## North Georgia News

## **Legal Notices for November 8, 2017**

IN THE PROBATE COURT OF UNION COUNTY IN THE PROBATE COORT OF STATE OF GEORGIA IN RE: ESTATE OF JEAN M. DAVIS, DECEASED ESTATE NO. 17-114

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

TO: Dana Davis 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 November 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. Con-tact Probate Court personnel for the required tact 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
Judge of the Probate Court
By: Kristin Stanley

Clerk of the Probate Court

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

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roger Allen Dyer,
All debtors and creditors of the estate of
Roger Allen Dyer, 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 esthe law, and all persons intobated to salu estate are required to make immediate payment to the Personal Representative(s). This 12th day of October, 2017.

By: Pamela R. Pitts
2725 Tribble Mill Rd.

Lawrenceville, GA 30045

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Rickey M. McIlvoy,
All debtors and creditors of the estate of
Rickey M. McIlvoy, 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 esthe law, and an persons inducted to said estate are required to make immediate payment to the Personal Representative(s).
This 10th day of October, 2017.
By: Kayla Renee Majors
252 Coosa Way
Blairsville, GA 30512

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA MARVIN D. PRITT. JR., DECEASED

ESTATE NO. 17-115 Notice of Petition to file for Year's Sup-

The Petition of Brandy L. Pritt for a year's support from the estate of Marvin D. Pritt, Jr. Deceased, for Decedent's (Surviving Spouse)

beceased, not becedent s garwing spouse; (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 13, 2017, 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 objections should be a probate to be only the state of the same of the state of the same of tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Dwain Brackett

DWain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512 Address

(706) 439-6006 Telephone Number SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA Civil Action Number 17-CV-323-RG

Deborah A. Templeton vs. Joe D. Templeton, Estate of Joe D. Templeton, Executor or Administrator Unknown

ORDER FOR SERVICE BY PUBLICATION UNIDER FUN SERVICE BY PUBLICATION
Plaintiff having moved the Court for an Order
directing service to
be made upon the Defendant, Joe D. Templeton, in the above-styled

action by publication, and it appearing that is to be made in this case cannot be found. IT IS HEREBY ORDERED that service be made

provided by law.

This the 20th day of October, 2017. Honorable Judge Raymond E. George Superior Court of Union County

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA RALPH D. WILLIAMS and BEVERLY E. WIL-

ANDY THOMAS COLLINS, all persons known or unknown who may claim adversely to Petition-er's title to a portion of land lot 82 of the 16th District, 1st section of Union County, Georgia and Being that property Ralph D. Williams and Beverty E. Williams

Respondent, CASE NO. 17-CV-159-RG CASE NO. 17-07-139-NG SERVICE BY PUBLICATION TO:ANDY THOMAS COLLINS LAST KNOWN ADDRESS UNKNOWN PRESENT WHEREABOUTS UNKNOWN

PRESENT WHEREABOUTS UNKNOWN
A Petition for Declaratory Judgment Pursuant
to O.C.G.A. §44-5-168 has been filed in the
Superior Court of Union County, Georgia by
Petitioners RALPH D. WILLIAMS and BEVERLY
E. WILLIAMS.
You are therefore given notice of said suit and
are directed to file any response within sixty
(60) days of the Order for Publication entered
by the Court on October 18, 2017. You are
hereby commanded and required to file with
the clerk of said Court and serve upon Daniel
J. Davenport, Petitioner's attorney, whose ad-J. Davenport, Petitioner's attorney, whose ad-dress is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition. Witness the hand of the Honorable Raymond E. George, Superior Court Judge, Union County, this 18th day of October 2017.

Honorable Judy Odom Clerk of Union County Superior Court

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE
OF RIGHT TO REDEEM PROPERTY
Take notice that: The right to redeem the following described property, to wit: all that tract or parcel of land being and lying in Land Lot 214, of the 17th District, First Section, Union County, Georgia, being shown as Tract 2 on survey for Village Lanes, LLC by Landtech Services, Inc., dated March 8, 2005, Job No. 25085-762, and being more particularly described as follows: To find the true point of beginning, begin at the intersection of the North right of way of U.S. Highway 76, being a 130 toot right of way and the West line of Land Lot 214; thence proceeding North 09 degrees and 09 minutes 51 seconds East to a point 376.78 feet to the true point of beginning, proceeding feet to the true point of beginning; proceeding from the true point of beginning; proceeding from the true point of beginning thence North 06 degrees 31 minutes 09 seconds 121.12 feet to an iron pin found; thence North 88 degrees 05 minutes 16 seconds East 92.79 feet to an iron pin found; thence North 88 degrees 10 pinut thence North 80 pi iron pin found; thence North 88 degrees 10 minutes 11 seconds East 173.70 feet to an iron minutes 11 seconds East 173.70 feet to an iron pin found; thence South 04 degrees 59 minutes 19 seconds East 321.01 feet to the North right of way of U.S. Highway 76; thence South 61 degrees 07 minutes 19 seconds West 21.87 feet to an Iron pin set; thence leaving U.S. Highway 76 North 04 degrees 59 minutes 19 seconds West 210.78 feet to an iron pin found; thence South 88 degrees 10 minutes 45 seconds West 270.67 feet to the point of beginning, said tract of land containing, 862 acres, more or less; will expire and be forever foreclosed and barred on and after the day of November 22, 2017. The tax deed to which this notice relates is dated the deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in Deed Book 982 Page 216-217 of the Union County Records. The property may be redeemed at any time before the day of November 22, 2017, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed

NOTICE OF MERGER

Notice is given that articles of merger which will effect a merger by and between Four Oaks Bank & Trust Company, a North Carolina bank, with and into United Community Bank, a Georgia bank, have been delivered to the De nature of Banking and Finance for filing in accordance with the Georgia Financial Institu-tions Code. The name of the surviving bank in the merger is United Community Bank, a bank chartered in the State of Georgia. A copy of the articles of merger may be examined upon request at United Community Bank, 177 Highway 515 East, Blairsville, Georgia 30512.

NOTICE OF MERGER

Notice is given that articles of merger which will effect a merger by and between Four Oaks Fincorp, Inc., a North Carolina corporation, with and into United Community Banks, Inc., a Georgia corporation, has been delivered to the Secretary of State for filling in accordance with the Georgia Business Corporation Code. The name of the surviving corporation in the merger is United Community Banks, Inc., a corporation incorporated in the State of Georgia. The registered office of such corporation is located at 177 Highway 515 East, Blairsville, Georgia, 30512, and its registered agent at such address is Brad Miller. such address is Brad Miller

IN THE JUVENILE COURT OF Union COUNTY STATE OF GEORGIA IN THE INTEREST OF:

DOB: 06-06-2007 case no. 144-17j-64a DOB: 10-05-2012

CASE NO. 144-17j-65a
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF DEPENDENCY HEARING
TO: CRYSTAL DUNKLE, MOTHER OF THE ABOVE-NAMED CHILDREN

NAMED CHILDREN
By Order for Service by Publication dated the 1st day of November, 2017, you are hereby notified that on the 20th day of July, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Cutted. man Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a final hearing upon the allegations of the Petition and enter an or-der of disposition on the 24th day of January, 2018 at 10:00 o'clock a.m. in the Union County

2018 at 10.00 o'clock a.m. in the Únion Countý Courthouse in Blairsville, Georgia. The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointto represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 1st day of November,

r. orable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit I(Nov8,15,22,29)B

USDA-FOREST SERVICE

Chattahoochee-Oconee National Forests Conasauga, Blue Ridge, and Chattooga River Ranger Districts Dawson, Fannin, Gilmer, Habersham, Lumpkin,

Dawson, Fannin, Gilmer, Habersham, Lumpkin, Murray, Rabun and White Counties. Opportunity to Comment on Foothills Landscape Project
The Forest Service is preparing an environmental assessment (EA) for the proposed Foothills
Landscape project, and we are asking you to provide comments. The Foothills Landscape project was developed to restore the biological integrity, resilience to disturbance, connectivity, and soil and water quality. This project area encompasses 143,500 acres. The project is located on the Conasauga, Blue Ridge and area encompasses 143,300 acres. The project is located on the Conasauga, Blue Ridge and Chattooga River Ranger Districts of the Chattahoochee-Oconee National Forests. This project includes a portion of the Cohutta WMA and Dawson, Fannin, Gilmer, Habersham, Lumpkin, Murray, Rabun and White Counties.

Murray, Rabun and White Counties.

The Forest Service proposes to enhance and provide quality habitat for rare and declining species, as well as desired game and non-game species; to reduce hazardous fuel loading across the landscape to diminish damaging wildfires; to improve soil and water quality; to provide sustainable recreation and access enporthuities; and to awaken and ter quality; to provide sustainable recreation and access opportunities; and to awaken and strengthen a connection to these lands for all people. Proposal information is available on Chattahoochee-Oconee National Forests' project webpage at: http://www.fs.fed.us/nepa/fs-usda-pop.php/?project=52509.

The proposed project is an activity implementing a land management plan and is subject to pre-decisional objection process at 36 CFR 218 Subparts A and B.
How to Submit Your Comments
Specific written comments as defined by

How to Submit Your Comments
Specific written comments as defined by
§218.2 should be within the scope of the proposed action, have a direct relationship to the
proposed action, and must include supporting
reasons for the responsible official to consider. It is the responsibility of all individuals
and organizations to ensure that their comments are received in a timely manner. The and organizations to ensure that their comments are received in a timely manner. The Forest plans continue to seek feedback and comments on the project through collaborative efforts throughout the life of the project. However, only those who submit timely project-specific written comments during an efficiel will comment agriculture of lightly the comments. project-specific written comments during an official public comment period are eligible to file an objection. The official scoping comment period for the Foothills Landscape project will run through December 22, 2017.

Comments received in response to this notice, including names and addresses of those who

including names and addresses of mose who comment, will be considered part of the public record on these proposed actions and will be available for public inspection. Comments submitted anonymously will be accepted and considered; however, anonymous comments will not considered. will not provide the agency with the ability will not provide the respondent with subsequent environmental documents or standing for administrative review (§218.24). Only those who respond to this request for comments will remain on the mailing list for this project. Specific written comments must be submitted by mail to: Betty Jewett, Forest Supervisor, ATTN: Angie L. Bell, Chattahoochee-Oconee National Forests, 1755 Cleveland Highway, Gainesville, GA 30501, or by fax: 770-297-3011. The office business hours for those submitting

The office business hours for those submitting hand-delivered comments are: 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m. Monday through Friday, excluding holidays. Submit electronic comments at the Foothills Landscape Project webpage: https://www.fs.usda.gov/project/?project=52509 by selecting the "Comment on Project" link in the "Get Connected" group at the right hand side of the project webpage. Please state "Foothills Landscape Project" in the subject line when providing electronic comments, or on the envelope when replying by mail; attachments may be in the following formats: Jalain text (Ltd.), rich text ving formats: plain text (.txt), rich text

the following formats: plain text (LXX), rich text format (.rtf), Word (.doc, .docx), or portable document format (.pdf). Additional information regarding proposed activity action can be obtained from Angie L. Bell, Foothills Project Team Leader, at 770-297-3095 or Foothillslandscape@fs.fed.us

IN THE SUPERIOR COURT
OF UNION COUNTY
STATE OF GEORGIA
DEBORAH A. TEMPLESTON, PLAINTIFF

JOE D. TEMPLETON, ESTATE OF JOE D. TEMPLETON, EXECUTOR OR ADMINISTRATOR UNKNOWN, DEFENDANT NOTICE AND ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON OCTOBER 20, 2017 RE-

QUIRING THE FOLLOWING:
TO: JOE D. TEMPLETON OR EXECUTOR OR
ADMINISTRATOR OF THE ESTATE OF JOE D.

ADMINISTRATOR OF THE ESTATE OF JOE D. TEMPLETON
This is to notify you that Deborah A. Templeton has filed a Petition for a Declaratory Judgment under O.C.G.A. "9-4-1 through 9-4-10 and shows as follows:

1. Plaintiff has been declared the owner of 2.66 acres of land in Union County, Georgia in Land Lot 23, 8th District, 1st Section of said County, Georgia as further described in Deed Book 127, Page 435 for a complete legal description

Page 435 for a complete legal description.

2. Plaintiff and Joe D. Templeton were divorced in the Superior Court of Union County, Georgia by Judgment dated September 10, 2008, nunc pro tunc to July 15, 2008. Said Judgment was filed with the Clerk of said Court on September 12, 2008. 12, 2008

deed to Plaintiff pursuant to such Judgment.

4. Neither his son, Jonathan Wesley Templeton nor is grandson, Jonah Zachariah Templeton

Know his place of death.

5. Plaintiff does not know his place of death, but was informed that his last residence was 24327 Avenue 120, Porterville, California 93257.

6. There are a control 2000. know his place of death.

6. There are over 73,134 death records since 2010 for Joe or Joseph Templeton
7. That without further information, it would be

7. That without further information, it would be impossible to serve his Estate.
8. Since Joe D. Templeton was served for the purposes of a divorce and there was no answer and this Court, under its equity powers, should award the property to Plaintiff, this Court, under its equity powers, should award the property to Plaintiff and execute a recordable Order in her favor.
9. This Court order that any claim by Joe D. Templeton be determined by said Judgment against Joe D. Templeton would be necessary to prohibit there ever being an actual contro-

to prohibit there ever being an actual contro-

Therefore: a) Plaintiff prays that Defendant and his heirs be served by certified mail and publication at said known address; and b) Plaintiff prays that a hearing be held for determination of Plaintiff=s rights or limitations

ternimation of relations registed infinitions thereof, if any.

This the 24th day of October, 2017

By: Deborah A. Templeton through her attorney of record, David E. Barrett,

David E. Barrett, LLC

100 Blue Disterney, Suite 6

108 Blue Ridge Highway, Suite 6 Blairsville, GA 30512

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from Jeremy Charles Lands, Nicole Lands to MORTGAGE FINANCIAL Edius, Nicole Laius to Mont Adde Financial.
GROUP INC, dated July 31, 2013, recorded
August 1, 2013, in Deed Book 949, Page 406,
Union County, Georgia Records, said Security
Deed having been given to secure a Note of
even date in the original principal amount of one Hundred Twenty-Three Thousand Seven Hundred Thirty-Three and 00/100 dollars (\$123,733.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at while outers to the bidder for sold at public outcry to the highest bidder for solid at public outerly to the ingliest bridger for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in December, 2017, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LY-

ALL THAI THACT OR PARCEL OF LAND LYING AND BEING IN THE NINTH DISTRICT, 1ST
SECTION, LAND LOT 217, OF UNION COUNTY,
GEORGIA, AND BEING LOT 2, OF DEER RUN
SUBDIVISION, CONTAINING 1.00 ACRE MORE
OR LESS, AS SHOWN ON A PLAT OF SURVEY
BY ROCHESTER & ASSOCIATES, INC. DATED BY ROCHESTER & ASSOCIATES, INC. DATED NOVEMBER 20, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK U, PAGE 277. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
Said legal description being controlling, however the property is more commonly known as 559 DEER RUN RD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness re-

because of default under the terms of sau Security Deed and Note. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the

Security Deed and Note. Security Deed and Note. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Jeremy Charles Lands, Nicole Lands, or tenants(s).

sion of the property is Jeremy Charles Lands, Nicole Lands, or tenants(s).

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 confirmation and audit of the status of the loan with the holder of the Security Deed.

with the holder of the Security Deed.
Please note that, pursuant to O.C.G.A. § 44-1462.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Rd., Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583.
PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for

PENNYMAC LOAN SERVICES, LLC
as Attorney in Fact for
JEREMY CHARLES LANDS, NICOLE LANDS
THE BELOW LAW FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100, Peachtree Corners. GA 30071

Avalon Hidge Place, Surre 100, reachiree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. PNY-16-07157-5
Ad Run Dates 11/08/2017, 11/15/2017, 11/22/2017, 11/29/2017
www.rubinlublin.com/property-listings.phpc

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

BEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from KENYA L. PATTON to SOUTHERN HIGHLANDS MORTGAGE LLC, dated February 8, 2008, recorded February 13, 2008, in Deed Book 747, Page 625 (See Agreement Correcting Legal Description of Security Deed at Book 963, Page 139), Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Thirty-Three Thousand Two Hundred and 00/100 dollars (\$433,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to been last sold, assigned and transferred to Bayview Loan Servicing, LLC a Delaware Limited Liability Company, there will be sold 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 December,

2017, all property described in said Security
Deed including but not limited to the following
described property:
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 285, 9TH DISTRICT,
1ST SECTION, UNION COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 5.001 ACRES, AS DE-

IRACI 2, CUNIAINING 5.UUT ACRES, AS DESCRIBED BY THAT PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, RLS #2894,
DATED 9/29/06, RECORDED IN PLAT BOOK 59,
PAGE 36, UNION COUNTY RECORDS, WHICH
DESCRIPTION IS INCORPORATED HEREIN BY
REFERENCE AND MADE A PART HEREOF. THE
PROPERTY IS SUBJECT TO ALL EASEMENTS,
RESTRICTIONS AND RIGHTS OF WAY AS SHOWN
ON PLAT.
GRANTOR GRANTS TO GRANTEE A TWELVE FOOT
(12') PERPETUAL NON-EXCLUSIVE EASEMENT
FROM APPLE VALLEY ROAD (NOW KNOWN AS
MADELINE WAY) FOR UTILITY, PEDESTRIAN
AND VEHICULAR ACCESS, INGRESS AND
THROUGH
THE ABOVE REFERENCED PROPERTY. THE
PROPERTY ADDRESS ACCORDING TO THE SYSTEM OF NUMBERING CURRENTLY EMPLOYED IN
UNION COUNTY, GEORGIA IS 98 MADELINE WAY,

TIEM OF NUMBERING CURREN ITY EMPLOYED IN UNION COUNTY, GEORGIA IS 98 MADELINE WAY, BLAIRSVILLE, GEORGIA 30512.
Said legal description being controlling, however the property is more commonly known as 98 MADELINE WAY F/K/A 320 APPLE VALLEY RD EAST, BLAIRSVILLE, GA 30512.

RD EAST, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness re-maining in default, this sale will be made for maming in detault, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note curity Deed and Note. Said property will be sold on an "as-is" ba-

sait property will be sold oil all as-is ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and which are a field, whether or not how due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KENYA L. PATTON, or

tenants(s).
The sale will be conducted subject (1) to con-

rime sale will be confidence subject (1) a confirmation that the sale is not prohibited 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.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of

14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: BAYVIEW LOAN SERVICING,LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY

LIMITED LIABILITY COMPANY
as Attorney in Fact for
KENYA L. PATTON
THE BELOW LAW FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100, Peachtree Corpers 6A 3071

Avaion Huge Place, Joine 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. BVC-15-05916-3
Ad Run Dates 11/08/2017, 11/15/2017, 11/22/2017, 11/29/2017

www.rubinlublin.com/property-listings.phpc

NOTICE OF SALE UNDER POWER THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE.

IHAI PURPUSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Daniel A Daoust to Fifth Third Mortgage Company, dated October 31, 2014, recorded in Deed Book 989, Page 707, Union County, Georgia Records, conveying the after-described property in secure a Nate in the optimal principal. retry to secure a Note in the original principal amount of TWO HUNDRED THOUSAND AND 0/100 DOLLARS (\$200,000.00), with interest thereon as set forth therein, there will be sold at public outery to the highest bidder for cash before the courthouse door of Union County, 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 December, 2017, 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 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 default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including 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 each like but not the thick and any block to the said property will be sold subject to any outstanding and 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. Fifth Third Mortgage Deed first set our above. First first mortgage Company 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: Fifth Third Bank, morrgage with the debtor is: Firth Intro Bank, 5001 Kingsley Drive, MD 1M0B-BW, Cincinnati, 0H 45227 800-375-1745opt3. To the best knowledge and belief of the undersigned, the party in possession of the property is Daniel A Daoust or a tenant or tenants and said propostation are senant or tenants and said propostation are proposed to the property in the property is proposed to the property in the property in the property is proposed to the property in the property in the property is proposed to the property in the property in the property is property in the property in the property in the property is property in the property in the property in the property is property in the property in the property in the property is property in the property in the property in the property in the property is property in the property i erty is more commonly known as 500 Canada Creek Rd W, Suches, Georgia 30572. 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 confirmation and audit of the status of the loan with the holder of the security deed. Fifth Third Mortgage Company as Attorney in Fact for Daniel A Daoust McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 353 of the 11th District, 1st Section, Union County, Georgia, Being 3.55 acres, as per erty is more commonly known as 500 Canada In Land Lot 333 of the 11th District, 18t Section, Union County, Georgia, Being 3.55 acres, as per plat recorded in Plat Book 48, Page 212, Union County, Georgia records, which plat is incorporated herein by reference and made a part of this description. MR/ved 12/5/17 Our file no.

NOTICE OF SALE UNDER POWER OF SALE GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY

5334117 - FT17

INFORMATION OBTAINED WILL BE USED FOR

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the power of sale contained in that certain deed to secure debt given by Johnny Peter Gray to Appalachian Community Bank dated June 2, 2008, and recorded in Deed Book 763, Page 296, as corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685, as modified by Modification Agreement recorded in Deed Book 976, Page 582, and as assigned by Assignment to Apex Bank recorded in Deed Book 1031, Page 499, in the Office of the Clerk of the Superior Court of Union County, Georgia conveying the Court of Union County, Georgia conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$85,000.00), with interest thereon as set forth therein, there will be sold at public outcry, to the highest and best bidder for cash, before the courthouse door in Union County, Georgia, with the legal hours of sale on the first Tuesday in December, 2017, to wit December 5, 2017, the following described beneather

2017, to wit December 5, 2017, the following described properly:
All that tract or parcel of land lying and being in Original Land Lot No. 212 in the 9th District and 1st Section of Union County, Georgia, and being designated as Lot No. 15, containing .392 acres as shown on that plat of survey by Land Tech Services, Inc., James L. Alexander, G.R.L.S. No. 2653, dated October 15, 2002, and being recorded in Plat Book 51, Page 178, (erroneously referred to as Plat Book Hanger B-200, Page 178 in prior deeds and corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685) in the Office of the Clerk of the 876, Page 685) in the Office of the Clerk of the Superior Court of Union County, Georgia. Pursuant to O.C.G.A. § 44-2-28, reference is here-by made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description

of the property herein conveyed.

Subject to and together with the right of ingress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local ordinances, and subdivision regulations as set forth in said plat of survey or as appearing of Subject to that certain Boundary Line Agree-

corded in Deed Book 472, Page 82, in the Office

corded in Deed Book 472, Page 82, in the Office of the above said Clerk. 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 sale, as provided in Security Deed and by law including attorney's Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

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, lien, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Deed first set out above.

Deed first set out above.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is Johnny Pete Gray or tenant or tenants and said property is more commonly known as 457 Paradise Lane, al/k/a 5353 Paradise Lane, Blairesville, GA 30512.

The sels-will be suitable should b

dise Lane, Bialresville, GA 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 final confirmation and audit of the status of the loan with the holder of the security deed.

This Chal deap of Muserake 2017. This 2nd day of November, 2017. Apex Bank as Attorney in Fact for Johnny Pete

By:
C. Chad Young
Patty & Young Attorneys at Law, LLC
Attorneys for Apex Bank

P.O. Box 727 Ringgold, GA 30736` N(Nov8,15,22,29)B

STATE OF GEORGIA COUNTY OF Union

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the
Security Deed executed by GARY K. SWANSON
AND BETSY N. SWANSON to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GREEN TREE SERVICING LLC, ITS SUCCESSORS AND ASSIGNS in the original principal amount of \$113,500.00 dated September 5, 2013 and recorded in Deed Book 955, Page 5, 2013 and recorded in Deed Book 955, Page 16, Union County records, said Security Deed being last transferred to Ditech Financial LLC in Deed Book 1079, Page 253, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on December 05, 2017, the records in each Security Deed and described. 

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, IST SECTION, LAND LOT 169 OF UNION COUNTY, GEORGIA, AND BEING LOT 32 OF LEISURE LIVING SUBDIVISION, CONTAINING 0.859 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 16, 1993 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 31, PAGE 9. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. Said property being known as: 1170 BRADLEY RD, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said prop-ALL THAT TRACT OR PARCEL OF LAND LYING

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are GARY K. SWANSON AND BETSY N. SWANSON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which so included the sold of the

demption or any taxing authority; (3) any mat-ters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the fol-lowing: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta-tus of the loan with the holder of the Security

Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Ditech Financial LLC 2100 East Elliot Rd Bldg 94 Attn: Mail Stop 1325
Tempe, AZ, 85284 877-816-9125
Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DITECH FINANCIAL LLC, as Attorney-in-Fact

GARY K. SWANSON AND BETSY N. SWANSON RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 17-102912 - AnM

NOTICE OF SALE UNDER POWER

N(Nov8,15,22,29)B

GEORGIA, UNION COUNTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Mary Darlene Hills (the "Grantor") to and in favor of James D. Neal and Marilyn R. Meal(the "Lender") dated September 25,2012 and recorded on September 26, 2012 in Towns County, Georgia records in Deed Book 520, Pages 585-587, (the "Deed to Secure Debt"); in the original principal amount of \$50,000.00 (the "Note") with interest at the rate specified them:

(the "Note") 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 December, 2017, the following described property:
ALL THAT TRACT OR PARCEL OF LANDLYING ABD BEING IN LL 170, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, CONTAINING 8.87 ACRES, MORE OR LESS AS SHOWN ON A PLAT SURVEY BY LANE S. BISHOP AND ASSOCIATES, DATED JANUARY 19,2006 AND FILED AND RECORDED IN PLAT BOOK 37, PAGE 178, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE.
SUBJECT TO ALL MATTERS AND CONDITIONS AS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY.

SURVEY. Also conveyed herewith is a nonex-

ALSO CONVEYED HEREWITH IS A NONEA-CLUSIVE PERPETUAL INGRESS/EGRESS AND UTILITY EASEMENT, ACROSS PROPERTY N/F OWNED BY DOROTHY GREENE BROWN, LOCA-TION OF EASEMENT BEING MORE PARTICU-LARLY DESCRIBED IN DEED BOOK 23, PAGE 114, TOWNS COUNTY CLERKS OFFICE, THENCE ACROSS PROPERTY N/F OWNED BY THOMAS WINN, LOCATION OF FASEMENT BEING MORE WINN, LOCATION OF EASEMENT BEING MORE
PARTICULARLY DESCRIBED IN DEED BOOK 32,
PAGE 30, TOWNS COUNTY CLERKS OFFICE, AND
THENCE ACROSS PROPERTY OWNED BY MARY
DARLENE HILLS, 30' IN WIDTH, MEASURED
15' FROM THE CENTER LINE OF THE EXIST-15' FROM THE CENTER LINE OF THE EXIST-ING ROAD. LOCATION OF ROAD IS PARTIALLY SHOWN ON PLAT RECORDED IN PLAT BOOK 26, PAGE 51, TOWNS COUNTY CLERKS OFFICE AND PARTIALLY SHOWN ON PLAT RECORDED IN PLAT BOOK 23, PAGE 114, TOWNS COUNTY CLERKS OFFICE

ALSO CONVEYED HEREWITH IS AN EASEMENT

CLERKS OFFICE.

ALSO CONVEYED HEREWITH IS AN EASEMENT GRANTED IN DEED BOOK 419, PAGES 491-492, TOWNS 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 evenesses purpose of paying the same and all expenses 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). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: James D. Neal and Marilyn R. Neal PO. Box 567 Hiawassee, GA. 30546. Please understand that the secured GA. 30546. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 8.87 acres in the 17th District, 1st Section, Land Lot 170 of Towns County Georgia is/are: Mary Darlene Hills or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not wet due and navable). (b) any matters which 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, zonto, assessments, liens, encimbrances, 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) to 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 preprovided until milar commination and adult of the status of the loan as provided in the preceding paragraph.. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOEMANNS, P.C. 44B Blue Ridge St., Blairs—VILL CA 2673, Telephone (766) 74 CM ville, GA 30512 Telephone (706) 745-2142