North Georgia News

Legal Notices for August 30, 2017

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald C. Wintermute, Sr.,
All debtors and creditors of the estate of Donald C. Wintermute, Sr., deceased, late of Union ald C. Wintermute, Sr., 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 es-tate are required to make immediate payment

tate are required to make immedia to the Personal Representative(s). This 9th day of August, 2017. By: Douglas G. Wintermute 99 Bramble Ln. Cleveland, GA 30528

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Julius Kermit Chambers,
All debtors and creditors of the estate of Julius Kermit Chambers, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 11th day of August, 2017.
By: Angela Kay Chambers Dills
223 Hicks Gap Rd.
Blairsville, GA 30512
NAMORIG 23.036.59019

IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
ROGER ALLEN DYER, DECEASED ESTATE NO. 17-95

ESTATE NO. 17-95
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Pamela R. Pitts has petitioned (for Letters of
Administration) to be appointed Administrator
of the estate of Roger Allen Dyer, deceased, of
said County. (The petitioner has also applied
for waiver of bond and/or grant of certain
powers contained in O.C.G.A. §53-12-261.) All
interested parties are hereby notified to show
cause why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or
before September 11, 2017. All pleadings/objections must be signed before a notary public
or before a probate court clerk, and filing fees
must be tendered with your pleadings/objecor before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be greated without a hearing

a later date. If no objections are filed, it tion 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 COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF

RICKEY M. MCILVOY, DECEASED ESTATE NO. 17-91 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

NOTICE
Kayla Renee Majors has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Rickey M. Mcllvoy,
deceased, of said County. (The petitioner has
also applied for waiver of bond and/or grant
of certain powers contained in O.C.G.A. §5312-261.) All interested parties are hereby notified to show cause why said petition should
not be granted. All objections to the petition
must be in writing, setting forth the grounds
of any such objections, and must be filed with
the court on or before September 11, 2017. All
pleadings/objections must be signed before a the court on or before September 11, 2017. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

miled, the petition may bearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
NANCY SUE TINSLEY, DECEASED ESTATE NO. 17-83

ESTATE NO. 17-83
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Emmett J. Arnold, Esq. has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Nancy Sue Tinsley,
Ideacond of soil County (The petitioner has deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby noti-12-201.) All milestee paties are freely not-fied 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 September 11, 2017. All pleadings/objections must be signed before a notary public or before a probate court clerk preadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be if any objections are filed, a nearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

PROBATE JUDGE

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

APPLICATION TO REGISTER A BUSINESS TO BE APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

The undersigned hereby certifies that it is conducting a business in the City of Blairs-ville, County of Union, State of Georgia, under the name of: Paradise Hills Winery Resort and spa, and that the nature of the business is Ac-commodations with a farm winery and resort Spa and that said business is composed of the following Corporation: PCRS Management Incorporated, 366 Paradise Road, Blairsville, GA 30512.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA SHERI DENISE SMITH, PLAINTIFF

VS Jason Shane Smith. Defendant

JASON SHANE SMITH, DEFENDANT CIVIL ACTION NO:17-CV-264-SG NOTICE OF PUBLICATION By order for service of publication date the 4 day of August, 2017, you are hereby notified that on the 10th day of August, 2017 SHERI DENISE SMITH, filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court, and serve upon the Plaintiff an answer in writing within sixty (60) days of the date of the order for publication. uate or the order for publication.
WITNESS, the Honorable N. Stanley Gunter,
Judge of the Superior Court.
This the 10 day of August, 2017.
Judy L. Odom, Clerk
Union County Superior Court

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00
Pursuant to 0.C.G.A 9-16-11(a)
TAKE NOTICE that on June the 20th, 2017, law enforcement officers of the Union County Sheriff's Office seized the following property:
1) a certain white in color 2002 Ford Explorer, a motor vehicle, bearing VIN Number 1FMZUT4-W22UB04161, and bearing Georgia License and Registration Tag Number RAR9551 (hereinafter Property 1); and \$15,760.62 (Fifteen Thousand, Seven Hundred, and Sixty Dollars in United States Currency (hereinafter Property 2) and a mixture of greater than 200 (Two Hundred) grams of Methamphetamine, a listed Schedule II Controlled Substance, at 433 Brackett Creek Lane, Blairsville, Union County, Georgia, during Lane. Blairsville, Union County, Georgia, during the course of a law enforcement investigation and the execution of a related Search Warrant

and the execution of a related Search Warrant for Said Premises. The seized property was directly or indirectly used or intended for use to facilitate the distribution of trafficking in Methamphetamine, a listed Schedule II Controlled Substances, in Union County, Georgia, in violation of O.C.G.A. §16-13-30(b) and is therefore subject to the forfeiture provisions of O.C.G.A. §16-3-49(b). And further, that said property is/are the proceeds derived or realized therefrom and/or was found in close proximity to Methamphetamine.

ceeds derived or realized therefrom and/or was found in close proximity to Methamphetamine, and therefore is further subject to forfeiture pursuant to the provisions of the same. FURTHER TAKE NOTICE
The purported owner[s] or claimant[s] of said property is said to be:
Christie Ann Blair
(a/k/a Christie Ann Goode)
473 Brackett Creek Lane
Blairsville, GA 30512
Matthew Ryan Vaughn
433 Brackett Creek Lane
Blairsville, GA 30512

Matthew Ryan Vaughn
433 Brackett Creek Lane
Blairsville, GA 30512
AND FURTHER TAKE NOTICE that the owner or
interest holder, or any other individual holding a claim to said property, may file a claim
to the seized property within thirty (30) days
after service by sending the claim to the District Attorney for the Enotah Judicial Circuit,
65 Courthouse Street, Box 6, Blairsville, GA
30512 by certified mail or statutory overnight
delivery, return receipt requested. The claim
must be signed by the owner or interest holder
and provide the following: 1) The name of the
claimant; 2) The address at which the claimant resides; 3) A description of the claimant's
interest in the property; 4) A description of
the circumstances of the claimant's obtaining
an interest in the property and, to the best of
the claimant's knowledge, the date the claimant obtained the interest and the name of the
person or entity that transferred the interest to
the claimant; 5) The nature of the relationship
between the claimant and the person who possessed the property at the time of the seizure;
6) A copy of any documentation in the claimant's possession supporting his or her claim;
and 7) Any additional facts supporting his or
her claim.
This 17th day of August, 2017

ner claim. This 17th day of August, 2017 Jeff Langley District Attorney DISTRICT AUTORIEY
Enotah Judicial Circuit
BY: Buck Levins
Assistant District Attorney
48 River Street, Suite A
Hiawassee, GA 30546
(706) 896-6489
ESTANG ACCEMEN. SEIZÍNG AGENCY: Office of the Sheriff of Union County 378 Beasley Street Blairsville, GA 301512 (03/29; 04/05; 04/12)

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Patricia Edstrom,
All debtors and creditors of the estate of Patricia Edstrom, 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 according to tate are required to make immediate payment tate are required to make infinedit to the Personal Representative(s). This 3rd day of July, 2017. By: Daniel Lee Edstrom 5651 Kalogridis Rd. Haines City, FL 33844

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Martha Cook Cone,
All debtors and creditors of the estate of All denotors and creditors or the estate of Minon 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 according to tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 14th day of August, 2017. By: Todd Penland Cone PO Box 397 Blairsville, GA 30514

IN THE PROBATE COURT OF UNION COUNTY IN RE: RICHARD H. CROWELL, DECEASED

N(Aug30,Sept6,13,20)B

ESTATE NO. 17-97 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The Petition of Linda L. Crowell for a year's support from the estate of Richard H. Crowell 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 September 25, 2017 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 filling 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 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

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of the Power of Sale contained in that certain Security Deed given from Earl R. Roberts to Generation Mortgage Company, dated 12/10/2008, recorded 12/18/2008 in Deed Book 783, Page 185, Union County, Georgia records, and as last assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by virtue of assignment recorded in Deed Book 966, Page 694, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in September 2017 by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as Attorney in Fact for Earl R. on the first Tuesday in September 2017 by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as Attorney in Fact for Earl R. Roberts, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 23 AND 50 OF UNION COUNTY, GEORGIA, CONTAINING +/-8.1 ACRES, MORE OR LESS, BEING LOTS 28 AND 29 OF THE ROCKY TOP ESTATES, BEING MORE COMPLETELY DESCRIBED IN A PLAT AND SURVEY BY G. DWIGHT PLESS, R.S., DATED NOVEMBER 1, 1973 AND RECORDED IN PLAT BOOK D, PAGE 247, SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. PARCEL ID NUMBERS: 066-128 and 066-129 SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property being known as 3008 SMYRNA RD, YOUNG HARRIS, GEORGIA 30582 according to the present numbering system in Union County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all 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; any of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior way and any other matters of record Superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Earl Roberts or tenant(s). 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. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019 TEL 1-855-683-3095. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR way and any other matters of record superior

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

NOTICE OF SALE UNDER POWER OF SALE

GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the power of sale contained in that certain deed to secure debt given by Johnny Peter Gray to Appalachian Community Bank dated June 2, 2008, and recorded in Deed Book 763, Page 296, as corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685, as modified by Modification Agreement recorded in Deed Book 976, Page 582, and as assigned by Assignment to Apex Bank recorded in Deed Book 1031, Page 499, in the Office of the Clerk of the Superior Court of Union Country, Georgia conveying the 499, in the Office of the Clerk of the Superior Court of Union County, Georgia conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$85,000.00), with interest thereon as set forth therein, there will be sold at public outcry, to the highest and best bidder for cash, before the courthouse door in Union County, Georgia, with the legal hours of sale on the first Tuesday in September, 2017, to wit September 5, 2017, the following described property:

ber, 2017, to wit September 5, 2017, the following described property:
All that tract or parcel of land lying and being
in Original Land Lot No. 212 in the 9th District
and 1st Section of Union County, Georgia, and
being designated as Lot No. 15, containing
.392 acres as shown on that plat of survey by
Land Tech Services, Inc., James L. Alexander,
G.R.L.S. No. 2653, dated October 15, 2002, and G.R.L.S. No. 2653, dated October 15, 2002, and being recorded in Plat Book 51, Page 178, (erroneously referred to as Plat Book Hanger B-200, Page 178 in prior deeds and corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685) in the Office of the Clerk of the Superior Court of Union County, Georgia. Pursuant to O.C.G.A. § 44-2-28, reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed.

Subject to and together with the right of ingress and egress, all covenant, easements.

gress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local or-dinances, and subdivision regulations as set forth in said plat of survey or as appearing of

Subject to that certain Boundary Line Agree-

record.
Subject to that certain Boundary Line Agreement dated the 19th day of May, 2003, and recorded in Deed Book 472, Page 82, in the Office of the above said Clerk.
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 sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, lien, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best of the knowledge and belief of

Deed first set out above.

To the best of the knowledge and belief of

To the best of the knowledge and belief of the undersigned, the party in possession of the property is Johnny Pete Gray or tenant or tenants and said property is more commonly known as 457 Paradise Lane, a/k/a 5353 Paradise Lane, Blairesville, GA 30512.

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 holder of the security deed.

This 25th day of July, 2017.

Apex Bank as Attorney in Fact for Johnny Pete Gray

By: C. Chad Young
By: C. Chad Young
Patty & Young Attorneys at Law, LLC
Attorneys for Apex Bank
P.O. Box 727
Ringgold, GA 30736

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Charles B. Humphrey to Mortgage Electronic Registration
Systems, Inc. as nominee for Citibank, N.A.,
and its successors and assigns dated July 2,
2015, and recorded in Deed Book 1011, Page
183, Union County Records, said Security Deed
having hear last sold assigned transferred. 183, Únion 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 \$174,500.00, 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, September 5, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: Deed. to-wit:

All that tract or parcel of land lying and be-ing in Land Lot 132, 9th District, 1st Section, Union County, Georgia, containing 0.751 acre and being shown as Lot Thirteen (13) of lyy Log Creek Estates on a plat of survey by Rochester & Associates, Inc., RS #2653, dated July 19, 1996 and recorded in Plat Book 36, page 147. Union County Records. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. The road easement and water meter as shown on the above referenced plat. The restrictions recorded in Deed Book 252, pages 585-589, amended in Deed Book 294, page 30,

Union County Records.
The power line easement to Blue Ridge Mountain EMC recorded in Deed Book 252, pages 252-253, Union County Records. The flood hazard area as shown on the above

referenced plat.

Grantors also grant to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property, Tax ID: 068 111 C13

Tax ID: 068 111 C13
Said property is known as 190 Grand View Ridge, Young Harris, GA 30582, 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. Jiens. enof the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all ex-

penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to con-

firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Charles B. Humphrey, successor in interest

or tenant(s).
Nationstar Mortgage LLC as Attorney-in-Fact for Charles B. Humphrey File no. 17-065640

SHAPIRO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 770-220-2535/SJ

770-220-2535/SJ shapiroandhasty.com *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 08/09, 08/16, 08/23, 08/30, 2017

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Eva-Marie King and Thomas P. King and John L. King (the "Grantor") to and in favor of Melvin A. White and Susanna A. White (the "Lender") dated March 12, 2012 and recorded on March 12, 2012 in Union County, Georgia records in Deed Book 896, Pages 225-226, (the "Deed to Secure Debt"); in the original principal amount of \$99,500.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2017, the following described property:

Safe of the first inested in September, 2017, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 35 and 38 of Union County, Georgia and being Lot 18 of lyy mill estates subdivision, contain-Lot 1b or try min estates subortiston, containing 1.060 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated may 10, 1999, last revised september 13, 2000, and recorded in Union County, Georgia records in Plat Book 49, Page 81. Said plat is incorporated herein by reference hereto for a full and complete description of the above described property.

Interportated nerein by retreated nereto for a full and complete description of the above described property.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: MELVIN A. WHITE AND SUSANNA A. WHITE 1048 Gibbs Rd., Blairsville, GA 30512. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 202 Havenwood Rd, Blairsville, GA 30512 is/are: Eva-Marie King and Thomas P. King and John L. King or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to final etc. The sale will be conducted subject to (1) 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 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Melvin A. White and Susanna A. White as Attorney in Fact for Eva-Marie King and Thomas P. King and John L. King. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOEMANNS, P.C.. 44B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142

NAUGUSTION OF SALE LINDER POWER

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated June 3, 2004 and recorded on June 11, 2004 in Union County, Georgia records in Deed Book 529, Page 607, (the "Deed to Secure Debt"); in the original principal amount of \$44,280.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2017, the following described property:

in September, 2017, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 34 of Union County, Georgia and being Lot 41 containing 0.856 acres, more or less AND Lot 43 containing 1.120 acres, more or less, OF Chapel Hill Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated January 17, 1995 and recorded in Union County, Georgia records in Plat Book 36, Page 210. Said plat is incorporated herein by reference

ty, Georgia records in Plat Book 36, Page 210. Said plat is incorporated herein by reference hereto for a full and complete description of the above described property. The debt secured by said Dead to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (no Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CHARLES J. WALTER, JR. AND BARBARA A. WALTER 192 WALTER, JR. AND BARBARA A. WALTER 192 Palm Meadows Drive, Eustis, Fl. 32726. Please understand that the secured creditor is not re-quired to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowl-edge and belief of the undersigned, the party/ parties in possession of the subject property known as: Lot 43 of Chapel Hill Subdivision, Blairs-ville, GA 30512 is/are: R. A. Klopp Construction, Inc. or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not taxes (including taxes which are a lien, but not taxes (including taxes which are a fielt, but his yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to final confirmation and audit of the status of the loan command and adult of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the lean as provided in the preceding page. of the loan as provided in the preceding para-graph. Charles J. Walter, Jr. and Barbara A. Walter as attorney in Fact for R. A. Klopp Construction. This Law Firm is Acting as A Debt Collector attempting to Collect A Debt. Any Information obtained with the USED FOR THAT PURPOSE. WOODSIDE & BOE-MANNS, P.C.. 44B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142 N(Aug9,16,23,30)

NOTICE OF SALE UNDER POWER.

UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Mitchell A. Gunter and Donna J Gunter to Mortgage Electronic and Donna J Gunter to Mortgage Electronic Registration Systems, Inc., as nominee for AMERICAN MORTGAGE NETWORK, INC. dated 2/10/2006 and recorded in Deed Book 630 Page 138 Union County, Georgia records; as last transferred to or acquired by MTGLQ Investors, L.P., conveying the after-described property to secure a Note in the original principal amount of \$189,600.00, 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 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 September 05, 2017 (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:

property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 74 of Union County, Georgia, and being Lot 28 of Blue Ridge Acres Subdivision, containing of Blue Ridge Acres Subdivision, containing 2.13 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated March 20, 2005 and recorded in Union County Records in Plat Book 56, Page 18. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. 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

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 6925 Log Cabin Rd, , 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): Mitchell A. Gunter or tenant or tenants. Selene Finance, LP is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

negotiate, ameno and industry an terms of the mortgage.
Selene Finance, LP
9990 Richmond Avenue, Suite 400 South
Houston, TX 77042
1-877-735-3637
Note, however, that such entity or individual

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments. liens, encumbrances, zonany assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

Ine 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 Securia the Deed Under Power and other force. judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. MTGLQ Investors, L.P. as agent and Attorney in Fact for Mitchell A. Gunter and Donna J Gunter Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1078-023A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1078-023A

FOR THAT PURPOSE, 1078-023A

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from ARTHUR O.
JORDAN to UNITED COMMUNITY BANK, dated
July 27, 2011, recorded September 8, 2011, in Deed Book 878, Page 215, Union County,
Georgia records, as last modified by Modification of Security Deed dated May 28, 2014
recorded in Deed Book 980, Page 656, Union
County, Georgia records; as last transferred to
GREENWICH INVESTORS XLVIII REO, LLC by Assignment to be recorded in the Union County, signment to be recorded in the Union County, Georgia records, said Security Deed being given to secure a certain indebtedness from APPALACHIAN DENTAL LAB, INC. dated May 28, 2014, with interest thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest hidder for each before the Courthwest door. bidder for cash before the Courthouse door at

onion County, Georgia, Within the legal nours of sale on the first Tuesday in September, 2017, the following described property: All that tract or parcel of land lying and being in Land Lot 96 of the 9th District, 1st Section of In Land Lot 96 or the 9th District, 1st Section of Union County, Georgia as shown on that Plat of Survey prepared for Forrest L. King, containing 13.68 acres and being more particularly described in Plat Book '5', Folio 158, recorded and flied March 24, 1987, in the Clerk's Office, Superior Court of Union County, Georgia

records.
LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 96 of the 9th District, 1st Section of Union County, Georgia as shown on that Plat of Survey prepared by Blairsville Surveying Company dated 3/29/95, containing 1.14 acres and being more particularly described as follows: BEGINNING at the centerline intersection of Smyrna Church Road and Fort Gum Log Road and proceeding northeasterly along the Centerline of Fort Gum Log Road and the True Point of Beginning; thence proceeding North 10 degrees 54 minutes 45 seconds West (and bisecting a well), 211.95 feet to a marked 12" Oak Tree; thence North 45 degrees 44 minutes 14 seconds East, 205.58 feet to a marked 15" bent tree; thence North 62 degrees 40 minutes LESS AND EXCEPT: All that tract or parcel of 14 seconds East, 205.08 teet to a marked 15" bent tree; thence North 62 degrees 40 minutes 56 seconds East, 99.05 feet to a point on the Ridge; thence following the Ridge South 31 de-grees 39 minutes 36 seconds East, 46.79 feet to a point; thence leaving the ridge South 45 degrees 11 minutes 24 seconds West, 223.60 degrees 11 minutes 24 sections west, 22.5.00 feet to an iron pin; thence South 41 degrees 50 minutes 36 seconds East, 218.45 feet to a point in Fort Gum Log Road; thence along Fort Gum Log Road, South 66 degrees 53 minutes 24 seconds West, 35.11 feet; South 80 degrees 51 minutes 24 seconds West, 76.11 degrees 31 minutes 24 sections west, 76.11 feet; South 83 degrees 39 minutes 24 seconds West, 99.94 feet to THE TRUE POINT OF BEGINNING. Said excluded tract being a part of that tract of land shown in the Plat Book S, Page 158 in the Union County Records and being North and West of that tract of land shown in North and West of that tract of land shown in the Plat Book G, page 20 in the Union County Records. THE ABOVE-DESCRIBED PROPERTY IS CONVEYED TOGETHER WITH ALL RIGHTS, EASEMENTS AND APPURTENANCES BELONGING TO, CONVEYED TO OR RESERVED BY THE GRANTOR, INCLUDING, BUT NOT BY WAY OF LIMITATION, THE RIGHTS OF INGRESS AND EGRESS OVER THOSE CERTAIN 8' GRAVEL ROADS TRAVERSING THE TWO ADJACENT PARCELS TO THE SOUTH FORMERLY OWNED BY GRANTOR, A. H. EVANS AND GARY M. RUDDELL, THE RIGHT TO ACCESS AND CONNECT TO EXISTING UTILITIES AND UTILITY EASEMENTS, AND THE RIGHT TO ACCESS AND CONNECT TO EXISTING UTILITIES AND UTILITY EASEMENTS, AND THE RIGHT TO USE OF THE EXISTING WELL BISECTED BY THE PROPERTY LINE OF THE ABOVE-DESCRIBED EXCLUDED PARCEL, ALL OF WHICH SHALL BE DEEMED APPURTENANT TO THE ABOVE-DESCRIBED CONVEYANCE AND SHALL RUN WITH THE LAND IN PERPETUITY.

Grantor grants to United Community Bank its heirs and assigns access for ingress and egress to the above described tract across grantor's adjoining property to Fort Gumlog Road, thence to a public road.

The debt secured by said Security Deed has

grantor's adjoining property to Fort Gumlog Road, thence to a public road.

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 will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is ARTHUR 0. JORDAN or a tenant or tenants. GREENWICH INVESTORS XLVIII REO, LLC, as attorney in Fact for ARTHUR 0. JORDAN L. Lou Allen

as attorney in Fact for ARTHUR O. JORDAN L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

File No. GR306-0GR12

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from ARTHUR O.
JORDAN to UNITED COMMUNITY BANK, dated
January 28, 2006, recorded February 13, 2006, in Deed Book 630, Page 77, Union County,
Georgia records, as last modified by Modification of Security Deed dated May 28, 2014
recorded in Deed Book 983, Page 129, Union
County, Georgia records; as last transferred to
GREENWICH INVESTORS XLVIII REO, LLC by Assignment to be recorded in the Union County,
Georgia records, said Security Deed being
given to secure a certain indebtedness from
APPALACHIAN DENTAL LAB, INC. dated May
28, 2014, with interest thereon on the unpaid 28, 2014, with interest thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2017,

of sale on the first Tuesday in September, 2017, the following described property:
All that tract or parcel of land lying and being in Land Lot 96, 9th District, 1st Section, Union County, Georgia, containing a total of 13.14 acres and being Tract Three (3) (6.864), Tract Four (4) (2.218 acres) and Tract Seven (7) (4.067 acres), more or less, as shown on a plat of survey by Land Tech Services, Inc., RS #2653, dated 6/17/03 and recorded in Plat Book 54, Page 47, Union County records, which is incorporated herein by reference and made a part hereof.

a part hereof. The property is subject to the road easement as shown on said plat. LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 96, 9th District, 1st Section, Union County, Georgia, consisting of 0.693 acre and being shown as Tract Nine (9) on a plat of survey by LandTech Services, Inc., dated 5/1/04 and recorded in Plat Book 56, Page 283, Union County records, which is incorporated herein by reference and made a part hereof. made a part hereof. The debt secured by said Security Deed has

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 will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is ARTHUR 0. JORDAN or a tenant or tenants. GREENWICH INVESTORS XLVIII REO, LLC, as attorney in Fact for ARTHUR 0. JORDAN L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. GR306-0GR12 NAM4931623308