

North Georgia News

Legal Notices for June 1, 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 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
All creditors of 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 HUTTON, 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 Hutton, 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 my 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
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 my 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)

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
5660 Collins Avenue #15E
Miami Beach, FL 33140
(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 174 16th DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 3/4 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS 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. § 23-3-60 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 acres, more or less described as follows: BEGINNING 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, 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 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, 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: LINDSEY MULL
A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 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 Raper-Owenby 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)

TRADE NAME REGISTRATION
GEORGIA, UNION COUNTY
TO WHOM IT MAY CONCERN:
Please be advised that, Beland Enterprises Inc. whose address is PO Box 1343, Blairsville, GA 30514, and, whose address is, is/are the owner(s) of the certain business now being carried on at PO Box 1343, Blairsville, GA 30514 in the following trade name, to-wit: Quartz Homes and that the nature of said business is Construction.
This statement is made in conformity with O.C.G.A. § 10-1-490 et seq, requiring the filing of such statement with the Clerk of Superior Court of this county.
This 25 day of May, 2022
(N/Jun1,8)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF MARTHA POSS WILLIAMS DECEASED
ESTATE NO. 22-75
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.
TO: Jamie Williams
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before June 27, 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.
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/Jun1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS
IN RE: Estate of Lelia Gibson Waldroup
All creditors of the estate of Lelia Gibson Waldroup, deceased, late of Union County, Georgia, are hereby notified to render 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 27th day of May, 2022
By: James Ray Waldroup
PO Box 5
Young Harris, GA 30582
(N/Jun1,8,15,22)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF PATRICIA G. GOBLE, DECEASED
ESTATE NO. 21-26
NOTICE
For discharge from office and all liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF NECOL PARSONS FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF PATRICIA G. GOBLE, DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before June 13, 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/Jun1)

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, 3060 Highway 515 West, Blairsville, Georgia, 30514, an 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 ELLEN COWGILL, 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.
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 600 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 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 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. To the best of the undersigned's knowledge, a hearing 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 Rockwood Mobile Home VIN NO. GAFLH25A0001657 HUD CERTIFICATION LABEL GE0478158 AND GAFLH25B0001657 HUD CERTIFICATION LABEL GE0078159 LOCATED AT 463 ROBERTS ROAD, BLAIRSVILLE, GA 30512.
As the same is described in that UCC Fixture Filing in Deed Book 983, pages 354-355, 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 and other payments provided for under the terms of 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, ad valorem taxes, which 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) to 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, and 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 30501
770 535-1445
(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 "Grantor") 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 of (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 Union County, Georgia, and being Lot 28 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 168, page 753 as amended in Deed Book 198, 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 hereafter located thereon and all fixtures affixed or attached, actually or constructively thereto, including with limitation the following:
1988 FLEETWOOD MOBILE HOME VIN NO. GAFLH25A0001657 HUD CERTIFICATION LABEL GE0478158 AND GAFLH25B0001657 HUD CERTIFICATION LABEL GE0078159 LOCATED AT 463 ROBERTS ROAD, BLAIRSVILLE, GA 30512.
As the same is described in that UCC Fixture Filing in Deed Book 983, pages 354-355, 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 and other payments provided for under the terms of 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, ad valorem taxes, which 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) to 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, and 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 30501
770 535-1445
(N/May11,18,25,Jun1)

NOTICE OF SALE UNDER POWER
By virtue of a Power of Sale contained in that certain 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 600 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 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 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. To the best of the undersigned's knowledge, a hearing 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 Rockwood Mobile Home VIN NO. GAFLH25A0001657 HUD CERTIFICATION LABEL GE0478158 AND GAFLH25B0001657 HUD CERTIFICATION LABEL GE0078159 LOCATED AT 463 ROBERTS ROAD, BLAIRSVILLE, GA 30512.
As the same is described in that UCC Fixture Filing in Deed Book 983, pages 354-355, 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 and other payments provided for under the terms of 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, ad valorem taxes, which 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) to 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, and 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 30501
770 535-1445
(N/May11,18,25,Jun1)

NOTICE OF SALE UNDER POWER
By virtue of a Power of Sale contained in that certain 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 600 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 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 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. To the best of the undersigned's knowledge, a hearing 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 Rockwood Mobile Home VIN NO. GAFLH25A0001657 HUD CERTIFICATION LABEL GE0478158 AND GAFLH25B0001657 HUD CERTIFICATION LABEL GE0078159 LOCATED AT 463 ROBERTS ROAD, BLAIRSVILLE, GA 30512.
As the same is described in that UCC Fixture Filing in Deed Book 983, pages 354-355, 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 and other payments provided for under the terms of 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, ad valorem taxes, which 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) to 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, and 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."
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