

# North Georgia News

## Legal Notices for June 8, 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(Jun8,15,22,29)

**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 20th 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. 22-77  
**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, 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  
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)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
IN 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: 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. § 23-3-60 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 1.0 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: 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 1.0 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 25th day of May, 2022  
N(Jun1,8)

**NOTICE OF APPLICATION FOR MERGER OF BANK HOLDING COMPANIES**  
United Community Banks, Inc., Blairsville, Union County, Georgia intends to apply to the Federal Reserve Board for permission to merge with another bank holding company, Progress Financial Corporation, Huntsville, Madison County, Alabama. We intend to acquire control of Progress Bank and Trust, Huntsville, Madison County, Alabama. The Federal Reserve considers a number of factors in deciding whether to approve the application including the record of performance of banks we own in helping to meet local credit needs. You are invited to submit comments in writing on this application to the Federal Reserve Bank of Atlanta, 1000 Peachtree Street N.E., Atlanta, Georgia 30309-4470. The comment period will not be more than 30 days from the date of this publication and may be somewhat longer. The Board's procedures for processing applications may be found at 12 C.F.R. Part 262. Procedures for processing protested applications may be found at 12 C.F.R. 262.25. To obtain a copy of the Federal Reserve Board's procedures, or if you need more information about how to submit your comments on the application, contact Eriq O. Terry, Assistant Vice President, at (404) 498-7106. The Federal Reserve will consider your comments and any request for a public meeting or formal hearing on the application if they are received in writing on or before the last day of the comment period.  
N(Jun8)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Richard W. Davis  
All creditors of the estate of Richard W. Davis, 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 3rd day of June, 2022.  
BY: Wendy Carlin  
83 Pat Colwell Rd.  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Jun8,15,22,29)

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
IN RE: ESTATE OF ROSEMARY TURNER DECEASED  
**NOTICE TO CREDITORS**  
All creditors of the Estate of Rosemary Turner, deceased, late of Union County, 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 2nd day of June, 2022.  
David E. Barrett  
Rosemary Turner, Deceased  
David E. Barrett, LLC  
Attorney at Law  
108 Blue Ridge Highway, Suite 6  
Blairsville, GA 30512  
706-745-0250  
N(Jun8,15,22,29)

**GEORGIA, UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
All creditors of the Estate of Edwin Bryan Trout, deceased 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 undersigned.  
Karin S. Galtner, as Executor of the Estate of Edwin Bryan Trout, deceased  
Estate No. 22-62  
c/o Anna A. Orkins  
Stewart, Melvin & Frost, LLP  
P.O. Box 3280  
Gainesville, GA 30503  
N(Jun8,15,22,29)

**IN THE PROBATE COURT OF TOWNS COUNTY**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF SHIRLEY PAULINE KARLSSON, DECEASED  
ESTATE NO. 2022-P-047  
**NOTICE**  
IN RE: The Petition to Probate Will in Common Form in the above-referenced estate having been duly filed,  
[For use if an heir is required to be served by publication]  
TO: Austin McClure and Jocelyn McClure  
[List here all heirs having unknown addresses to be served by publication]  
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 July 5, 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.  
David Rogers  
Judge of the Probate Court  
By: Michelle Smith  
Clerk of the Probate Court  
48 River St. Suite C  
Hiwassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
N(Jun8,15,22,29)

**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.  
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(Jun1,8,15,22)

**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 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)

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Dawn E. Doucette-Schultz and Troy R. Schultz, wife and husband to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Freedom Mortgage Corporation dated November 23, 2009, and recorded in Deed Book 820, Page 94-103, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 5, 2022, 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:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT #216 OF LAKE NOTLEY SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J, PAGE 110, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 150, 151, 174 & 175; THENCE S 3 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COLWELL ROAD; THENCE S 3 DEGREES 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 08 MINUTES W 220.0 FEET TO AN IRON PIN; THENCE N 18 DEGREES 50 MINUTES E. 245.6 FEET TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 115.7 FEET TO THE TRUE POINT OF BEGINNING. Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, a/k/a 3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.  
Said property is known as 186 Lakeside Drive a/k/a 3097 Robin Road, Blairsville, 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 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, 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. Schultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Schultz a/k/a Dawn E. Doucette-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 LLP\*  
Attorneys and Counselors at Law  
211 Perimeter 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(Jun8,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Charles Raymond Amara III  
All creditors of the estate of Charles Raymond Amara III, 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 3rd day of June, 2022.  
BY: Julie Anne Amara  
48 Collins Nursery Ln.  
Blairsville, GA 30512  
ATTORNEY: Kenya L. Patton, P.C.  
44 Blue Ridge St., Suite B  
Blairsville, GA 30512  
N(Jun8,15,22,29)

**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**  
**\*\*AMENDED\*\* 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. 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(Jun8,15,22,29)

**IN THE PROBATE COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF WILLIAM KEITH DYER DECEASED  
ESTATE NO. 22-77  
**NOTICE**  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.  
TO: Davina Kay Fairchild Dyer  
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 July 5, 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(Jun8,15,22,29)

**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 July, 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 169, 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:  
1968 FLEETWOOD MOBILE CERTIFICATION LABEL  
HOME VIN NO. GAFLH25A0001657 HUD GE0478158 AND GAFLH25B0001657 HUD GE0078159 LOCATED AT 463 ROBERTS ROAD, 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 (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. 9-13-1721 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  
Run Dates: June 8, 2022; June 15, 2022; June 22, 2022; and June 29, 2022.  
N(Jun8,15,22,29)

**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 July, 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 169, 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:  
1968 FLEETWOOD MOBILE CERTIFICATION LABEL  
HOME VIN NO. GAFLH25A0001657 HUD GE0478158 AND GAFLH25B0001657 HUD GE0078159 LOCATED AT 463 ROBERTS ROAD, 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 (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. 9-13-1721 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  
Run Dates: June 8, 2022; June 15, 2022; June 22, 2022; and June 29, 2022.  
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The Weber Firm, LLC  
303 Jesse Jewell Parkway, Ste. 310  
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