North Georgia News

Legal Notices for March 1, 2017

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gearldine Edith Brooks,
All debtors and creditors of the estate of Gearldine Edith Brooks, 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 1st day of February, 2017. This 1st day of February, 2017.

By: Jimmy S. Brooks 536 Victoria Rd. N(Feb8,15,22,Mar1)B

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of John Wallace Stafford,
All debtors and creditors of the estate of John
Wallace Stafford, 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 24th day of January, 2017.
By: Patricia Ann Stafford
69 Blair Ave.
Hillsboro, NH 03244
N(Feb8,15,22,Mar1)B

N(Feb8,15,22,Mar1)B

STATE OF GEORGIA

UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of George David Gowder Jr.,
All debtors and creditors of the estate of
George David Gowder Jr., 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). payment to the Personal Representative(s). This 7th day of February, 2017.

By: George David Gowder, III 1029 Meeks Rd. Blairsville, GA 30512 Lou Harkins PO Box 2042 Blairsville, GA 30514

N(Feb15,22,Mar1,9)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA In Re: Name Change of Local Middle Amage Politicage

In Re: Name Change of Jesse Aldrich-Ames, Petitioner Civil Action Case Number: 17-CV-56-SG Notice of Petition To Change Name of Adult Jesse Aldrich-Ames filed a petition in the Union County Superior Court on January, 2017, to change the name from: Jesse Aldrich-Ames to Jesse Josiah Smith. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated: 2/13/17
Jesse Aldrich-Ames

Jesse Aldrich-Ames 33 Autumn View Blairsville, GA 30512 N(Feb22,Mar1,8,15)P IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

STATE OF GEORGIA
In Re: Name Change of
Celestial Joy Glass, Petitioner
Civil Action Case Number: 17-CV-57-SG
Notice of Petition To Change Name of Adult
Celestial Joy Glass filed a petition in the Union
County Superior Court on January, 2017, to
change the name from: Celestial Joy Glass to
Celestial Joy Smith. Any interested party has
the right to appear in this case and file objections within 30 days after the petition was
filed.
Dated: 2/13/17

Dated: 2/13/17 Celestial Joy Glass 33 Autumn View Blairsville, GA 30512

GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF TRANSPORTATION TO HOLD A LOCATION AND DESIGN PUBLIC HEARING OPEN HOUSE For P.I. No. 122900 Union and Towns Counties Project Number APD00-0056-02(029) On Thursday, April 6, 2017(date) at the Haralson Memorial Civic Center, 165 Wellborn Street, Blairsville, Georgia 30512(location), and the Towns County Recreation and Conference Center, 150 Foster Park Road, Young Harris, Georgia 30582 the Georgia Department of Transportation will hold Public Hearing Open House meetings concerning the project listed above.

above. This project proposes to widen and relocate SR 515/US 76 from CS 2898/Young Harris Street in Blairsville to CR 153/Timberline Drive north of

Young Harris. Young Harris.
The purpose of these Location and Design
Public Hearing Open House meetings is to
provide the public with an opportunity to view
the project, ask questions, and comment on
the project. Relocation assistance will be

the project. Relocation assistance will be discussed at the Open House meetings. The information presented at each meeting will be identical. The Public is welcome to attend at either meeting location. Attendance at both locations is not required for the Public to provide input on the proposed project. The Open House meetings will be held from 4:00 p.m. to 7:00 p.m. The meetings will be informal, and the public is invited to attend anytime during these hours. There will be no formal presentation. A court reporter will be available to allow the public an opportunity to

available to allow the public an opportunity to make verbal comments about the project. Americans with Disabilities Act (ADA) Information:
The meeting site is accessible to persons with

The meeting site is accessible to persons with disabilities. Accommodations for people with disabilities can be arranged with advance notice by calling Kim Coley District Planning & Programming Engineer at (770) 531-5748 phone number. Written statements will be accepted concerning this project until Thursday, April 20, 2017. Written statements may be submitted to:

Mr. Eric Duff State Environmental Administrator

State Environmental Administrator
Georgia Department of Transportation
Georgia Department of Transportation
GOU West Peachtree Street, NW – 16th Floor
Atlanta, Georgia 30308
Copies of the project's environmental document will available for review at the Open
House meetings and are available to the public
at any time by sending a request to the address listed above.
The environmental document will also be
available for review 15 days before the date
of the Open House meetings at the District 1
office, located at 2505 Athens Highway, SE,
Gainesville, Georgia 30507 and at the Cleveland Area office, located at 942 Albert Reid
Road, Cleveland, Georgia 30528.
The displays at the Public Hearing Open House
meetings will be available for ten days for

meetings will be available for ten days for review after the Open House meetings at the location stated above. In addition, comments and statements resulting from the Open House meetings will be available at this location when cavalidable

when available.

NOTICE OF INCORPORATION

NOTICE OF INCORPORATION
Notice is given that Articles of Incorporation
that will incorporate Appalachian Saint Andrew's Pipes and Drums have been delivered to
the Secretary of State for filling in accordance
with the Georgia Nonprofit Corporation Code.
The initial registered office of the corporation
is located at 160 Taylors Court, Blairsville, 6A
30512 and its initial registered agent at such
address is William K. Sampson.

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elmer Lee Dotson,
All debtors and creditors of the estate of
Elmer Lee Dotson, 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 13th day of February, 2017.
By: Charles Daniel Dotson

By: Charles Daniel Dotson 1050 Mount McKinley Dr. Grayson, GA 30017 N(Feb22,Mar1,8,15)B

STATE OF GEORGIA

VINION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Frances Leavitt Beagle,
All debtors and creditors of the estate of Frances Leavitt Beagle, 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 23rd day of February, 2017.
By: Barbara Beagle Zubriski
758 Dockery Creek Rd.
Young Harris, GA 30582
N(Mart,8,15,22)B N(Mar1,8,15,22)B

STATE OF GEORGIA UNION COUNTY

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Edward Heery, Sr.,
All debtors and creditors of the estate of
Charles Edward Heery, Sr., 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 20th day of February, 2017.
By: Charles Edward Heery, Jr. By: Charles Edward Heery, Jr. 561 Rocky Top Mtn Rd. Suches, GA 30572

STATE OF GEORGIA

N(Mar1,8,15,22)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary Kuntzler,
All debtors and creditors of the estate of
Mary Kuntzler, 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 23rd day of February, 2017.
By: Susan Burns
60 Caledonia Rd., Apt 314
Asheville, NC 28803
N(Mar1,8,15,22)B

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Linda Diane Stewart,
All debtors and creditors of the estate of
Linda Diane Stewart, 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 24th day of Esburgar 2017 This 24th day of February, 2017. By: Pamela Kendall Floyd PO Box 1114 Hiawassee, GA 30546 N(Mar1,8,15,22)B

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Pat Lee, All debtors and creditors of the estate of Pat Lee, deceased, late of Union County, Georgia, Lee, 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 23rd day of February, 2017.

By: Willie L. Argroves
496 Jarrard Gap Rd.
Blairsville, GA 30512
NMart.8.1522B

STORAGE UNIT AUCTION

Saturday, March 11, 2017, 10:00 A.M. 62 Kiu-tuesta Creek Road, Blairsville, Ga 30512. The Following Units Will Be Auctioned To The High-est Bidder at the Above Listed Time If Full Pay-ment Is Not Received Prior To This Day, Unit Co. Donna Fortenberry, Unit C13 Keisha Roberson, Unit D5 William Burkhardt. Call (706) 781-1057

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

COUNTY OF UNION
The undersigned does hereby certify that Adam
Hughes conducting a business as A.M. Transport in the City of Union Co. County of Union in
the State of Georgia, under the name of A.M.
Transport and that the nature of the business
is Transportation and that the names and addresses of the persons, firms or partnership
owning and carrying on said trade or business owning and carrying on said trade or business are Adam Hughes, 313 V. Harkins Road, Blairs-ville, GA, Melinda Hughes, 313 V. Harkins Road,

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,

Ä TRACT OF LAND IN LAND LOTS 304 AND 305, ATHACT OF LAWN IN LAND LOTS 304 AND 305, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 2.589 ACRES AND A TRACT OF 0.033 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: HERBERT E. ARROWOOD AND THERESA CROP n/k/a THERESA ANN ARROWOOD, AND OTHER PARTIES, KNOWN OF

UNKNOWN OH UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents.

Civil Action No. 16-CV-265-SG

NOTICE OF SUMMONS

TO:All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 304 and 305 of the 9th District, 1st Section Union County Geogra

In Land Lots 304 and 305 or the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel and land lying and being in the 9th District, 1st Section, Land Lots 304 and 305, Union County, Georgia, consisting of Tract 1, containing 2.589 acres, and Tract 2, containing 0.023 acres as shown on a nat of the section of the of Tract 1, containing 2.599 acres, and Tract 2, containing 0.033 acres, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC., Roger L. Owenby, G.R.L.S. No. 2763, filed of record in Plat Book 68, Page 275 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein, by reference hereto, for a full and complete describtion of the above described property. Being the same property described in Deed Book 982, Pages 224-225 and Deed Book 225, Page 86, Union County, Georgia records. Said property being further described as Union County Tax Map and Parcel B02210. You are hereby notified that the above-styled

County Tax Map and Parcel B02210. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 9, 2016, and that by reason of an Order for Service by Publication entered by the Court on February 13, 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 address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).

O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter,
Judge of said Court.
This 21st day of February, 2017. Judy L. Odom Clerk of Superior Court, Union County

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ERROL GENE KNIGHTON, DECEASED

ERROL GENE KNIGHTON, DECEASED ESTATE NO. 17-1 The petition of Sherrill Ann Frith Knighton for a year's support from the estate of Errol Gene Knighton, deceased, for decedent's surviving spouse and/or minor children, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before March 27, 2017 why said petition should not be granted.

All objections to the petition must be in writing, setting for the grounds of any such objections, and must be filled on or before the time stated in the preceding sentence. 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.

PROBATE JUDGE PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

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 HARRY L. THOMSON AND LOUISE D. THOMSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR BANK OF AMERICA, N. A., ITS SUCCESSORS AND ASSIGNS, dated 01/05/2015, and Recorded on 02/12/2015 as Book No. 998 and Page No. 115, UNION County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$184,986.00, 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 March, 2017, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 66, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING THREE (3) ACRES AS SHOWN ON A SURVEY BY BLAIRSVILLE SURVEYING CO. R. \$42228 DATED 12/14/93, RECORDED IN PLAT BOOK 31 PAGE 76 UNION COUNTY, RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE.

THE GRANTOR GRANTS TO GRANTEE, THEIR HEIRS, SUCCESSORS AND AGREES TO THE ABOVE DESCRIBED PROPERTY ALONG THE ACCESS DRIVE AS SHOWN ON SAID PLAT. THE ACCESS DRIVE AS SHOWN ON SAID PLAT. THE ABOVE DESCRIBED PROPERTY MAY NOT BE SUBDIVIDED AND IS CONVEYED SUBJECT TO THE POWER LINE EASEMENT. 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 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 and by law, including attorney's fees having been given). BANK OF AMERICA, N.A., AS SUCCESS

of intent to collect attorney's fees having been given). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P., acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (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, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. TIOS CORPORATE DRIVE, PLANO, TX 75024, 800-669-6650. 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 43 PRAISE THE LORD LN, BLAIRSVILLE, GEORGIA 30512 is/are: HARRY L. THOMSON AND LOUISE D. THOMSON or tenant/tenants. Said property will be sold subject to all any outstanding ad valorem taxes (includ-THOMSON AND LOUISE D. THOMSON 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. Bankruptov Code: and (2) final 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. BANK OF AMERICA, N.A. as Attorney in Fact for HARRY L. THOMSON AND LOUISE D. THOMSON, THIS LAW FIRM IS ACTING AS A

NOTICE OF SALE UNDER POWER

ROTICE OF SALE UNDER TOWER
GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in
that certain Security Deed from CHARLES J.
MATHESON, JANET S. TANNER to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.
SOLELY AS NOMINEE FOR MORTGAGE SER-SUCELT AS INUMINEE FOR MONTIGATE SETVICES III, LLC, dated May 7, 2013, recorded
May 7, 2013, in Deed Book 940, Page 509-521,
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 Sixty-Six Thousand Nine Hundred
Twenty-ord (0.000 deliage (6166 000 00) with One Hundred Sixty-Six Thousand Nine Hundred Twenty and 00/100 dollars (\$166,920.00), 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 public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in March, 2017, all property described in said Security Deed including but not limited to the following described property:

erty: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 308, OF THE 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA CONTAINING 5.50 ACRES MORE OR LESS DESCRIBED IN AND CONVEYED BY THAT CERTAIN WARRANTY DEED FROM FRANK O. NICHOLS AND REGENIA NICHOLS TO ELTON GUNDEN AND MARJORIE GUNDEN DATED JULY 11, 1981, FILED AND RECORDED JULY 13, 1981 IN DEED BOOK 117, PAGE 601 OF THE RECORDS OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA THE DESCRIPTION OF SAID PROPERTY CONTAINED IN SAID DEED BEING EXPRESSLY INCORPORATED HEREINAFTER BY REFERENCE AS THE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED. SAID PROPERTY IS SHOWN ON A PLAT OF SURVEY IN PLAT BOOK K, PAGE 228 OF THE UNION COUNTY GEORGIA RECORDS.

Said legal description being controlling, how-

PLAT BOOK K, PAGE 228 OF THE UNION COUNTY GEORGIA RECORDS.
Said legal description being controlling, however the property is more commonly known as 625 GAINESVILLE HWY, 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 remaining 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.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any

dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed 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 CHARLES J. MATHESON, JANET S. TANNER, 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. 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

PENNYMAC LOAN SERVICES, LLC

PENNYMAL LUAN SERVICES, LLC
as Attorney in Fact for
CHARLES J. MATHESON, JANET S. TANNER
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 GA 30071 ners. GA 30071

Telephone Number: (877) 813-0992 Case No. PNY-17-00464-1 Ad Run Dates 02/08/2017, 02/15/2017, 02/22/2017, 03/01/2017 www.rubinlublin.com/property-listings.phpc

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from RUSSELL BURNETTE to UNITED COMMUNITY BANK, dated January 8, 2010, recorded January 20, 2010, in Deed Book 824, Page 321, Union County, Georgia records, as last modified by Modification of Security Deed dated December 17, 2015, recorded in Deed Book 1027, Page 437, Union County, Georgia records, said Security Deed being given to secure a Note from RUSSELL BURNETTE dated December 17, 2015, in the original principal amount of Thirty One Thousand Four Hundred Forty and 15/100 (\$31,440.15) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2017, the following described property:

2017, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 6, of Union County, Georgia, containing 6.59 acres, more or less, and being further identified as Tract 4, as shown on a plat of survey by John M. Clay (BUS #233) 45484 July 3, 1988 and M. Clark GRLS #2333, dated July 30, 1988, and recorded in Union County, Georgia records in Plat Book U, Page 120. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.

above conveyed properry.

Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above described property, and shown as a 30 foot R/W Public Road on the above described plat.

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 sale will be made for the purpose or 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 ear high puts that the discount payable.

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

tine security ueed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is RUSSELL BURNETTE or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for RUSSELL BURNETTE L. Lou Allen Stites & Harbison, PLLC

500 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03815 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE **USED FOR THAT PURPOSE.** N(Feb8,15,22,Mar1)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated
April 2, 2014, from Clayton Mason and Kristina
Mason to Mortgage Electronic Registration
Systems, Inc., as nominee for Loandepot.
com, LLC, recorded on April 21, 2014 in Deed
Book 972 at Page 573, Union County, Georgia
Records, having been last sold, assigned,
transferred and conveyed to LoanDepot.com,
LLC by Assignment and said Security Deed
having been given to secure a note dated April
2, 2014, in the amount of \$79,568.00, said note having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on March 7, 2017, the following described real property (hereinafter referred to as the "Property"):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER and ASSOCIATES.

OF SURVEY BY ROCHESTER and ASSOCIATES, INC., DATED MARCH 30, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ADOLE DESCRIPTION OF THE ADOLE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Cenlar, 425 Phillips Boulevard, Ewing, NJ 08618, 800-223-6527. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.

to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Atlanta, GA 30339

Atlanta, GA 30339

Atlanta, GA 30339

Phone: (770) 373-4242 By: James E. Albertelli, Esq.

DISCOURTED BY ACTION AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT

JEA - 17-000913 A-4608407 02/08/2017, 02/22/2017, 03/01/2017 02/15/2017,

NOTICE OF SALE UNDER POWER. UNION COUNTY

UNION COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by Jillian Dyer aka Jillian
M. Patterson to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of M. Paterson to wortgage lectronic registration Systems, Inc., as nominee for Bank of
America, N.A. dated 6/25/2009 and recorded in
Deed Book 806 Page 25 and modified at Deed
Book 970 Page 180 Union County, Georgia
records; as last transferred to or acquired by
BANK OF AMERICA, N.A., conveying the afterdescribed property to secure a Note in the
original principal amount of \$66,964.00, with
interest at the rate specified therein, there will
be sold by the undersigned at public outcry to
the highest bidder for cash before the Courthouse door of Union County, Georgia (or such
other area as designated by Order of the Superior Court of said county), within the legal
hours of sale on March 07, 2017 (being the
first Tuesday of said month unless said date
falls on a Federal Holiday, in which case being
the first Wednesday of said month), the following described property:

the first Wednesday of said month), the follow-ing described property:
All that tract or parcel of land lying and be-ing in the 9th District, 1st Section, Land Lot 244 of Union County, Georgia, and being Lot 12 of Fernbrook Subdivision, containing 0.752 acres, more or less, as shown on a plat of sur-vey by Rochester & Associates, Inc., dated July 20 1007, and recepted in Union County Court 30,1997, and recorded in Union County, Georgia records in Plat Book 40, Page 184. 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 property is subject to the Restrictions re-corded in Deed Book 294, Page 540, amended in Deed Book 303, Page 529, Union County records, as amended in Deed Book 328, Pages cords, as amended in Deed Book 328, Pages 43-44, Union County records. The property is subject to the powerline easement to Blue Ridge Mountain EMC recorded in Deed Book 282, Page 90, Union County records.

LESS AND EXCEPT:

The property conveyed to Union County by Deed dated 8/27/2003 and recorded in Deed Book 658, Page 220, Union County, Georgia Records.
The debt secured by said Security Deed has

been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and 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 prothe same and all expenses or this sale, as pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 799 Fern Valley Ln, aka 389 Fern Valley Lane, Blairs-ville, GA 30512 together with all fixtures and

personal property attached to and constitut-ing a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jillian M. Patterson or tenant

Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the Home Loan Assistance Dept.

7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or

modify the terms of the loan.

modify the terms of the loan. 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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which several (a) the sight of the sight which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and

matters of record superior to the Security Deed first set out above.

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 helder of the Security Deed Devenuet to mation 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 non-judicial 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 immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Jillian Dver

in Fact for Jillian Dyer Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1016-667501730A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-667501730A