

North Georgia News

Legal Notices for May 25, 2022

NOTICE TO DEBTORS AND CREDITORS
IN RE: Estate of Riley Mac Dyer a/k/a RM Dyer
All creditors of the estate of Riley Mac Dyer a/k/a RM Dyer, deceased, late of Union County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 20th day of May, 2022
BY: Shirley Faye Saine
153 Padgett Cove
Blairsville, GA 30512
Attorney: Richard Sarrell II
144 Cleveland St.
Blairsville, GA 30512
(N/May25,Jun1,8,15)

STATE OF GEORGIA
COUNTY OF UNION
IN RE: ESTATE OF THOMAS EDWARD BAKER, DECEASED
NOTICE TO CREDITORS
The undersigned, as the Estate of Thomas Edward Baker, deceased, late of Union County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me at 108 Blue Ridge Hwy Ste 6, Blairsville, GA 30512.
This 20 day of May, 2022
David E. Barrett
Estate of Thomas Edward Baker, deceased
(N/May25,Jun1,8,15)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF JACQUELYN COLLINS HUTSON, DECEASED
ESTATE NO. 22-71
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of Billy M. Hutson, for a Year's Support from the estate of Jacquelyn Collins Hutson, deceased, for decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before June 20, 2022, 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 on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections.
Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N/May25,Jun1,8,15)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF LINDA HARRISON O'NEILL, DECEASED
ESTATE NO. 22-69
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Joseph O'Neill
and to whom it may concern:
Jessica O'Neill has petitioned for Letters of Administration to be appointed administrator(s) of the estate of Linda Harrison O'Neill, deceased, of said County. All interested persons 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 June 20, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
(N/May25,Jun1,8,15)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF SUSAN REESE, DECEASED
ESTATE NO. 2022-66
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE
Donna Cooper-Bey has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons 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 31, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
(N/May4,11,18,25)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: THE NAME CHANGE OF: Butch Everett Pagel
Civil Action Case Number: 22CV121JP
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Butch Everett Pagel filed a petition in the Union County Superior Court on 4/29, 2022 to change the name of Butch Everett Pagel to Claire Violet Pagel. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 29th of April
Butch Everett Pagel
10854 Murphy Hwy
Blairsville, GA 30514
P.O. Box 1612
(N/May4,11,18,25)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF William Pave
All creditors of the estate of William Pave, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 29th day of April, 2022.
BY: Lisa Strickland
PO Box 2539
Blairsville, GA 30514
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
(N/May4,11,18,25)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Adolphus J. Chancy
All creditors of the estate of Adolphus J. Chancy, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 29th day of April, 2022.
By: David Alvin Chancy
5649 Cabinhill Circle
Las Vegas, NV 89031
Attorney:
(N/May4,11,18,25)

NOTICE OF FORECLOSURE
EQUITY OF REDEMPTION
TO: JOHN P. O'BRIEN, ESTATE OF JOHN P. O'BRIEN, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 9th District and 1st Section, containing 1.00 acre, more or less, and being shown as Lot 9, according to plat of survey recorded in Plat Book O, Page 185, Union County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
This being a portion of that tract as described in Warranty Deed dated January 25, 1980 between M. Martin Maglio to John P. O'Brien as recorded in Deed Book 111, Page 767, in the Office of the Clerk of the Superior Court of Union County, Georgia.
This deed is given subject to all easements and restrictions of record, if any.
As described as a portion of that tract in Deed Book 111, Page 767. Further described as Map & Parcel 035131.
It will expire and be forever foreclosed and barred on and after June 1, 2022.
The tax deed to which this notice relates is dated the 5th day of November, 2019, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1176 at Pages 583-584.

The property may be redeemed at any time before June 1, 2022 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, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square, P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
(N/May4,11,18,25)

NOTICE OF FORECLOSURE
EQUITY OF REDEMPTION
TO: JOHN P. O'BRIEN, ESTATE OF JOHN P. O'BRIEN, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 9th District and 1st Section, containing 1.00 acre, more or less, and being shown as Lot 10, according to plat of survey recorded in Plat Book O, Page 185, Union County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
This being a portion of that tract as described in Warranty Deed dated January 25, 1980 between M. Martin Maglio to John P. O'Brien as recorded in Deed Book 111, Page 767, in the Office of the Clerk of the Superior Court of Union County, Georgia.
This deed is given subject to all easements and restrictions of record, if any.
As described as a portion of that tract in Deed Book 111, Page 767. Further described as Map & Parcel 035131.
It will expire and be forever foreclosed and barred on and after June 1, 2022.
The tax deed to which this notice relates is dated the 5th day of November, 2019, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1176 at Pages 583-584.

The property may be redeemed at any time before June 1, 2022 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, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square, P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
(N/May4,11,18,25)

NOTICE OF FORECLOSURE
EQUITY OF REDEMPTION
TO: JOHN P. O'BRIEN, ESTATE OF JOHN P. O'BRIEN, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 9th District and 1st Section, containing 1.00 acre, more or less, and being shown as Lot 11, according to plat of survey recorded in Plat Book O, Page 185, Union County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
This being a portion of that tract as described in Warranty Deed dated January 25, 1980 between M. Martin Maglio to John P. O'Brien as recorded in Deed Book 111, Page 767, in the Office of the Clerk of the Superior Court of Union County, Georgia.
This deed is given subject to all easements and restrictions of record, if any.
As described as a portion of that tract in Deed Book 111, Page 767. Further described as Map & Parcel 035131.
It will expire and be forever foreclosed and barred on and after June 1, 2022.
The tax deed to which this notice relates is dated the 5th day of November, 2019, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1176 at Pages 583-584.

The property may be redeemed at any time before June 1, 2022 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, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square, P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
(N/May4,11,18,25)

NOTICE OF FORECLOSURE
EQUITY OF REDEMPTION
TO: JOHN P. O'BRIEN, ESTATE OF JOHN P. O'BRIEN, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 9th District and 1st Section, containing 1.00 acre, more or less, and being shown as Lot 12, according to plat of survey recorded in Plat Book O, Page 185, Union County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
This being a portion of that tract as described in Warranty Deed dated January 25, 1980 between M. Martin Maglio to John P. O'Brien as recorded in Deed Book 111, Page 767, in the Office of the Clerk of the Superior Court of Union County, Georgia.
This deed is given subject to all easements and restrictions of record, if any.
As described as a portion of that tract in Deed Book 111, Page 767. Further described as Map & Parcel 035131.
It will expire and be forever foreclosed and barred on and after June 1, 2022.
The tax deed to which this notice relates is dated the 5th day of November, 2019, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1176 at Pages 583-584.

The property may be redeemed at any time before June 1, 2022 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, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square, P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
(N/May4,11,18,25)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Stephen P. Rekant a/k/a Stephen Rekant,
All debtors and creditors of the estate of Stephen P. Rekant a/k/a Stephen Rekant, 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 May, 2022
By: Kenneth N. Rekant
5690 Hines Avenue #15E
Miami Beach, FL 33140
(N/May11,18,25,Jun1,8)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner, v. A TRACT OF LAND IN LAND LOT 174 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 3/4 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF AUDREY DYER LEDFORD, BY AND THROUGH ITS DULY QUALIFIED ADMINISTRATOR MICHELLE MARSHALL, MICHELLE MARSHALL (INDIVIDUALLY), ANGELA LEDFORD, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 18-CV-136-SG
NOTICE OF SUMMONS
TO: MICHELLE MARSHALL, as Administrator of the Estate of Audrey Dyer Ledford
LAST KNOWN ADDRESS: 201 Shoe Factory Rd., Blairsville, GA 30512
TO: MICHELLE MARSHALL, as Heir of Audrey Dyer Ledford
LAST KNOWN ADDRESS: 201 Shoe Factory Rd., Blairsville, GA 30512
TO: ANGELA LEDFORD, as Heir of Audrey Dyer Ledford
A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-9-60 has been filed in the Superior Court of Union County, Georgia, by Petitioner YOUNGSTOWN GROUP, LLC, on May 23, 2018, as to the following property:
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 acre, more or less described as follows: BEGINNING at an iron pin on Pine Top Road; thence S 1/4 Southwesterly direction to an iron pin; thence due North to an iron pin; thence due East to the starting point, being more particularly described as Tract 2, 0.750 acres on that certain plat of survey filed in Plat Book 56, Page 318, Union County, Georgia Records.
As described in Deed Book 171, page 330, Union County, Georgia. Further described as Map & Parcel 120028.
You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on April 27, 2022. 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. Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 10th day of May, 2022.
Honorable Judy Odum
Clerk of Union County Superior Court
(N/May18,25,Jun1,8)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner, v. A TRACT OF LAND IN LAND LOT 41, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 18-CV-142-SG
NOTICE OF SUMMONS
TO: RANDY MULL
TO: AMANDA MULL
TO: LINDESE MULL
Establish Quiet Title pursuant to O.C.G.A. § 23-9-60 has been filed in the Superior Court of Union County, Georgia, by Petitioner YOUNGSTOWN GROUP, LLC, on May 24, 2018, as to the following property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Rapenowby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property.
As described in Deed Book 114, Page 357. Further described as Map & Parcel 034100.
You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on April 27, 2022. 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. Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 10th day of May, 2022.
Honorable Judy Odum
Clerk of Union County Superior Court
(N/May18,25,Jun1,8)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: EMMELINE JANE BAKER, a Female child, YOB: 2019
CAFN: 22CV0125
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Allison Edwards filed a petition in the Union County Superior Court on May 2, 2022, to change the name of the minor child EMMELINE JANE BAKER, a female child, year of birth 2019, to EMMELINE JANE EDWARDS. Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. § 19-12-1(f)(2) and (3). This 2nd day of May, 2022, submitted by Petitioner Allison Edwards, through counsel Rosalind N. Henderson, Rosalind Henderson Law.
(N/May11,18,25,Jun1)

NOTICE OF SUPERIOR COURT OF UNION COUNTY
TO: Matthew Brian Adams, Jr.
Address Unknown
By Order of the Court for Service by Publication dated April 27, 2022, you are hereby notified that on April 19, 2022, Ashley Nicole Adams filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514. Answer in writing within sixty (60) days of April 19, 2022.
(N/May11,18,25,Jun1)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF ELTON CHILDS, DECEASED
ESTATE NO. 22-70
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Karen Bucolo has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Ellen Cowgill, deceased of said County. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 23, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N/May11,18,25,Jun1)

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, and as further amended by 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 are as designated by Order of the Superior Court of said county, within the legal hours of sale on June 7, 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 I 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 ALL 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 Blue Ridge Mountain, 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 and Marilyn G. Palermo or tenant(s).
CeLank is the entity or individual designated by the party (or parties) to negotiate, amend and modify all terms of the mortgage. CeLank 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.

The sale will be held 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 is provided in writing 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.
1823-363A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1823-363A
(N/May11,18,25,Jun1)

NOTICE OF SALE UNDER POWER
By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Karen Brendle and Kenneth Brendle (collectively "Brendle") to Appalachian Community Bank dated October 3, 2007, and recorded in Deed Book 730, Page 42-46, Union County, Georgia Records, given to secure a note in the original principal amount of Seventy-Seven Thousand Nine Hundred and 00/100 DOLLARS (\$77,900.00), said Security Deed having been last modified by that Modification of Security Deed between Grantor and Bank OZK (formerly known as Bank of the Ozarks), as successor by merger to Community & Southern Bank, as successor in interest to FDIC, as Receiver for Appalachian Community Bank, dated November 26, 2018, filed and recorded in Deed Book 1133, page 620, Union County Georgia Records, there will be sold by Bank OZK, as the holder of said Security Deed and the indebtedness secured thereby, at public outcry to the highest bidder for cash before the courthouse door (or at such other place designated by law for the conduct of Sheriff's sales within) UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in June, 2022, all property described in said Security Deed, including, but not limited to, the following described property:
The 10th District, 1st Section, Land Lot 68 of Grandview Subdivision, containing 0.70 acres, more or less, as shown on a plat of survey by North Georgia Surveyors, dated November 10, 1986, and recorded in Union County Records in Plat Book U, page 203. Said plat is incorporated herein by reference hereto for a full and complete description of the above-described property.

Subject to restrictions as recorded in Union County Records in Deed Book 169, page 753 as amended in Deed Book 196, page 432.
Subject to an easement to Blue Ridge Mountains EMC as recorded in Union County Records in Deed Book 150, pages 386-388.
Subject to right-of-way easement to Union County, Georgia, as recorded in Union County Records in Deed Book 215, page 613.
Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above-described property.
TOGETHER WITH all buildings, structures and other improvements now or heretofore located thereon and all fixtures affixed or attached, actually or constructively thereto, including with limitation the following:
1988 FLEETWOOD MOBILE HOME VIN NO. GA-FLEH25A001657 HUD CERTIFICATION LABEL GE0078159 LOCATED AT 463 ROBERTS ROAD, BLAIRSVILLE, GA 30512.
As the same is described in the UCC Fixture Filing in Deed Book 154-355, Union County Records, as continued by UCC Financing Statement Amendment in Deed Book 1142, page 53, Union County Records, and amended by UCC Financing Statement Amendment in Deed Book 1142, page 54, Union County Records.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice of intent to collect attorney's fees having been given), and all expenses of this sale, as provided in the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; all matters of record superior to the lien of the within described Security Deed; any outstanding taxes, including, but not limited to, unpaid water or sewage constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Karen Brendle and Kenneth Brendle or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. 9-13-172.1 which permits rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances. The contact information for the individual or entity that has full authority to negotiate, amend or modify all terms of the instruments referenced herein is: Bank OZK, 1700 Market Place Boulevard, Cumming, Georgia 30041 (706) 344-3117. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument."
BANK OZK, successor in interest by merger to Community & Southern Bank, as successor in interest to the FDIC as Receiver for Appalachian Community Bank, as Attorney-in-Fact for Karen Brendle and Kenneth Brendle
Robert A. Weber, Jr., Esq.
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste. 310
Gainesville, Georgia 30606
706 535-1445
(N/May11,18,25,Jun1)

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by DOYLE L. SPENCER, JR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR FREEDOM MORTGAGE CENTER, LLC DBA VETERAN UNITED HOME LOANS in the original principal amount of \$232,425.00 dated May 28, 2015 and recorded in Deed Book 1007, Page 441, Union County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said county, or at such other place as lawfully designated, within the legal hour of sale, on June 07, 2022, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 58 & 59 OF UNION COUNTY, GEORGIA, BEING LOT THIRTEEN (13) OF WILD TURKEY MOUNTAIN, CONTAINING 4.033 ACRES, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RLS #2653, DATED 31/15/98, LAST REVISED 1/21/00 AND RECORDED IN PLAT BOOK 44, PAGE 216, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
SAID PROPERTY IS CONVEYED SUBJECT TO EASEMENTS SHOWN ON SAID PLAT.
SAID PROPERTY IS CONVEYED SUBJECT TO PROTECTIVE COVENANTS AS RECORDED IN DEED BOOK 284, PAGES 609-611, UNION COUNTY RECORDS.
SAID PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS ON SURVEY CONTAINING SUBDIVISIONS AS RECORDED IN DEED BOOK 341, PAGES 35-39, UNION COUNTY RECORDS.
SAID PROPERTY IS CONVEYED SUBJECT TO A ROAD RIGHT OF WAY TO UNION COUNTY, GEORGIA AS RECORDED IN DEED BOOK 22, PAGE 116; DEED BOOK 22, PAGE 125 AND DEED BOOK 186, PAGE 42 UNION COUNTY RECORDS.
SAID PROPERTY IS CONVEYED SUBJECT TO AN EASEMENT TO THE BLUE RIDGE MTH EMC AS RECORDED IN DEED BOOK 340, PAGE 2, UNION COUNTY RECORDS.
SAID PROPERTY IS CONVEYED SUBJECT TO A MAINTENANCE AGREEMENT AS RECORDED IN DEED BOOK 356, PAGES 634-638 & RECORDED IN DEED BOOK 361, PAGES 225-229, UNION COUNTY RECORDS.
SAID PROPERTY IS CONVEYED SUBJECT TO A WATER AGREEMENT IN DEED BOOK 379, PAGES 434-435, UNION COUNTY RECORDS.
SAID PROPERTY IS CONVEYED SUBJECT TO AN EASEMENT RESERVATION OF INGESTS AND EGRESS AS RECORDED IN DEED BOOK 277, PAGE 693, UNION COUNTY RECORDS.
Said property being known as: 141 WILD TURKEY RD. YOUNG HARRIS, GA 30582

TO the best of the undersigned's knowledge, the party or parties in possession of said property is/are DOYLE L. SPENCER, JR. or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, 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 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 Dawn E. Doucette-Schultz, a/k/a Dawn E. Doucette-Schultz, a/k/a Dawn E. Doucette-Schultz, a/k/a Dawn E. Schultz, a/k/a Dawn E. Schultz, a/k/a Dawn E. Schultz, Troy R. Schultz, successor in interest or tenant(s).
Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Dawn E. Doucette-Schultz and Troy R. Schultz, wife and husband
File no. 16-062108
LOGS LEGAL GROUP LP*
Attorneys and Counselors at Law
211 Penner Center Parkway, N.E., Suite 300
Atlanta, GA 30346
(770) 220-2535/GR
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
(N/May25,Jun1,8,15,22,29)

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under