North Georgia News

Legal Notices for January 18, 2017

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JAMES EARL WATSON, DECEASED
ESTATE NO. 17-2
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Troy James Watson and Collene Dawn Lee has petitioned (for Letters of Administration) to be appointed Administrator of the estate of James Earl Watson, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 6, 2017. 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
N(Jan11,18,25,Feb1)B

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 January 30, 2017, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.
Mike Pawlowski Unit E24
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.
N(Jan18,25)B

NOTICE
Announcement for GMRC Workforce Development Board Meeting
The Georgia Mountains Regional Commission, Workforce Development Board will meet on January 26, 2017 at 4:00pm. The meeting will be held at the Cumming City Park Recreation Building located at 437 Pilgrim Mill Road, Cumming, GA 30040.
N(Jan18)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DAVID SHARPE WALLACE, DECEASED
ESTATE NO. 16-147
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Matthew Jacob Wallace and Andrew Michael Wallace has petitioned (for Letters of Administration) to be appointed Administrator of the estate of David Sharpe Wallace, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 6, 2017. 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
N(Jan11,18,25,Feb1)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Janice Marie Henson Coffman,
All debtors and creditors of the estate of Janice Marie Henson Coffman, 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 29th day of December, 2016.
By: Michael Wayne Adair
4502 Carter Rd.
Austell, GA 30106
N(Jan11,18,25,Feb1)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ida Genell Nichols Burns,
All debtors and creditors of the estate of Ida Genell Nichols Burns, 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 28th day of December, 2016.
By: Robert Keith Nichols
104 Wolf Mountain Rd.
Blairsville, GA 30512
N(Jan11,18,25,Feb1)B

NOTICE OF FORECLOSURE
EQUITY OF REDEMPTION
TO: ESTATE OF OSCAR A. COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF LECIL COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF PAUL COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF LELA COLLINS COX, HEIRS KNOWN OR UNKNOWN, ESTATE OF BURMA COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF LEVELLE COLLINS COX, HEIRS KNOWN OR UNKNOWN, ESTATE OF RUSSELL COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF MARJORIE COLLINS WARRICK, HEIRS KNOWN OR UNKNOWN, ESTATE OF ESTHER COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF RONNIE COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF DAWN COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF NOREEN COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF SYDNEY COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF DALLAS COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF CHERYL COLLINS, HEIRS KNOWN OR UNKNOWN, MARVIN COLLINS, JAY COLLINS, CHARLIE COLLINS, RONA BRABANT, GREGORY LANE ANDERSON, DOUGLAS COLLINS, DANIEL COLLINS, PHYLLIS MAYNARD, MARSHALL COLLINS, DEZMA PAGE, LARRY COLLINS, BRAD COLLINS, BRENDA WALSH, DWAYNE COLLINS, RON COLLINS, JODY R. NEARY, DERINDA A. JOHNSON, TRACY L. MOYDEL, JIMMY LEDFORD, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the Ninth District and First Section, of Union County, Georgia and being a part of Lot of Land No. 68 and described as follows: Beginning at a point on Bank of Branch, marked by a rock corner and adjoining the lands of Oscar A. Collins, previously purchased from Union County; thence South with branch, approximately 5 rods and seven and one half feet and marked by a rock corner; thence East 12 rods and eight and one half feet, to road right of way; thence North, with said road right of way, a distance of five rods and seven and one half feet, to the Collins line; thence West with the Collins line to the beginning point.
AND
All that tract or parcel of land lying and being in the Ninth District and First Section of Union County, Georgia, and being part of lot of land No. 68 and described as follows:
Commencing at the center of a Water pipe on the west side of the highway; thence with said highway No. 11- Nine Rod 15 feet and ten inches to a corner; thence South 66° West to a branch; thence up the branch in a northerly direction to the mouth of the drain ditch leading from the highway; thence up said ditch to the beginning point. Said tract contains one (1) acre, more or less.
The above said property was purchased from J. O. Twiggs in order that Union County might obtain a road right of way for the State of Georgia, and this right of way is hereby excepted in this deed, which said right of way has been previously deeded to the State of Georgia.
As described in Deed Book MM, Page 453 and Deed Book KK, Page 479, Union County, Georgia Records. Further described as Map & Parcel 035067.
will expire and be forever foreclosed and barred on and after February 22, 2017.
The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 432-433, corrective tax deed filed January 11, 2017 in Deed Book 1061, Pages 100-101 in the Office of the Clerk of the Superior Court of Union County, Georgia.
The property may be redeemed at any time before February 22, 2017, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:
Akins & Davenport, PC
P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Paul William Puett, Jr.
Georgia Bar No. 821237
80 Town Square
P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
N(Jan18,25,Feb1,8)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JOHNNIE R. HORNEY, SR., DECEASED
ESTATE NO. 16-144
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Johnnie R. Horney, Jr.
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before February 13, 2017.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and 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. 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
N(Jan18,25,Feb1,8)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gary Wayne Loftis,
All debtors and creditors of the estate of Gary Wayne Loftis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 10th day of January, 2017.
By: Peggy Ann Thompson Loftis
414 Sawmill Rd.
Blairsville, GA 30512
N(Jan18,25,Feb1,8)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Francine Ives,
All debtors and creditors of the estate of Francine Ives, 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 12th day of January, 2017.
By: Virginia (Ginny) Thompson
382 Craig Thompson Dr.
Blairsville, GA 30512
N(Jan18,25,Feb1,8)B

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 DANIEL N CURTIS AND JOSEPH E CURTIS AND LORI L CURTIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FINANCIAL GROUP, INC, , dated 12/22/2015, and Recorded on 12/28/2015 as Book No. 1026 and Page No. 80-96, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of $187,557.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in February, 2017, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 1.30 ACRES, MORE OR LESS, AS PER PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., JAMES L. ALEXANDER, GRLS, DATED JULY 29, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 239, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO MATTERS AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS SUBJECT TO EASEMENT IN FAVOR OF F.C. COLLINS AS RECORDED IN DEED BOOK 130, PAGE 143, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 132, PAGES 378-379, UNION COUNTY, GEORGIA RECORDS.
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 default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE 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 O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.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 knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2988 GA 180, BLAIRSVILLE, GEORGIA 30512 is/are: DANIEL N CURTIS AND JOSEPH E CURTIS AND LORI L CURTIS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for DANIEL N CURTIS AND JOSEPH E CURTIS AND LORI L CURTIS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000006375943 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.
N(Jan11,18,25,Feb1)B

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF union
Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grantors") 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 576, Page 374; April 13, 2006 at Deed Book 641, Page 122; October 9, 2007 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 743, Page 344; May 16, 2008 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 789, Page 778; February 22, 2010 at Deed Book 826, Page 617; June 3, 2011 at Deed Book 869, Page 464; March 11, 2013 at Deed Book 933, Page 94 as assigned to Great Oak Pool, LLC from Original Lender by Assignment of Security Instruments recorded July 9, 2013 at Deed Book 946, Page 562, as assigned to Great Oak GA Owner, LLC ("Lender") by Assignment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), securing that certain Universal Note dated January 29, 2001 in the original principal amount of $100,977.00, as last modified 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 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 February, 2017, the following described property (the "Premises") to wit:
LEGAL DESCRIPTION:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING 1.000 ACRE AND 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, WHICH SERVES LOT III, AND TO THE WATER METER AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO THE DECLARATION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RECORDS.
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 AFOREMENTIONED SURVEY.
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 thereof; and
TOGETHER WITH all rights, title, and interest of grantor in and to the minerals, flowers, 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 tenements, hereditaments, easements, and appurtenances 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 machinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, appliances, 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, cooking, incinerating, and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating , and communications apparatus; boilers , ranges, furnaces, oil burners, or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; dishwashers; attached cabinets; partitions; ducts and compressors; rugs and carpets; mirrors; mantles; draperies; furniture and furnishings; all building 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 reason of the renting or leasing of the property, the improvements thereon, and equipment; and
TOGETHER WITH any and all awards or payments, 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 incurred by grantee in connection with the collection of such award or payment.
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. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of 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.
The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings 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 West, Sixth Floor, New York, New York 10003, is the entity that has the full authority to negotiate, amend or modify the terms of the loan documents with you. Great Oak GA Owner, LLC can be contacted through the following representative: Lisa A. Frank, Esq., McCalla Raymer Pierce, LLC 1544 Old Alabama Road, Roswell, Georgia 30076; (678) 281-6503. Please understand 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 undersigned, the party in possession of the Premises 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
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
N(Jan11,18,25,Feb1)B

NOTICE OF FORECLOSURE
SALE UNDER POWER
UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Mark Latch And Karen Lynn Lairsey to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., dated November 22, 2010, and recorded in Deed Book 851, Page 222, Union County, Georgia Records, as last transferred to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America by assignment recorded on December 15, 2016 in Book 1058 Page 672 in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Three Hundred Twenty-Two Thousand and 0/100 dollars ($322,000.00), 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, within the legal hours of sale on February 7, 2017, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land 63, of Union County, Georgia, and being Lot 12, of Ivy Log Estates Subdivision, containing 6.014 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated March 23, 1998, and recorded in Union County, Georgia Records in Plat Book 41, Page 31. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Seterus, Inc. they can be contacted at (866) 570-5277 for Loss Mitigation Dept, or by writing to 14523 SW Millikan Way, Ste 200, Beaverton, Oregon 97005, to discuss possible alternatives to avoid foreclosure.
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.
To the best knowledge and belief of the undersigned, the party in possession of the property is Mark Latch and Karen Lynn Lairsey or tenant(s); and said property is more commonly known as 392 Carter Lane, Blairsville, GA 30512.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America as Attorney in Fact for Mark Latch And Karen Lynn Lairsey.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 16-19048
N(Jan11,18,25,Feb1)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
This communication is an attempt to collect a debt and any information obtained will be used for that purpose.
By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Ronald N. Pitts and Barbara Lynn Grady to Bank of the Ozarks, Successor by Merger to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank) ("BOTO"), dated November 23, 2005, filed and recorded January 11, 2006 in Deed Book 624, Page 488, Union County, Georgia Records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of FIVE HUNDRED THOUSAND AND NO/100THS DOLLARS ($500,000.00) (as amended, modified, or revised from time to time, the "Note"), 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 for sale on the first Tuesday in February, 2017, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):
All that tract or parcel of land lying and being in the 8th District and 1st Section of Union County, Georgia and being a part of Land Lot No. 82 and being more particularly described as containing 6.34 acres as shown by that certain plat dated October 8, 2004, by Robert J. Breedlove, G.R.L.S. No. 2228. Said plat recorded in Plat Book 55, Page 50, in the Office of the Clerk of the Superior Court, Union County, Georgia. Said property is conveyed subject to all easements, restrictions, and rights of way as set forth on said recorded plat or as appearing of record. Pursuant to O.C.G.A. § 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed.
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 other ordinances, if any.
This conveyance is made together with right of ingress, egress and utility service along existing roads to the subject property.
THIS BEING THAT SAME PROPERTY CONVEYED UNTO Ronald N. Pitts and Barbara Lynn Grady by Warranty Deed from Ronald N. Pitts, dated June 21, 2005, recorded on June 23, 2005, in Deed Book 587, Page 269, in the Office of the Clerk of the Superior Court of Union County, Georgia.
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, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Ronald N. Pitts and Barbara Lynn Grady or tenant(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. This law firm is acting as a debt collector. Any information obtained will be used for that purpose.
BOTO as Attorney-in-Fact for RONALD N. PITTS AND BARBARA LYNN GRADY
Contact: Brian Pierce, Esq.
Baker, Donelson, Bearman,
Caldwell & Berkowitz, P.C.
Suite 1600, Monarch Plaza
3414 Peachtree Road, N.E.
Atlanta, GA 30326; (404/577-6000)
N(Jan11,18,25,Feb1)B

UNION COUNTY FEBRUARY 2017 TAX SALE
SHERIFF'S SALE
LEE KNIGHT
EX-OFFICIO SHERIFF
STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of certain tax Fi.Fa.'s issued by the Tax Commissioner of Union County, Georgia, in favor of the State of Georgia and County of Union against the following named persons and the property as described immediately below their respective name(s).
There will be sold for cash or certified funds at public outcry, before the Courthouse door in Blairsville, Union County, Georgia, between the legal hours of sale, on the first Tuesday in February 2017, the same being February 7, 2017.
The following property will be sold between the legal hours of sale, 10:00 AM and 4:00 PM.
The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The properties hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Union County, State of Georgia. The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case.
This is a buyer beware sale and all property will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale deed with specific rights of redemption.
Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. Pursuant to Georgia Law, payment will be required within one (1) hour of the completion of the tax sale. In the event a bid is not properly paid, the property shall be reoffered at 2:00 PM on the day of the sale, or the following day that being February 8, 2017.
File #-- 3
Map/Parcel Number: 099 022
Defendant(s) in FiFa: Barnes, Gregory A. & Phillips, Amy L.
Current Property Owner: same as Defendant(s) in FiFa
Reference Deed: 669/144
Property Description: All and only that parcel of land designated as Tax Parcel 099 022, lying and being in Land Lot 23, 16th Land District, 1st Section, Union County Georgia, containing 0.013 acre, more or less, being the Common Area, shown in Plat Book 55, Page 223, a portion of the property described in Deed Book 669, Page 144, the description contained therein being incorporated herein by this reference, known as 88 Lois Lane.
Years Due: 2009-2015
Amount Due: $436.75
File #-- 5
Map/Parcel Number: 006 030 A42
Defendant(s) in FiFa: Campbell, Denise
Current Property Owner: same as Defendant(s) in FiFa
Reference Deed: 764/209
Property Description: All and only that parcel of land designated as Tax Parcel 006 030 A42, lying and being in Land Lots 59 & 86 of the 8th Land District, 1st Section, Union County Georgia, containing 1.16 acre, more or less, being Lot 42, Harbin Woods Subdivision, Phase II, shown in Plat Book 59, Page 172, described in Deed Book 764, Page 209, the description contained therein being incorporated herein by this reference.
Years Due: 2012-2015
Amount Due: $1,143.91
File #-- 6
Map/Parcel Number: 114 013 E
Defendant(s) in FiFa: Cheek, Joshua; Schneider, Bruce; Schaffer, Robert
Current Property Owner: same as Defendant(s) in FiFa
Reference Deed: 734/455
Property Description: All and only that parcel of land designated as Tax Parcel 114 013 E, lying and being in Land Lot 207 of the 17th Land District, 1st Section, Union County Georgia, containing 0.074 acre, more or less, shown in Plat Book 57, Page 165, described in Deed Book 734, Page 455, the description contained therein being incorporated herein by this reference.
Years Due: 2009-2015
Amount Due: $457.49
File #-- 9
Map/Parcel Number: 024 052
Defendant(s) in FiFa: Colwell, Barbara Mrs. Estate IN REM, All Heirs Known and Unknown
Current Property Owner: Davenport, Leona
Reference Deed: 62/134
Property Description: All and only that parcel of land designated as Tax Parcel 024 052, lying and being in Land Lot 36 of the 10th Land District, 1st Section, Union County Georgia, containing 0.33 acre, more or less, described in Deed Book 62, Page 134, the description contained therein being incorporated herein by this reference.
Years Due: 2011-2015
Amount Due: $666.12
File #-- 15
Map/Parcel Number: 081A 010
Defendant(s) in FiFa: Eddy, James R.
Current Property Owner: same as Defendant(s) in FiFa
Reference Deed: 84/138
Property Description: All and only that parcel of land designated as Tax Parcel 081A 010, lying and being in Land Lot 16 of the 9th Land District, 1st Section, Union County Georgia, being Lot 16, Tiefencastl Subdivision, shown in Plat Book F, Page 7, described in Deed Book 84, Page 138, the description contained therein being incorporated herein by this reference, known as 1090 Double Springs Road.
Years Due: 2013-2015
Amount Due: $909.56
File #-- 18
Map/Parcel Number: 008 021
Defendant(s) in FiFa: Foster, Clara (aka Clara B. Foster)
Current Property Owner: Foster, Clara (aka Clara B. Foster), Estate IN REM All Heirs Known & Unknown
Reference Deed: 83/341
Property Description: All and only that parcel of land designated as Tax Parcel 008 021, lying and being in Land Lots 195 & 166 of the 8th Land District, 1st Section, Union County Georgia, containing 10.00 acres, more or less, described in Deed Book 83, Page 341, the description contained therein being incorporated herein by this reference, known as 685 Rose Holly Road.
Years Due: 2013-2015
Amount Due: $5,506.07
File #-- 19
Map/Parcel Number: 071A 051
Defendant(s) in FiFa: Franklin, Elmer & Tamara Lynn F. Stanley
Current Property Owner: same as Defendant(s) in FiFa
Reference Deed: 483/549; 88/399
Property Description: All and only that parcel of land designated as Tax Parcel 071A 051, lying and being in Land Lot 312, of the 9th Land District, 1st Section, Union County, Georgia, containing 1.00 acres, more or less, described in Deed Book 483, Page 549, the description contained therein being incorporated herein by this reference, known as 21 River Road Drive.
Years Due: 2012-2015
Amount Due: $1,656.52
File #-- 20
Map/Parcel Number: 034 033 D
Defendant(s) in FiFa: Garrett, Kevin & Whit