032

Blairsville, GA 30514

ug26,Sept2,9,16)B

STATE OF GEORGIA

By: Randy Long 673 Pleasant Hill Rd.

Blairsville, GA. 30512

10536 Hwy 325

Blairsville, GA, 30512 N(Aug26,Sept2,9,16)E

N(Sept2,9,16,23)P FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF BERNIS PORTER, DECEASED This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax **ESTATE NO. 15-98** The right to redeem the following described property, to wit: All that tract or parcel of land lying and be-ing in the 9th District and 1st Section, of Union County, Georgia and being apart of Land Lot No. 69 and being more particularly described as Tract 1, containing 0.228 acres, more or less, as shown by that certain plat for Terry Poteete dated June 28, 2002, by James Alex-ander G.R.L.S. No. 2865. Said plat recorded on August 7, 2002, in Plat Book 50, Page 179, in the Office of the Clerk of the Superior Court, The right to redeem the following described

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT The Petition of Myrtle Irene Porter, for a year's support from the estate of Bernis Porter, De-ceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before September 28, 2015, 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 the 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 objecrequired 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 Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Ste. 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

N(Sept2,9,16,23)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF IN DELESTATE OF KAREN ANN PATTERSON COLLINS, DECEASED ESTATE NO. 15-99 PETITION FOR LETTERS OF ADMINISTRATION

Mobile Home regulations and any zoning or other ordinances, if any. This conveyance made together with right of ingress, egress and utility service along exist-ing roads to the subject property. As described in Deed Book 748, page 329, Union County, Georgia. Further described as Map & Parcel 035157B. will expire and be forever foreclosed and barred on and after October 13, 2015. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 204-205. The property may be redeemed at any time before October 13, 2015, by payment of the NOTICE

Gary Hayes Patterson has petitioned (for Gary Hayes Patterson has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Karen Ann Pat-terson Collins, 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 U.C.C.A. 953-12-261.) 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 September 28, 2015. 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/ bleakbare to be a provided mount of telephone number for the required amount of filing fees. If any objections are filed, a hearing

By: Kristin Stanley PROBATE CLERK

COUNTY OF UNION The undersigned hereby certifies that they are conducting a business in the City of Blairsville, County of Union, State of Georgia, under the name of: The Wine Shoppe and the nature of the business is: Retail wine, cheese and cigar shop. And that said business is composed of the following limited liability company: Up-town Wine Shoppe, LLC. This affidavit is made in compliance with 0.C 6.A \$ 10-1.400 effects in compliance with 0.5. C.A. § 10-1490 et seq, requiring the filing of such statement the Clerk of Superior Court of this county. This 4th day of September, 2015 Uptown Wine Shoppe, LLC by: William McGlamery, Managing Member N(Sept9,16,23,30)P

Notice is given that Ridge Mini Storage, lo-cated at 45 Dyer Ridge Road, Blairsville, will sell the contents of Unit #8, belonging to Curtis Shell at 8am on September 18th, 2015.

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE Estate of Patricia Gulick, All debtors and creditors of the estate of Pa-tricia Gulick, 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 to the Personal Representative(s). This 4th day of September, 2015 By: Deborah Lynn Sitterly 58 Branchview Dr. Ellsworth, ME 04605

(For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF A. GERALDINE O'BRIEN FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF DONALD LOCKE to MORTGAGE ELEČTRONIĆ REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S FIRST MORTGAGE LENDING CO., dated 04/24/2009, and Record-ed on 04/30/2009 as Book No. 799 and Page No. 148-156, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL AS-SOCIATION (the Secured Creditor), by assign-ment, conveying the after-described property to secure a Note of even date in the original principal amount of \$139,397.00, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the GERARD TALBOT O'BRIEN, DECEASED.

To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 28, 2015. BE NOTIFIED FURTHER: All objections to the

be worked by the period of the period of the period of the period of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your plead-ings/objections, unless you qualify to file as an indirect period. Control control control control control inigent party. Contact probate court person-nel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be sched-uled 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 Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

NOTICE

NOTICE (For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF LACERILLA S. EAVES FOR DISCHARGE AS EXECUTIX OF THE ESTATE OF SCOTTY FLOYD EAVES, DECEASED. To whom it more concerns

est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first tuesday in October, 2015, the follow-ing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTNICT, 1ST SECTION, LAND LOT 125 OF UNION COUNTY, GEORGIA, CONTAINING 0.884 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED APRIL 21, 1988, AND RECORDED IN UNION CITY, GEORGIA RE-CORDS IN PLAT BOOK V, PAGE 242. SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT, BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DE-SCRIBED PROPERTY. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 215, PAGE 146, DEED BOOK 144, PAGE 177-178, DEED BOOK 155, PAGE 575-576, UNION COUNTY RECORDS. To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this

is any, to the above referenced petition, in this Court on or before September 28, 2015. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your plead-ings/objections, unless you qualify to file as an indigent party. Contact probate court person-nel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be sched-uled at a later date. If no objections are filed, the petition may be granted without a hearing. the petition may be granted without a hearing Dwain Brackett Probate Judge By: Kristin Stanley

Probate Court Clerk 65 Courthouse Street Riairsville. GA 30512 (706)439-6006

NOTICE OF SALE UNDER POWER

NUTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION Under and by virtue of the power of sale con-tained in that certain Deed to Secure Debt from Larry Cunningham (the "Grantor") to and in favor Wilma Yates (the "Lender") dated July in favor Wilma Yates (the "Lender") dated July 28, 2013, filed for record on July 16, 2013, and recorded in Deed Book 947, Page 471, Union County, Georgia records (the "Deed to Secure Debt"); securing that certain Promissory Note from Larry Cunningham to and in favor of Wilma Yates, in the original principal sum of Ninety One Thousand Dollars and 00/100 DOL-LARS (\$91,000.00) (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 the first Tuesday in October, 2015, that date being October 6, 2015, the following described land, improvements and appurtenances (here-inafter collectively referred to as the "Prem-inarther collectively referred to as the "Prem-

Infanter Conectwey referred to as the Prefir-ises") to wit: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 13, of Union County, Georgia, containing 2.545 acres, more or less, as shown on a plat of survey by Alexander Surveying & Mapping, Inc., dated December 18, 2007, and recorded in Union County, Georgia records, in Plat Book 50, Page 27, Said hat is incorrected herein by refer. 27. Said plat is incorporated herein, by reference hereto, for a full and complete descrip-tion of the above described property. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Deed

to Secure Debt, 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 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

The proceeds of the sale are to be applied first to the expenses of the sale and all profirst to the expenses of the sale and all pro-ceedings 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 Cource Debt. The Demisers achieves and the add est to Secure Debt. The Premises shall be sold as the property of Grantor, subject to all restric-tions, 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 and to any unpaid city, county and state ad valorem taxes or assessments relating to the

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DONALD LOCKE to MORTGAGE ELECTRONIC

sold by the undersigned at public outcry to the

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY TO UNION CITY, GEORGIA AS RECORDED IN DEED BOOK 177, PAGE 114 AND DEED BOOK 117, PAGE 115, UNION COUNTY RECORDS. GRANTOR GRANTS TO GRANTEE A PERSONAL WATER RIGHT TO WATER FROM THE GRANT-ORS REMAINING PROPERTY AS SHOWN ON THE WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA RE-CORDS.

190, PAGE 558, UNION COUNTY, GEURGIA RE-CORDS. TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION CITY, GEORGIA BEING SHOWN AS TRACT TWO (2) CONTAINING 0.055 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT ONE (1) CONTAINING 0.059 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK

DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. 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. Because the debt remains in de-fault, this sale will be made for the purpose of routing the earns and dill expenses of this calls

paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). U.S. BANK NATIONAL ASSOCIATION holds the

duly endorsed Note and is the current assignee

of the Security Deed to the property. U.S. BANK NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan Pursuant to 0.0 GA.

all terms of the loan. Pursuant to 0.C.G.A. § 44-14-162.2, U.S. BANK NATIONAL ASSOCIA-TION may be contacted at: U.S. BANK NATION-AL ASSOCIATION, 4801 FREDERICA ST, OWENS-BORO, KY 42301, 855-698-7627. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the

secured creditor is not required to amend or modify the terms of the loan. To the best knowl-edge and belief of the undersigned, the party/ parties in possession of the subject property known as 2514 BALD MOUNTIAN CREEK ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: DONALD DOVE or thereat threated. Sold meanst will be

DCNR of the analysis of the analysis of the solution of the so

might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning or-dinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the scale is not prohibited

confirmation that the sale is not prohibit

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION as Attorney in Fact for DONALD LOCKE. THIS

NOTICE OF SALE UNDER POWER REFIGURE OF STATE ON THE OWNER 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 Matthew Bennett to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Capital Advisors, LC, its successors and assigns, dat-ed January 24, 2012, recorded in Deed Book ed January 24, 2012, recorded in Deed Book 892, Page 53, Union County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 967, Page 481, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUN-DRED THIRTEEN THOUSAND SEVEN HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED THERE AND 0.1000, DULAPS, 6412, 2702.000 TIREE AND 0/100 DOLLARS (\$113,703.00), 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, with-in the legal hours of sale on the first Tuesday in October, 2015, the following described prop-erty: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Ceautifu Dead here here and is between dealered Security Deed has been and is hereby declared Security been has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remain-ing in default, this sale will be made for the purpose of paying the same and all expenses but pose of paying the same and an expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been giv-en). Said property will be sold subject to any outstanding ad valorem taxes (including taxes butstanding at 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-erly, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Wells Fargo Bank, NA is the holder of the Security Deed to the property in accordance with OGCA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage a div. of Wells Fargo Bank, NA., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Matthew Bennett or a tenant or tenants and said property is more commonly known as 142 Peanut Lane, Blarswille, Georgia 30512. The sale will be conducted subject (1) which are a lien, but not yet due and payable), Known as 142 reanut Lane, blairsville, leorgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to fi-nal confirmation and audit of the status of the loan with the holder of the security deed. Wells loan with the holder of the security deed. Wells Fargo Bank, NA as Attorney in Fact for Mat-thew Bennett McCalla Raymer, LIC 1544 01d Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 216 of Union County, Georgia, being Lot 5C, containing 2.0 acres, more or less, as set forth on a plat of survey by Blairsville Surveying Co., dated April 6, 1999 and recorded in Union County Records in Plat Book 53, page 29. Said plat is incorpo-rated herein by reference hereto, for a full and complete description of the above described complete description of the above described property. Map Parcel No. 021 114I MR/ 10/6/15 Our file no. 5184915 - FT12. N(Sept9,16,23,30)B

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 John Partin Jr. and Frances I. Partin to Union Platers Bank, N.A dated September 24, 2003, and recorded in Deed Book 491, Page 417, Union County Re-cords, securing a Note in the original principal amount of \$60,500.00, the holder thereof pur-suant to said Deed and Note thereby secured has declared the entire amount of said indebi-edness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, October 6, 2015, during the the first Tuesday, October 6, 2015, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the high-est bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and be-All that track of parcer of raine lying and be-ing in the 10th District, 1st Section, Land Lot 68 of Union County, Georgia, and being Lot 29 of Grandview Acres Subdivision, containing 0.88 acres, more or less, as shown on a plat of survey by M. E. Richards, dated November 10, 1000 end recorded in Using County records 10, 1986 and recorded in Union County records in Plat Book U, Page 203. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above described

Said property. Said property is known as 3064 Diana Drive aka 18 Diana Drive, Blairsville, GA 30512, together with all fixtures and personal prop-erty attached to and constituting a part of said

erty 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, lines, en-cumbrances. zoning ordinances, restrictions. 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 a

RE: Estate of Buell V. Long, All debtors and creditors of the estate of Buell V. Long, 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 accounce indebtd the oxid acc

N(Sept2,9,16,23)B

TRADE NAME REGISTRATION STATE OF GEORGIA

NOTICE

STATE OF GEORGIA

the law, and all persons indebted to said es-

N(Sept16)B

Thing tees. 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. Dwain Brackett PROBATE JUDGE

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

the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 12th day of August, 2015.

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 nart hereof. part hereof.

The property 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 Coun-ty Records.

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 soid relat

shown on said plat.

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. will expire and be forever foreclosed and

Map & Parcel 008042102. will expire and be forever foreclosed and barred on and after October 3, 2015. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 202-203. Pages 202-203.

The property may be redeemed at any time before October 3, 2015, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-

dress: Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Laurel Brooke Property Owners Attorney for Laurel Broof Association, Inc. Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(Aug26,Sept2,9,16)B

petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filbuilt of before a probate court clerk, and in-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent 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 loter det if an objection are filed the net a later date. If no objections are filed, the petition may be granted without a hearin Dwain Brackett

To whom it may concern: This is to notify you to file objection, if there

is any, to the above referenced petition, in this

Court on or before September 8, 2015.

Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006 (Aug26,Sept2,9,16)B

NOTICE

(For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY RE: PETITION OF VIVAL LOU FREDERICK FOR DISCHARGE AS ADMINISTRATOR OF THE ES-TATE OF HARRISON NIX, DECEASED.

TO: All and singular the heirs of said decedent

To an and singular the terms of said decedent and to whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 8, 2015. BE NOTIFIED FURTHER: All objections to the existing methods in the interval objections to the BE NOTTHED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an indigent party. Contact probate court personnel and 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 JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 ADDRESS (706) 439-6006 TELEPHONE NUMBER

I(Aug26,Sept2,9,16)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ellen Freeman Flowers A/K/A Ellen Elizabeth Flowers, AIVA Einen Elizabeth Flowers, All debtors and creditors of the estate of Ellen Freeman Flowers A/KA Ellen Elizabeth Flowers 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 31st day of August, 2015. By: Danna Lynn Flowers 1412 Ridgecrest Rd. Johnson City, TN 37604 N(Sept9.16.23.30)B

NOTICE

The Forest Health South IRTC is a stewardship contract having timber removal and service project work that can be utilized as goods for

The IRTC is located 11+/- miles west of The IRTC is located 11+/- miles west of Dahlonega, GA (Lumpkin County). The IRTC consists of 251+/- acres (9 separate cut-ting units) of Cut Tree Marked timber and Leave Tree marked removal (thinning) of 2,170 CCF Southern Yellow Pine Sawtimber, 882 CCF Eastern White Pine Sawtimber, 27 CCF mixed Hardwood Sawtimber and 1319 CCF Hardwood and Pine pulpwood (14,074 +/- total tons). In addition, 4 mandatory and 3 optional service projects are included.

Purchasers are urged to inspect the sale area and fully understand all parts of the offer form prior to submitting offers.

A pre-offer meeting is scheduled for October 1, 2015 at 9:00 at the Blue Ridge Ranger District Offic

Additional information can be obtained by contacting Kevin Bridges at 706-745-6928, ext. 112 (8:00 AM - 4:00 PM Monday - Friday).

Tremises. 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 Grantor Wilma Yates As Attorney-in-Fact for Larry Cunningham N(Sept9,16,23,30)B

MATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004316246 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone (972) 341-5398.

as Attorney in Fact for DONALD LOCKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR

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 confirmation 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 reserved encoding

with the secured creditor. The property is or may be in the possession of John Partin, Jr. and Frances I. Partin, a/k/a Frances I. Carver, successor in interest or branch().

Frances I. Carver, successor in interest or tenant(s). Regions Bank dba Regions Mortgage Inc. suc-cessor by merger to Union Planters Bank, NA as Attorney-in-Fact for John Partin Jr. and Frances I. Partin File no. 15-054280

SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, GA 30341-3941

(770) 220-2535/CH

(770) 220-2535/CH shapiroandhasty.com *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 09/09, 09/16, 09/23, 09/30, 2015

[FC-NOS] ent9 16 23 30)P