

North Georgia News

Legal Notices for March 23, 2022

NOTICE OF SALE

Notice is given that Q-Bicals Self-Storage will sell the contents of units #4 & 10, said contents belonging to Wanda Lott. Said sale by auction will take place on April 4th at 10AM outside the Q-bicals Self-Storage facility located at 26 Loudermilk RD., Blairsville, GA 30512. Contents include miscellaneous home items and furnishings. Tenant has until the auction to settle the lien. Q-Bicals Self-Storage reserves the right to refuse any or all bids.

N(Mar9,16,23)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mary Ruth Allison
All debtors and creditors of the estate of Mary Ruth Allison, 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 25th day of February, 2022
By: Rebecca Lynn Allison Hartman
150 Maggie Bluff
Lookout Mountain, GA 30750

N(Mar2,9,16,23)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Bryon Wayne Beise
All debtors and creditors of the estate of Bryon Wayne Beise, 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 25th day of February, 2022
By: Harold W. Beise and Judith K. Beise
154 BRR Ln.
Young Harris, GA 30582

N(Mar2,9,16,23)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Paula Sue Hurst
All debtors and creditors of the estate of Paula Sue Hurst, 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 25th day of February, 2022
By: Curtis Wesley Jones Jr.
26 Pope Landing
Blairsville, GA 30512

N(Mar2,9,16,23)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Charles Allen Duncan
All debtors and creditors of the estate of Charles Allen Duncan, 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 4th day of March, 2022
By: Jerri Duncan Gill
5266 Byers Rd.
Gainesville, GA 30504

N(Mar9,16,23,30)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Elaine E. Kinsey
All debtors and creditors of the estate of Elaine E. Kinsey, 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 4th day of March, 2022
By: Edward F. Kinsey
201 Jake Dr.
Morganton, GA 30512

N(Mar9,16,23,30)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Danny J. Shaw
All debtors and creditors of the estate of Danny J. Shaw, 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 4th day of March, 2022
By: R. Brady Osborne Jr.
1515 S. Federal Hwy., Suite 106
Boca Raton, FL 33432
Patricia S. Shaw
365 Boy Scout Rd.
Blairsville, GA 30512

N(Mar9,16,23,30)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Harold Dean Wimpey
All debtors and creditors of the estate of Harold Dean Wimpey, 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 4th day of March, 2022
By: Marlene Wimpey
2397 Town Creek Rd.
Blairsville, GA 30512

N(Mar9,16,23,30)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Paul Randall Clark
All debtors and creditors of the estate of Paul Randall Clark, 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 4th day of March, 2022
By: Robert Allen Clark
154 Holly Hill Rd.
Suches, GA 30572

N(Mar9,16,23,30)

IN THE PROBATE COURT

STATE OF GEORGIA

IN RE: ESTATE OF DOUGLAS GERALD NATION, DECEASED

ESTATE NO. 22-33
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Shaye Marie Young has petitioned to be appointed Administrator of the estate of Douglas Gerald Nation, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before April 4, 2022. 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(Mar9,16,23,30)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roseanne L. Denchy
All debtors and creditors of the estate of Roseanne L. Denchy, 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 11th day of March, 2022
By: Sheila C. Brady
168 Stonehenge Dr.
Blairsville, GA 30512

N(Mar16,23,30,Apr6)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robyn Donisi
All debtors and creditors of the estate of Robyn Donisi, 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 11th day of March, 2022
By: Brian Christophers
3100 S. Dixie Highway, Apt G-86
Boca Raton, FL 33432

N(Mar16,23,30,Apr6)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Margot G. Ghanes
All debtors and creditors of the estate of Margot G. Ghanes, 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 11th day of March, 2022
By: Michel Ghanes
232 Two Springs
Young Harris, GA 30582

N(Mar16,23,30,Apr6)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Beverly Ann Harris
All debtors and creditors of the estate of Beverly Ann Harris, 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 11th day of March, 2022
By: David Allan Harris
2181 Whitebluff Way
Buford, GA 30519

N(Mar16,23,30,Apr6)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of LeRoy Neal Lawson
All debtors and creditors of the estate of LeRoy Neal Lawson, 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 11th day of March, 2022
By: Lorinda Dawn Lively
72 Diana Dr.
Blairsville, GA 30512

N(Mar16,23,30,Apr6)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Donald Eric Lovejoy
All debtors and creditors of the estate of Donald Eric Lovejoy, 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 11th day of March, 2022
By: Mark Patrick Bagby
109 Hickory Lake
Belleville, IL 62223

N(Mar16,23,30,Apr6)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Joyce Roper
All debtors and creditors of the estate of Joyce Roper, 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 11th day of March, 2022
By: Stephanie Roper
597 Crabapple Ln.
Dahlonega, GA 30533

N(Mar16,23,30,Apr6)

NOTICE OF PETITION TO CHANGE NAME

NOTICE is hereby given that MATTHEW DAVID FARIS has filed a Petition to Change his Name with the Superior Court of Union County, Georgia on the 9th day of March, 2022, praying for a change in the name of MATTHEW DAVID FARIS to MATTHEW DAVID HEAD.
Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said court within 30 days of the filing of said petition.
This 9th day of March, 2022.
Kenya L. Patton,
Attorney for Petitioner

N(Mar16,23,30,Apr6)

STATE OF GEORGIA

COUNTY OF UNION

Notice is hereby given that EMILY MICHELLE GALPIN, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 18th day of March, 2022, praying for a change in the name of Petitioner from EMILY MICHELLE GALPIN to EMILY KLAIRE POL-LIN. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 18th day of March, 2022.
By: Cary D. Cox
P. O. Box 748
Blairsville, GA 30514
706-745-7420

N(Mar23,30,Apr6,13)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Louise Bowman
All debtors and creditors of the estate of Louise Bowman, 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 18th day of March, 2022
By: Joseph John Bobrowskas
1 Elm St.
Byfield, MA 01922

N(Mar23,30,Apr6,13)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Louise Bowman
All debtors and creditors of the estate of Louise Bowman, 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 18th day of March, 2022
By: Jonathan C. Bowman
147 Southern Forest Rd.
Blairsville, GA 30512

N(Mar23,30,Apr6,13)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Deborah Sue Crask
All debtors and creditors of the estate of Deborah Sue Crask, 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 18th day of March, 2022
By: Melvin Ray Crask
94 Butternut Creek Rd.
Blairsville, GA 30512

N(Mar23,30,Apr6,13)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Beverly Ann Gray
All debtors and creditors of the estate of Beverly Ann Gray, 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 18th day of March, 2022
By: Virginia Malissa Davis
2320 Elizabeth Ann Ln.
Young Harris, GA 30582

N(Mar23,30,Apr6,13)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lois M. Henry
All debtors and creditors of the estate of Lois M. Henry, 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 18th day of March, 2022
By: Richard E. Budd
12051 Pilot Country Dr.
Spring Hill, FL 34610

N(Mar23,30,Apr6,13)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roger Burton Labouteley
All debtors and creditors of the estate of Roger Burton Labouteley, 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 18th day of March, 2022
By: Thomas Matthew Deliso
933 River Rd.
Agawam, MA 01001

N(Mar23,30,Apr6,13)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of George Achilles Mitchell
All debtors and creditors of the estate of George Achilles Mitchell, 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 18th day of March, 2022
By: Matthew Albert Mitchell
1750 Providence Farms Ln.
Alpharetta, GA 30009

N(Mar23,30,Apr6,13)

STATE OF GEORGIA

COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated February 27, 2017, from Kathy Dianne Davenport to Mortgage Electronic Registration Systems Inc as a nominee for Finance of America Reverse, LLC, recorded on March 10, 2017 in Deed Book 1066 at Page 205 Union County, Georgia records, having been last sold, assigned, transferred and conveyed to Finance of America Reverse LLC by Assignment and said Security Deed having been given to secure a note dated February 27, 2017, in the amount of \$200,550.00, and 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 April 5, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 304, OF THE NINTH DISTRICT AND FIRST SECTION OF UNION COUNTY, GEORGIA, AND BEING 0.49 ACRES AS MORE FULLY SHOWN ON A PLAT PREPARED BY BURT HUNT COUNTY SURVEYOR, DATED MAY 1972, AND RECORDED IN PLAT BOOK B, PAGE 290, OF THE UNION COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED ON THE NORTHERLY RIGHT- OF- WAY OF HOSPITAL STREET AT THE ROBERT BUFT PROPERTY; THENCE NORTH 11 DEGREES 00 MINUTES WEST 182 FEET TO AN IRON PIN; THENCE NORTH 75 DEGREES 00 MINUTES EAST 64 FEET TO AN IRON PIN; THENCE, NORTH 77 DEGREES 15 MINUTES EAST 43 FEET TO AN IRON PIN; THENCE, SOUTH 25 DEGREES 30 MINUTES EAST 15 FEET TO A STAKE; THENCE SOUTH 14 DEGREES 30 MINUTES EAST 110 FEET TO A STAKE; THENCE SOUTH 12 DEGREES 30 MINUTES EAST 74 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT- OF- WAY OF HOSPITAL STREET; THENCE SOUTH 84 DEGREES 30 MINUTES WEST 115 FEET ALONG THE NORTHERLY RIGHT -OF-WAY OF HOSPITAL STREET TO THE POINT OF BEGINNING. 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 Kathy Dianne Davenport. The property, being commonly known as 168 Hunt Martin Street, Blairsville, GA, 30512 in Union County, will be sold as the property of Kathy Dianne Davenport, 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. 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: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699 . 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. 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. 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 mortgage is as follows: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699 . 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. 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. 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. Reverse Mortgage Funding LLC as agent and Attorney in Fact for Anthony J. Palermo Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1823-2644
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1823-2644

N(Mar2,9,16,23,30)

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Anthony J. Palermo to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MiLend Inc., its successors and assigns dated 12/20/2017 and recorded in Deed Book 1096 Page 660 Union County, Georgia records; as last transferred to or acquired by Reverse Mortgage Funding LLC, conveying the after-described property to secure a Note in the original principal amount of \$384,000.00, 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 April 5, 2022 (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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOT 195 OF UNION COUNTY, GEORGIA, CONTAINING 1.417 ACRES, MORE OR LESS, AND BEING SHOWN AS LOT 52 OF LAUREL BROOKE SUBDIVISION, PHASE 1 ON A PLAT OF SURVEY BY LANDTECH SERVICES, INC., DATED NOVEMBER 14, 2002, AND RECORDED AT PLAT BOOK 51, PAGE 45-49, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

THE PROPERTY IS CONVEYED WITH AND SUBJECT TO ALL ROAD EASEMENTS, UTILITY EASEMENTS AND ALL OTHER MATTERS AND CONDITIONS AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY.

THE PROPERTY IS CONVEYED WITH AND SUBJECT TO THE RESTRICTIONS PERTAINING TO LAUREL BROOKE SUBDIVISION RECORDED IN DEED BOOK 442, PAGES 312-316, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS CONVEYED SUBJECT TO THE BLUE RIDGE MOUNTAIN EMC EASEMENT RECORDED IN DEED BOOK 446, PAGES 223, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS CONVEYED SUBJECT TO A PERPETUAL EASEMENT FOR INGRESS AND EGRESS RECORDED IN DEED BOOK 170, PAGE 707, 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 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 197 Brooke Court, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting 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): Anthony J. Palermo or tenant or tenants.

CELink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026

Note, however, that such entity or individual is not required by law to negotiate, amend or 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 may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning 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 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.

Reverse Mortgage Funding LLC as agent and Attorney in Fact for Anthony J. Palermo Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1823-2644
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1823-2644

N(Mar9,16,23,30)

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 ED CARNEY to UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated March 19, 1999, recorded March 30, 1999, in Deed Book 314, Page 553, Union County, Georgia records, as last modified by Modification of Security Deed dated March 3, 2009, recorded in Deed Book 793, page 444, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM ED CARNEY and JONI B. CARNEY dated March 3, 2009, in the original principal amount of Thirty nine Thousand Five Hundred Seventy Five and 09/100 (\$39,575.09) Dollars, with interest on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder