North Georgia News

Legal Notices for April 26, 2017

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

County of Union County or Union
The undersigned does hereby certify that
Melissa Mashburn & Tammy Tanner conducting a business as Granny's House in the City
of Blairsville, County of Union in the State of
Georgia, under the name of Granny's House
Restored Furniture & Home Décor and that nestored Furniture & nome Dector and that the nature of the business is Restored Furni-ture and Home Decor and that the names of the person, firms, or partnership owning and carrying on said trade or business are: Melissa Mashburn, 92 Chestatee Drive, Blairsville, GA 30512 and Tammy Tanner, 835 Patton Place, Blairsville, GA 30512.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: The name change of:

Jaime Lance, Petitioner
Civil Action Case Number: 17-CV-120-MM
NOTICE OF PETITION TO
CHANGE NAME OF ADULT

unanue NAME UF ADULT
Jaime Lance filed a petition in the Union County Superior Court on 3/27/2017, to change
the name from: Jaime Lee Lance to Nikki Lee
Lance. Any interested party has the right to appear in this case and file objections within 30
days after the Petition was filed.
Dated: 3/27/2017
Name: Jaime Lance

Name: Jaime Lance Address: 121 John Smith Way Blairsville, GA 30512

APPLICATION TO REGISTER A BUSINESS TO Be conducted under trade name

The undersigned hereby certifies that it is con-ducting a business in the City of Young Harris, County of Union in the State of Georgia, under the name of: Doyle Spencer MRO Consulting Service and that the nature of the business is Deciding Meisters and Resident of Office Service and that the nature of the obsiness is Providing Maintenance, Repair, and Office purchasing, inventory control, and storeoom solutions to SDI and other MRO Providers and that said business is composed of the following Individual: Doyle Lee Spencer Jr., 141 Wild Turkey Road, Young Harris, GA 30582

IN THE PROBATE COURT OF UNION COUNTY IN THE PROBATE COURT OF SMICH CO STATE OF GEORGIA IN RE: ESTATE OF RUTH GLADYS CANTRELL, DECEASED

ESTATE NO. 12-43

NOTICE The Petition of Personal Representative for Leave to Sell Property in the above-referenced estate having been duly filed, TO: Unknown Heirs

IU: Unknown Heirs
This is to notify you to file objection, if there is
any, to the above-referenced Petition, in this
Court on or before May 1, 2017.
BE NOTIFIED FURTHER: All objections to the
Petition must be in writing, setting forth the
grounds of any such objections. All objections
must be sworn to before a notary nublic or must 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 amount of filing fees. If any objections are filled a hearing will be scheduled at a later.

filed, a hearing will be scheduled at a later mied, a nearing 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 Court Clerk

65 Courthouse Street Blairsville, GA 30512 STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Michael Harris,
All debtors and creditors of the estate of Michael Harris, deceased, late of Union County,

Georgia, are hereby notified to render their deening 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 22nd day of March, 2017. By: Mary Beth Harris 406 Gus Thomas Rd.

STATE OF GEORGIA

UNION COUNTY

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RET. Estate of Charles Edward Haines,
All debtors and creditors of the estate of
Charles Edward Haines, deceased, late of Charles Edward Haines, 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 7th day of April, 2017.
By: Bonnie C. Haines Kendrick
117 Doubletree Cir.
Dahlonega, GA 30533
N(Apr12,19,26,May3)B

IN THE PROBATE COURT

STATE OF GEORGIA
IN RE: ESTATE OF
BRENDA G. ABERCROMBIE, DECEASED
ESTATE NO. 17-36
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

PETITION FOR LETTERS OF ADMINISTRATION NOTICE April Lynn Seabolt has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Brenda G. Abercrombie, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before May 8, 2017. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. DWADBATE JUDGE Dwain Brackett

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

NOTICE
This notice serves purpose that Deaver Town Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on May 13, 2017, at 10 a.m. at Deaver Town Storage, Located at 878 Deaver Road, Blairsville, GA 30512, County of Union, State of Georgia. Aziz Elayyadi, Unit 5. This auction will be a cash sale to the highest bidder. or disposed of. Sale subject to the canbidder, or disposed of. Sale subject to the can-cellation in the event of a settlement between the owner and obligated party. N(Apr26,May3)P IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

INTEL OF USUADUA
IN RE: The Name Change of:
Rebekah Hope Hunter, Petitioner
Civil Action Case Number: 17CV138RG
NOTICE OF PETITION TO CHANGE NAME OF
ADULT
Debekah Hope Hunter filed o patition in the

ADULT
Rebekah Hope Hunter filed a petition in the
Imion County Superior Court on April 17, 2017,
to change the name from Rebekah Hope Hunter to Rebekah Hope Hampton. Any interested
party has the right to appear in this case and
file objections within 30 days after the Petition
was filed.
Dated April 17, 2017
Rebekah Hope Hunter
33 Ridge Drive
Blairsville, GA 30512
NAAPZ8,May3,10,17)P

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
CLINTON LEE MCCLURE, DECEASED

IN RE: ESTATE OF CLURE, DECEASED ESTATE NO. 17-35 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Clinton Lee McClure, Jr. has petitioned (for Letters of Administration) to be appointed Administration to be appointed Administration to the estate of Clinton Lee McClure, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before May 1, 2017. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filling 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 filling fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petitions are filed, a hearing will be scheduled at alter date. If no objections are filed, the petitions are filed, a hearing will be scheduled at a LIDGE By: Kristin Stanley PROBATE JUDGE

By: Kristin Stanley PROBATE JUDGE

By: Kristin Stanley

RAGATICALERK 65 COURTHOUS ST., Ste. 8

Blairsville, GA 30512 (706) 439-6006

RAGAFG.12,1920B

(706) 439-6006

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ruby W. Parks,
All debtors and creditors of the estate of Ruby W. Parks, 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 tate are required to make immedia to the Personal Representative(s). This 22nd day of March, 2017. By: Patricia Parks Brown 227 Honeysuckle Ln. Blairsville, GA 30512

STATE OF GEORGIA

NOTICE OF INTENT OF ORGANIZATION
OF LIMITED LIABILITY COMPANY
Notice is given that the Articles of Organization
which will organize Charis Legacy Group, LLC,
have been delivered to the Secretary of State from the provisions of the Georgia Business Corporation Code. The initial registered office of the limited liability company will be located at 556 ly Log Creek Road, Young Harris, Union County, Georgia 30582, and its initial registered agent at such address is Loft Flissa Watson. such address is Lori Elissa Watson.

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: ESTATE OF AUDREY DYER LEDFORD, BY
AND THROUGH ITS DULY QUALIFIED ADMINISTRATOR MICHELLE MARSHALL, MICHELLE
MARSHALL, ANGELA LEDFORD, AND OTHER
PARTIES KNOWN OR UNKNOWN, WHO HAVE OR
CLAIM ANY ADVERSE OR POSSESSORY RIGHT,
TITLE OR INTEREST IN THE PROPERTY BELOW.
RE-FORECI OSURE OF EQUITY OF REPEMPTION RE: FORECLOSURE OF EQUITY OF REDEMPTION RE: FORECLOSURE OF EQUITY OF REDEMINITION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).

TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 174, of Union County, Georgia, containing 3/4 acres, more or less described as follows: BEGIN-NING at an iron pin on Pine Top Road; then is a Southwesterly direction to an iron pin; thence due North to an iron pin; thence due East to the starting point. starting point.
As described in Deed Book 171, page 330, Union County, Georgia. Further described as Map & Parcel 120028.

will expire and be forever foreclosed and barred on and after June 15, 2017. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded

dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 222-223.

The property may be redeemed at any time before June 15, 2017, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Akins & Davenport, PC P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport

Daniel J. Davenport Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 own Group, LLC (706) 745-0032

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: ESTATE OF JEFFREY COOREMAN, HEIRS
KNOWN OR UNKNOWN, JUDITH COOREMAN
N/K/A JUDITH PISCOVA, AND OTHER PARTIES
KNOWN OR UNKNOWN, WHO HAVE OR CLAIM
ANY ADVERSE OR POSSESSORY RIGHT, TITLE
OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEFIN (O. C. A. & A. 84-4-45 E. FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85, of Union County, Georgia and being Lot 6, of Blacksmith Acres Subdivision, containing of brackshild Ardes Suddwiston, containing 1.139 acres, more or less, as shown on a Plat of Survey by Land Tech Services, Inc., dated Agust 5, 2004 and recorded in Union County Records in Plat Book 55, Page 59. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above

a full and complete description of the above described property. Subject to restrictions as recorded in Union County Records, in Deed Book 554, Pages 530-531. Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County Records, in Deed Book 546, Pages 750-751. Subject to right of way easement as shown on plat

There is also granted a non-exclusive per-petual easement for the use of the subdivision roads for ingress and egress to the above de-

scribed property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever in FEE SIMPLE.

As described in Deed Book 556, page 750. Further described as Map & Parcel 006008A06. will expire and be forever foreclosed and barred on and after May 15, 2017.

The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 448-449.

The property may be redeemed at any time before May 15, 2017, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

P.O. Box 923

Bairsville, GA 30514

PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport

PLEASE BÉ GOVERNED ACCORDINGLY. PLEASE BE GOVERNED ACCORDINGLY Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

NOTICE OF FORECLOSURE

OF RIGHT TO REDEEM PROPERTY

Take notice that: The right to redeem the fol-lowing 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 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 a 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 foot 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 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 minutes 11 seconds East 173.70 feet to an iron pin found; thence South 04 degrees 59 minutes 19 seconds East 32.101 feet to the North right of way of U.S. Highway 76; thence South 61 de-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 May 9, 2017. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in Deed Book 982 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 May 9, 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 accordingly 30512. Please be governed accordingly.

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

Under and by virtue of the Power of Sale contained in Deed to Secure Debt with Power of Sale given by John Yeend, Trustee of the Nan-cy N. Weathers-Mathers Trust, dated 10/29/89, as restated 1st thru 3rd and amended 1st thru 5th to Susan F. Thompson, dated November 30, 2009, and recorded in Deed Book 820, Pages 341-342 in the Office of the Clerk of Superior Court of Union County, Georgia Records, as modified (hereinafter "Security Deed"), the undersigned will sell at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, during the legal hours of sale on the first Tuesday in May 2017,

Hours of sale of the first testay in May 2017, the following described real property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 217 of Union County, Georgia, containing 1.00 acre, more or less, and being further identified as Lot 17 of Deer Run Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated November 20, 1989 and recorded in Union County, Georgia Records in Plat Book U, at Page 277. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above convered property.

and accurate description of the above conveyed property. The debt secured by said Security Deed is evidenced by a promissory note, dated November 30, 2009, from John Yeend, Trustee of the Nancy N. Weathers-Mathers Trust, dated 10/29/89, as restated 1st thru 3rd and amended 1st thru 5th in favor of Susan F. Thompson in the original principal amount of \$200,000.00 ("Note), plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default.

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. By reason of this default, the Security Deed has been declared foreclos-The debt remaining to its terms.

The debt remaining in default, the above described real property will be sold to the highest and best bidder for cash and will be made for the purpose of paying the debt and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having here

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 closed by an accurate survey and inspection of your property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed.

To best of the knowledge of the undersigned, the party in possession of the property is John Yeend, Trustee of the Nancy N. Weathers-Mathers Trust, dated 10/29/89, as restated 1st thru 3rd and amended 1st thru 5th. This sale will be conducted subject to the confirmation that the sale is not prohibited under U.S. Bankruptcy Code, the final confirmation and audit of the status of the loan with the holder of the

or the status of the loan with the noider of the security deed.

Susan F. Thompson as Attorney-in-Fact for John Yeend, Trustee of the Nancy N. Weathers-Mathers Trust, dated 10/29/89, as restated 1st thru 3rd and amended 1st thru 5th.

of the status of the loan with the holder of the

Daniel J. Davenport
Akins & Davenport
Akins & Davenport, P.C.
80 Town Square
P.O. Box 923
Blairsville, Georgia 30514
(706) 745-0032 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: HEIRS OF DAVID JESSIE RICH AND OTHER
PARTIES KNOWN OR UNKNOWN WHO HAVE
OR CLAIM ANY ADVERSE OR POSSESSORY
RIGHT, TITLE OR INTEREST IN THE PROPERTY
BELOW. RE: FORECLOSURE OF EQUITY OF
REDEMPTION FOR TAX SALE DEED (O.C.G.A.
§ 48-4-45, et seq.) TAKE NOTICE THAT: This
is a Notice pursuant to O.C.G.A. § 48-4-46 to
Foreclose the Equity of Redemption for Tax
Sale Deed. The right to redeem the following
described property to wit: All that tract or parcel of land lying and being in Land Lot 273, of
the 9th District, 1st Section, of Union County,
Georgia, being more particularly described as
follows: The former homeplace of James L.
Rich, bounded on the North by School Street
(formerly known as College Street); on the
East by School Circle and the property of the
Union County Board of Education; on the South
by property; now or formerly, owned by J. F,
Nelson being the property formerly owned by
F. J. Erwin and Blanche Ciperon, located in
the City of Blairsville, Georgia and being the
same property conveyed by Ben H. Rich, J. E.
Rich and Homer B. Rich to James L. Rich by the City of Biairsville, Georgia and being the same property conveyed by Ben H. Rich, J. E. Rich and Homer B. Rich to James L. Rich by Warranty Deed, dated July 30, 1951, recorded in Deed book 140, Page 464, Union County, Georgia Records, Less and Except the land described in those certain conveyances executed and delivered by James L. Rich during his life time as follows: Warranty Deed from Jim Rich (who was one and the same person as James L. Rich) to Bert Arnold and her children dated February 18, 1957 recorded in Deed Book SS, Page 30; Warranty Deed from James L. Rich) Page 29; Warranty Deed from James L Rich to Jan Helton Nelson and Clint Helton dated May 25, 1955 recorded in Deed Book WW, Page 309; and Warranty Deed from James L. Rich to Marie Rich Guffey, dated February 5, 1955 recorded in Deed Book 68, Page 22, all in the records of the Clerk of the Superior Court of In

records of the Clerk of the Superior Court of Union County, Georgia. The above described property is the same property conveyed by C. S. Mauney to J. M. Rich by Warranty Deed dated August 27, 1926, recorded in Deed Book 140, Page 462, Union County, Georgia Records. James M. Rich died testate a resident of Union County, Georgia and his probated will is recorded in Will Book 2, Page 5, probated Records of Union County, Georgia, James M. Rich was survived by his widow, Iler Rampley Rich (now deceased) and four sons, Ben H Rich, J. E Rich, J. L. Rich (who is one and the same person as James L. widow, Iler Rampley Rich (now deceased) and four sons, Ben H Rich, J. E Rich, J. L. Rich (who is one and the same person as James L. Rich) and Homer V. Rich. Ben H. Rich, J. E. Rich and Homer V. Rich transferred and conveyed their interest in the above described property to James L. Rich by conveyances recorded in Deed Book II, Page 249 and deed Book 140, Page 464, Union County, Georgia Records. James L. Rich died intestate a resident of Union County, Georgia neordinates a very serviced by his widow, Julia Rich and children; Mary Jane King, now deceased and not survived by his widow, Julia Rich and children; Mary Jane King, now deceased and not survived by spouse or children, Junior Rich, David Jessie Rich, Bert Rich Armold, Jane Helton Nelson, Marie Rich Guffey and Jerry M. Rich. Julia Rich died intestate a resident of Union County, Georgia on January 9, 1978. The above described property was set aside as a years support to Julia Rich by order of the then Court of Ordinary of Union County, Georgia dated May May 6, 1963, recorded in Year's Support Book C, Page 99 will expire and be forever foreclosed and barred on May 2nd, 2017. The Tax Deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia in Deed Book 982 at Pages226-227. The property may be redeemed at any time before May 2, 2017, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Brittany Pack, 411 Hwy. 515, Suite C Blairsville, Georgia 30512

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Randy Payne ("Grantor") to Raymond and Cindy DeBattista ("Grantee"), dated September 14, 2016, recorded September 14, 2016, in Deed Book 1049, Page 541, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Fifty Four Thousand Dollars and 00/100 (\$54,000.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2017, the following described real property to wit:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 131, of Union County, Georgia and being Lot 32, of Choestoe Falls RV Park Subdivision, Phase 1, containing 0.0918 acres, more or less, as shown on a plat of survey by Bauknight & Associates, Land Surveying, dated June 22, 1997, and recorded in Plat Book 45, Page 153, Union County, Georgia records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

complete description of the above destrictions of property. Subject to all easements and restrictions of record; if any, as recorded in Deed Book 271, Pages 1-28, as amended in Deed Book 305, Page 508-509, amended in Deed Book 496, Page 517, Deed Book 717, Page 644, Deed Book 1008, Page 424 and as last amended in Deed Book 1045, Pages 13-36, Union County, Capraia records. Georgia records.

Georgia records.

Subject to all matters appearing on Plat as recorded in Plat Book 45, Page 153, Union County, Georgia records.

Subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 251, Page 573, Union County, Georgia records.

Grantor also grants to Grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.

sion roads for ingress and egress to the above described property. The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' fees having heen given)

attorneys' fees (notice of intent to collect attorneys' 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of Grantee, the above described property is in the possession of Randy Payne, or a tenant or tenants, and will be sold Payne, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.

Raymond and Cindy DeBattista
As Attorney in Fact for

Randy Payne

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 ROB-ERT J HERNDEN AND MARY ELLEN KITE-HERN-

DEN to JPMORGAN CHASE BANK, NA, dated 09/15/2005, and Recorded on 10/12/2005 as Book No. 607 and Page No. 555-562, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (18). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$88,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courtagues within the legal burys of sale on the bluder for cash at the ownow county court-house within the legal hours of sale on the first Tuesday in May, 2017, the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND IN THE 16TH DISTRICT, 1ST SECTION AND LAND LOT 132 IN UNION COUNTY, GEOR-GIA, CONTAINING 1.33 ACRES AS PER PLAT BOOK 45, FOLIO 22, UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, N.A., acting on behalf of and, as CHASE BANK, N.A., acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, N.A. may be contacted at: JPMORGAN CHASE BANK, N.A. 8333 RIDGEPOINT DRIVE, IRVING, TX 75063, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 6103 ROBERTS LN, BLAIRSVILLE, GEORGIA 30512 is/are: ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN or tenant/tenants. Said property will be sold which the (a)) J HENDEN AND MARY ELLEN KITE-HERNDEN 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. of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.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 not be provided until final confirmation and not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005616636 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. N(4965.121,208)B

NOTICE OF SALE UNDER POWER WHEREAS, on July 10, 1981, for value received, Marcia Douglas executed and delivered to the Marcia Douglas executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 117, Page# 579-582: and

5/9-582; and WHEREAS, on December 30, 1993, for value received, the subject loan was assumed by an Assumption Agreement, whereby the interest in this real property was conveyed to Richard R Sobzack and Pauline S Sobzack; and N SOUZACK AND FAMILIES SOUZACK, AND WHEREAS, on December 30, 1993, for value received, Richard R Sobzack & Pauline S Sobzack executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union

conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 214, Page# 298-301; and WHEREAS, on September 14, 1998, for value received, Richard R Sobzack & Pauline S Sobzack executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union fice of the Clerk of the Superior Court for Union

Tounty, Georgia, in Book # 299, Page# 428-433; and WHEREAS, the United States of America now holds the above described security deeds covering the said real estate; and WHEREAS, the Deeds to Secure Debt held by the United States of America provides that should default occur, the holder may declare the entire indebtedness secured by the Deeds to Secure Debt due and payable and, in compliance with the power of sale provisions contained in said security deeds proceed to sell the property at public outcry; and WHEREAS, after default, the United States of America has declared all of the indebtedness secured by the Deeds to Secure Debt due and payable and hereby certifies that it has complied with all of its loan servicing regulations; NOW, THEREFORE, the said United States of America, acting as aforesaid, under and in compliance with the power of sale provision contained in the Deeds to Secure Debt, will proceed to sell at public outcry, for cash or certified funds to the highest bidder in front of the Courthouse in Union County, during the legal hours of sale, on the 2nd day of May, 2017, the following-described property conveyed in the Deeds to Secure Debt, to Wit:
All that tract or parcel of land lying and being 0.85 acres, more or less of Land Lot 174 of the 9th District, 1st Section of Union County, Georgia, being known as Lot Fifty-One (51) of Lake Nottely Estates, as per plat of survey by George W. O'Neill, RS, recorded in Plat Book E page 12 of the records of the Clerk of the Superior Court of Union County, said reading as follows: To reach the TRUE POINT OF BEGINNING,

page 12 of the records of the Clerk of the Superior Court of Union County, said reading as follows: To reach the TRUE POINT OF BEGINNING, start at the Southwest corner of Land Lot 174; thence North with the original North-South line on the West side of said land lot 989.80 feet; thence S 66 00 E 173.0 feet to the TRUE POINT OF BEGINNING; thence N 21 51 30 E 236.70 feet to the centerline of Reese Creek; thence Southeasterly along and with the centerline of said creek 150.50 feet; thence S 20 22 W 245.0 feet; thence N 66 00 W 155.80 feet to the TRUE POINT OF BEGINNING.

reet, thence N 66 00 W 155.80 feet to the INUE POINT OF BEGINNING.

The above described property will be sold subject to any and all outstanding real estate taxes that are due and payable.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the United States of America, be cause for rejection of the bid, and, if the bid is rejected, the United States of America shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds of said sale will first be applied to the payment of the indebtedness to the United States of America, other charges, and the expenses of sale, as provided in the above-described Deeds to Secure Debt.

This the 27th day of March, 2017.

UNITED STATES OF AMERICA

By: Thomas B. Herron

By: Thomas B. Herron
Director, Default Management Branch

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Sylvia Blocker to Security Deed executed by Sylvia Biocker to Mortgage Electronic Registration Systems inc as nominee for Nationstar Mortgage LLC, its successors and assigns dated September 16, 2013, and recorded in Deed Book 958, Page 655, Union County Records, said Security Deed bos, onion county nectoris, said security beed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$368,200.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness the and available and necessart to the never of due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

Deed, to-wit:
All that tract or parcel of land lying and being in the 1st Section, 9th District, Land Lots 136 & 153, Union County, Georgia, containing 1.194 acres, more or less, as shown on a Plat of Survey entitled "Survey for Mitch Patton and K.C.K. Enterprises, dated June 24, 2004, by Rochester & Associates, Inc., James C. Jones, Registered Land Surveyor #2298, as recorded in Plat Book 54, Page 225, in the Office of the Clerk, Superior Court, Union County, Georgia. Pursuant to O.C.G.A. 44-2-28, reference is hereby made to said recorded Plat for the pursuant standard of the country of the pursuant standard of the pursuant sta pose of incorporating same herein for a more complete metes and hounds description of the property herein conveyed.

Assessor's Parcel No: 0525003 A04 & 05213003 C

A05 & 05213003 C
Said property is known as 277 Floyd Lane,
Blairesville, GA 30512, together with all fixtures and personal property attached to and
constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes
which are a lien, whether or not now due and
available) the right of redemption of any taxing payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as

provided by law.

The sale will be conducted subject (1) to con-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 secured creditor.

The property is or may be in the possession of Sylvia Blocker, successor in interest or tenant(s).

Nationstar Mortgage LLC as Attorney-in-Fact for Sylvia Blocker File no. 17-063834 SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300

shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE **USED FOR THAT PURPOSE**

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF DEFAULT AND FORECLOSURE SALE
WHEREAS, on October 26, 2009, a certain Security Deed was executed by Guy B. Turner
and Clyta P. Turner as grantor in favor Urban
Financial Group as grantee and was recorded
on November 2, 2009, in Deed Book 817, Page
46 in the Office of the Clerk of Superior Court,
Union County, Georgia; and
WHEREAS, the Security Deed was insured by
the United State Secretary of Housing and

whereas, the Security Deed was insured by the United State Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and; WHEREAS, the Security Deed is now owned

WHEREAS, the Security Deed is now owned by the Secretary, pursuant to an assignment recorded on April 26, 2013 in Deed Book 939, Page 413, in the Office of the Clerk of Superior Court, Union County, Georgia; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the payment, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of March 10, 2017 is \$175,755.41 plus fees and costs; and

where As and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Security Deed to by immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on March 17, 2017 in Book 1066, Page 687, notice is hereby given that on May 2, 2017 at 10:00 AM local time, all real and personal property at or used in connec-

and personal property at or used in connec-tion with the following described premises ("Property") will be sold at public auction to the highest bidder: All that tract or parcel of land lying and being in Land Lot 28, 10th District, 1st Section, Union County, Georgia and being more particularly described as follows:
Beginning at a nail set at the centerline intersection of King Road and Allison Road; Thence S16°32'05"W 24.86' to a point being at the intersection of South right of way of King Road

tersection of South right of way of King Road (30'R/W) and the West right of way of Allison Road (35'R/W), said point being the True Point of Beginning; Thence along the West right of way of Allison Road the following courses; \$29'21'28"E 38.70'; \$27'43'28"E 44.78'; \$29'44'12"E 46.78'; \$29'43'5'05"E 51.23'; \$20'44'12"E 46.78'; \$15°36'37"E 53.50'; \$ 10°54'18"E 49.81'; \$08'43'40"E 52.93'; \$05'02'36"E 55.91'; \$05'247'42"E 34.04' to a point on the West right of way of Allison Road; Thence leaving said right of way and along the property of Morris & Marilyn Mashburn \$83'28'57"W 364.40' to an iron pin found (1"square rod): Thence ris & Marilyn Mashburn S83°28'57"W 364.40' to an iron pin found (1"square rod); Thence along the property of Jonathan & Mary Bennett N02°37'49"W 335.15' to a point on the South right of way of King Road (30'R/W); Thence along said right of way the following courses; N88°38'07"E 16.22'; S88°59'23"E 62.07'; N78°32'32"E 63.52'; N55°07'53"E 53.34'; N45°26'42"E 47.28'; N48°02'20"E 44.49'; N45'26'42"E 47.28'; N48°02'20"E 44.49'; N54'10'50"E 12.65' to a point being at the South right of way of King Road (30'R/W) and the West right of way of Allison Road (35'R/W), said point being the True Point of Beginning. Said tract contains 2.79 acres and being Lot 6 of the Dr. R. Winfield Scott Subdivision and shown on a plat prepared by London Land Sur-6 of the Dr. H. Winneld Scott Subdivision and shown on a plat prepared by London Land Sur-veying & Associates, Inc. for Guy B. Turner & Clyta P. Turner, dated August 16, 2016. TOGETHER WITH any Easements and/or Re-strictive Covenants which are of record. Commonly known as: 375 Allison Road, Blairs-villa 6A 30512

Commonly known as: 375 Allison Road, Blairs-ville, GA 30512
The sale will be held at the Union County Courthouse. The Secretary of Housing and Urban Development will bid \$109,000.00 plus fees & costs.
There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$10,900.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a de-

by a deposit. If the successful bid is oral, a deposit of \$10,900.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

ders will be returned to them. ders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified exceptions below the most owned to the state of tified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the

sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure.

to not for any costs incurred as a result of such failure.

The Commissioner may, at the direction of the HUD Field Office representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by

that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser (s) upon receipt of the article purchase price in accordance. of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will

HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale or all amounts due up. and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the

Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$175,755.41 plus fees and costs plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to rein-Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner pro-

vided below. Shapiro Pendergast & Hasty, LLP PHILIP HASTY FORECLOSURE COMMISSIONER 211 Perimeter Center Parkway, N.E. Suite 300 Atlanta, GA 30346 770-220-2535/HG 770-220-2337nd File no. 13-044958 shapiroandhasty.com *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 04/12, 04/19, 04/26/2017