North Georgia News

Legal Notices for January 24, 2018

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Steven F. Brena,
All debtors and creditors of the estate of Ste-

yen F. Brena, 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 flake immediate payment to the Personal Representative(s). This 5th day of January, 2018. By: Bank of America c/o Christopher Meninno, Vice President Mail Code F19-870-07-01 One Town Center Rd., Suite 701

Boca Raton, FL 33486

IN THE PROBATE COURT OF UNION COUNTY State of Georgia

BARBARA R. SESSIONS, DECEASED DAILDARIA II. 2531010, DECLASED
ESTATE NO. 18-3
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT
TO DAIL STATE OF CAMERIC CONTINUES AND ANALYSIS

The Petition of Gerald Sessions for a year's support from the estate of Barbara R. Sessions 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 February 5, 2018, why said Petition should not be granted.

All objections to the Petition must be in writing activities and the state that the state of the stat

ing, 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 should be tendered with your objections unless that the such as the sentence of the sentence tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition

nater date. In do opecuous are neu 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

Address (706) 439-6006 Telephone Number

N(Jan10,17,24,31)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Cynthia Sue Lynd,
All debtors and creditors of the estate of
Cynthia Sue Lynd, deceased, late of Union Cynthia Sue Lynd, 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 29th day of December, 2017.

By: Benjamin Edward Geiger 3024 Barnhard Dr., Apt 366 Tampa, FL 33613

STATE OF GEORGIA

NATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Cynthia Leonis,
All debtors and creditors of the estate of Cynthia Leonis, deceased, late of Union County,
Georgia, are hereby notified to render their deemands 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 29th day of December, 2017.

By: Amy McCombs 2226 Owltown Rd. Blairsville, GA 30512 N(Jan10,17,24,31)B STATE OF GEORGIA UNION COUNTY

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Patricia C. Hermann,
All debtors and creditors of the estate of Patricia C. Hermann, 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 2nd day of January, 2018.
By: Joseph H. Tillman
3269 North Valdosta Rd.
PO Box 3488
Valdosta, GA 31604
N(Jan10,17,24,31)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald Arthur Gloeckler,
All debtors and creditors of the estate of Donald Arthur Gloeckler, 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 2nd day of January. 2018.

This 2nd day of January, 2018. By: Caroline Jackson Magruder 284 Stonewall Cir. Blairsville, GA 30512

N(Jan10,17,24,31)B

NOTICE OF ARANDONED MOTOR VEHICLE Re: Maroon 2006 Cadillac SRX Vin # 1GY-EE637360144213

EE637360144213
License # and state: DP8VF6 GEORGIA
To Whom It May Concern:
The above automobile was abandoned
11/14/17 at 181 Beaver Ridge Rd, Blairsville,
GA 30512. Attempts to locate the owner have
been unsuccessful. The vehicle is deemed
abandoned under OCGA §40-11-2 and will be
disposed of if not redeemed.

NOTICE

NOTICE

Notice is given that Articles of Incorporation that will incorporate Mt. Hebron Baptist
Church, Inc. have been delivered to the Secretary of State for filing in accordance with the tary or state for ning in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 515 Black Forest Ln, Blairsville, County of Union, Ga. 30512 and its initial registered agent at such address is Deron Schuler. N(Jan17,24)P

GEORGIA. UNION COUNTY

GEORGIA, UNION COUNTY
NOTICE TO CREDITORS AND DEBTORS
All creditors of the estate of Patricia Cannon
Hermann, deceased, late of Union County,
Georgia, are hereby notified to render an account of 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 2nd day of January, 2018.
Joseph H. Tillman, Sr.
Executor of the Estate of
Patricia Cannon Hermann, Deceased
3269 North Valdosta Road
Valdosta, GA 31602
N(Jan17,24,31,Feb7)B

IN THE SUPERIOR COURT OF UNION COUNTY

Courtney Quillen Pedine, Plaintiff,

v. Jared Zachary Pedine, Defendant. CIVIL ACTION

CIVIL ACTION
FILE NO. 2017-CV-352-SG
ORDER FOR SERVICE BY PUBLICATION
Plaintiff having moved the court for an order
directing service to be made upon the Defendant in the above-styled action by publication
of summons, and it appearing from the affidavity attached therate that Defendant cannot be

vit attached thereto that Defendant cannot be found within the state, it is hereby ORDERED that service be made upon the Defendant by publication. On this __ day of December, 2017. The Honorable Judge N. Stanley Gunter

The nontraine Jouge N. Stainley on Lumpkin County Superior Court Enotah Judicial Circuit Prepared by: The Law Office of Alfred Chang, PC 81 Crown Mountain Place, 300E Dahlonega, Georgia 30533 (708)867-3102

(706)867-3103 STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles B. Allen,
All debtors and creditors of the estate of
Charles B. Allen, 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 January, 2018.
By: Charles Lee Allen
5085 Winding Branch Dr.
Dunwoody, GA 30338
NJan17,24,31,Feb7j8

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
RHONDA GAYLE EASON, DECEASED ESTATE NO. 2018-9 PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Anthony Brian Williams has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Rhonda Gayle Eason, 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 writino. setting forth the grounds of any such 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 February 12, 2018. 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.

tion may be granted without a hearing Dwain Brackett Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512

(706) 439-6006

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carolyn Bruninga McGough,
All debtors and creditors of the estate of Carolyn Bruninga McGough, 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 January, 2018.
By: Matthew Lacey McGough
469 Emerine Rd.

469 Emerine Rd. Blairsville, GA 30512

IN RE: ESTATE OF FLORA NELLE PRICE, DECEASED ESTATE NO. 2016-125

IN THE PROBATE COURT OF UNION COUNTY

NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed, TO: Gavin Howard Rogers, Colin Sealey Rogers 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 February 12, 2018

2018.

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 before a Probate Court Cierk, and ming 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.

De granted window a hearm Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512

(706) 439-6006 Telephone Number N(Jan17,24,31,Feb7)B STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jean E. Stanifer,
All debtors and creditors of the estate of Jean
E. Stanifer, 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 8th day of January, 2018. This 8th day of January, 2018. By: Scotty L. Stanifer 32 Foxhunt Ln. Blairsville, GA 30512

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN NE. VIRGIL RAYMOND WATKINS, DECEASED ESTATE NO. 17-145 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The Petition of Rosella Watkins for a year's support from the estate of Virgil Raymond Watkins, 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 February 12, 2018 with sold Position ethologies. 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

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 Telephone Number

N(Jan17,24,31,Feb7)B

NOTICE OF SALE

NOTICE OF SALE
Notice is given that Gumlog Storage will sell the contents of rental unit #21, said contents belonging to Christina Ware. Said sale shall take place on February 9, 2018 at 10am outside the Gumlog Storage Units located at the intersection of 129N (Murphy Hwy) and Gumlog Road, Blairsville, GA. IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,

A TRACT OF LAND IN LAND LOT 155, 9TH DIS-

A THACT OF LAND IN LAND LOT 133, 91 DISTRICT, 1ST SECTION OF UNION COUNTY, GEOR-GIA, BEING A TRACT OF 1.261 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF ROBERT LYDIGSEN, HEIRS OF ROB-ERT LYDIGSEN (KNOWN OR UNKNOWN), PHYL-LIS SWAHN LYDIGSEN, BARON'S RIDGE HO-MECOWINED'S ASSOCIATION INC. AND OTHER MEOWNER'S ASSOCIATION, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT Respondents. Civil Action No. 17-CV-267-SG NOTICE OF SUMMONS

TO:All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 155 of the 9th District, 1st Section,

in Land Lot 155 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, containing 1.261 acres, more or less and being shown as Lot Twenty Two (22), of Baron's Ridge Subdivision, on a plat of survey recorded in Plat Book 58, Page 45, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to the road easement as shown on said plat.

The property is subject to the power line easement as shown on said plat.

The property is subject to the power line easement to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341, Deed Book 526, Page 703 and in Deed Book 526, Page 704, Union County Records.

County Records.
The property is subject to the reservation of % mineral rights as recorded in Deed Book JJ, Page 473, Union County Records.
Grantor grants to grantee a non-exclusive easement for ingress and egress to the above

property along the existing easement as shown on said plat.

shown on said plat.
As described in Deed Book 636, page 88, Union County, Georgia. Further described as Map & Parcel 068065A22.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and by Publication entered by the Court on January 8, 2018, 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 within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to O.C.G.A. 23-65(b). Witness the Honorable N. Stanley Gunter, Judge of said Court. This 18th day of January, 2018. Judy L. Odom

Judy L. Odom
Clerk of Superior Court, Union County

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,

A TRACT OF LAND IN LAND LOT 85, 8TH DIS-

A TRACT OF LAND IN LAND LOT 85, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.139 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JEFFREY COOREMAN, ESTATE OF JEFFREY COOREMAN, HEIRS KNOWN OR UNKNOWN, JUDITH COOREMAN N/K/A JUDITH PISCOYA, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENTS.

Respondents. Civil Action No. 17-CV-265-SG

Civil Action No. 17-CV-265-SG
NOTICE OF SUMMONS
TO:All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 85 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:

described as follows:

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

Subject to restrictions as recorded in Union County Records, in Deed Book 554, Pages 530-531.

Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County Records, in Deed Book 546, Pages 750-751.
Subject to right of way easement as shown

on plat.

There is also granted a non-exclusive perpetual easement for the use of the subdivision petual easement for the use of the subdivision roads for ingress and egress to the above described property.

As described in Deed Book 556, page 750. Further described as Map & Parcel 006008A06. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's at-

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 within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to 0.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of each Court Judge of Said Court.
This 18th day of January, 2018.
Judy L. Odom
Clerk of Superior Court, Union County

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,

V.
A TRACT OF LAND IN LAND LOT 101 10th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.14 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLALOCK, AND ALL OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, RESPONDENT PROPERTY,

Respondents. Civil Action No. 17-CV-266-SG NOTICE OF SUMMONS

TO:All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 85 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:

Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property
Subject to the right of ingress and egress. As described in Deed Book 163, page 569, Union County, Georgia Records. Further described as Map & Parcel 057094.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Order for Service by Publication entered by the Court on January 8, 2018, you

reason or an order for Service by Publication entered by the Court on January 8, 2018, 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 whose address is 80 flown Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 18th day of January, 2018.

Judy L. Odom

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 LOTS 119 AND 120, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.115 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DAVID SMITH AND LESLIE SMITH, ESTATE OF DAVID SMITH, HEIRS KNOWN OR UNKNOWN, ESTATE OF LESLIE SMITH, HEIRS KNOWN OR UNKNOWN, IMC MORTGAGE COMPANY, CITIFINANCIAL MORTGAGE COMPANY, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, RESPONDENT PROPERTY,

Civil Action No. 17-CV-268-SG NOTICE OF SUMMONS

TO:All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 119 and 120 of the 10th District,

In Land Lots 119 and 120 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lots 119 & 120, of Union County, Georgia, contain-ing 1.115 acres, more or less and being Lot 2, as shown on a plat of survey by Rochester & Associates, Inc., dated October 19, 1994 and recorded in Union County Records in Plat Book 32, Page 144. Said plat is incorporated herein, by reference hereto, for a full and complete deviations of the change o Scription of the above described property.

As described in Deed Book 285, page 182 & Deed Book 224, Page 501, Union County, Georgia Records. Further described as Map & Parcel 074008A.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet

action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and Serve upon Pariet I. Devenour Petitioner's at 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 within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court

Judge of said Court This 18th day of January, 2018. Judy L. Odom Clerk of Superior Court, Union County NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: ESTATE OF ADEL HENSON A/K/A ADEL B.
HENSON, BY AND THROUGH ITS TEMPORARY
ADMINISTRATOR, STEPHEN ALLISON, HEIRS
OF ADEL HENSON, KNOWN OR UNKNOWN, ESTATE OF SAMMY HENSON, BY AND THROUGH
ITS ADMINISTRATOR STEVE HENSON, HEIRS OF
SAMMY HENSON, KNOWN OR UNKNOWN, ESTATE OF WILLIAM HENSON, JR, HEIRS KNOWN
OR UNKNOWN, ESTATE OF AUDIE HENSON,
HEIRS KNOWN OR UNKNOWN, JOYCE HENSON,
HEIRS KNOWN OR UNKNOWN, JOYCE HENSON,
CODY HENSON, CLARISSA HENSON, AND OTHER
PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR
CLAIM ANY ADVERSE OR POSSESSORY RIGHT,
ITILE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). Take notice that: This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax The right to redeem the following described

property, to wit: All that tract or parcel of land lying and be-ing in Land Lot 98, of the 9th District, 1st Secing in Land Lot 98, or the 9th District, 1st Section, Union County, Georgia, containing 9.104 acres, more or less, as shown as Tract 1 on a plat of survey for Adel Henson, recorded in Plat Book 68, Page 37, made by Cleveland & Cox Land Surveying LLC, dated March 4, 2015, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia reference is bereby.

union county, veorgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, reference is hereby made to said plat of survey for a full and complete description herein.

Same being a portion of the property to the said Grady Henson by William H. Henson and being part of that land as described in a Deed from F.E. Conley to William H. Henson, dated 3/2/1901 & recorded in Deed Book H, Page 126-127, in the Office of the Clerk of Union County, Superior Court.

Same being a portion of the property conveyed to Adel Henson by the heirs at law of William H. Henson in Deed Book 78, 168, Union County, Georgia Records. Being Union County Tax Parcel O68001A.

will expire and be forever foreclosed and

cel 068001A.
will expire and be forever foreclosed and barred on and after March 15, 2018.
The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 420-421.
The property may be redeemed at any time before March 15, 2018, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: dress: Akins & Davenport, PC P.O. Box 923

P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport, PC
Aktorney for James Milton Bradley
Georgia Bar No. 821237
80 Town Square P.O. Box 923 P.O. BOX 923 Blairsville, GA 30514 (706) 745-0032 N(Jan17,24,31,Feb7)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER PUWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that
certain Security Deed from SARAH SHULIN
and THOMAS M. SHULIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR MOUNTAIN LAKES MORTGAGE NOMINEE FOR MOUNTAIN LAKES MORTGAGE INC., dated July 1, 2016, recorded July 1, 2016, in Deed Book 1042, Page 237, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Seven Thousand Six Hundred Eighty-Six and 00/100 dollars (\$97,686.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to First Community Mortgage Inc, there will be sold 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 February, 2018, 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 LAND LOT 69, 9TH DISTRICT.

following described property:
ALL THAT TRACT OR PÄRCEL OF LAND LYING
AND BEING IN LAND LOT 69, 9TH DISTRICT,
1ST SECTION, UNION COUNTY, GEORGIA, AS
SHOWN ON A PLAT OF SURVEY BY NORTH
GEORGIA SURVEYORS DATED AUGUST 1, 1986
AND RECORDED IN PLAT BOOK S, PAGE 242,
UNION COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND MADE
A PART HEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING
AT U.S. HIGHWAY 129, THENCE S 70 26 W 930
FEET ALONG STATE ROUTE 325 TO AN IRON PIN
WHICH IS THE BEGINNING POINT OF THE PROPERTY; THENCE S 71 57 W 101.16 FEET ALONG
STATE ROUTE 325 TO AN IRON PIN; THENCE S 71
57 W 97.52 FEET ALONGISTATE ROUTE 325 TO
AN IRON PIN; THENCE N 19 27 W 380.39 FEET
TO AN IRON PIN; THENCE N 19 27 W 380.39 FEET
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IRON PIN WHICH IS THE BEGINNING POINT OF
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ALL MATTERS AS SHOWN ON THE AFORESAID
PLAT. THE PROPPERTY IS SUBJECT TO A TRANSMISSION LINE EASEMENT AS RECORDED IN
DEED BOOK 90 PAGES 339-340, UNION COUNTY,
GFORGIA BAGE AND AS A THE ARCORDES. DEED BOOK 90 PAGES 339-340, UNION COUNTY,

Said legal description being controlling, how-ever the property is more commonly known as 10869 ST HWY 325, BLAIRSVILLE, GA 30512. 10869 ST HWY 325, BLAIRSVILLE, GA 30512. 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. 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 (notice to collect same having hear niven) and all other.

of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SARAH SHULIN and THOMAS M. SHULIN, or tenants(s).

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 conauthority; matters which would be disclosed

the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed.
Please note that, pursuant to O.C.G.A. § 44-14162.2, you are not entitled by law to an amendment or modification of the terms of your loan. ment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: First Community Mortgage, Inc., Loss Mitigation Dept., 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. FIRST COMMUNITY MORTGAGE INC

as Attorney in Fact for SARAH SHULIN AND THOMAS M. SHULIN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No.
DMI-17-02746-8
Ad Run Dates 01/10/2018, 01/17/2018,

01/24/2018, 01/31/2018 www.rubinlublin.com/property-listings.phpc N(Jan10,17,24,31)B

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 DOUGLAS A.
DOWDY and SARA A. DOWDY to UNITED COMMUNITY BANK, dated November 22, 2006, recorded December 1, 2006, in Deed Book 680, Page 171, Union County, Georgia records; as modified by Modification of Security Deed dated January 6, 2012, recorded in Deed Book 893, Page 88, Union County, Georgia records; urther modified by Modification of Security Deed dated January 6, 2012, recorded in Deed Book 893, Page 91, Union County, Georgia records, said Security Deed being given to secure a Note from DOUGLAS A. DOWDY and SARA A. DOWDY dated January 6, 2012, in the original principal amount of Fifteen Thousand One Hundred Forty One and 00/100 (\$15,141.00) Dollars; said Security Deed also given to secure a Note dated January 6, 2012, in the original principal amount of Sixteen Thousand Six Hundred Fifty One and 13/100 (\$16,651.13) Dollars, with interest due 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 February,

highest bidder for čash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2018, the following described property: All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia containing 1.0 acre, and being Lot Fourteen (14) of Saddle Ridge as shown on a plat of survey by Leaned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W, Page 63, Union County Records, which description on said plat is incorporated herein by reference and made a part hereof. The property is subject to the road easement as shown on said plat:

as shown on said plat.

The property is subject to the restrictions recorded in Deed Book 142, Pages 28-31 and in
Deed Book 188, Pages 452-455, Union County
Records, along with all valid amendments

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168, Page 499, Union County Records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure

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 DOUGLAS A. DOWDY and SARA A. DOWDY or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for DOUGLAS A. DOWDY and SARA A. DOWDY

SANA A. DUMPY L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03847

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Wil-liam Michael Brown and Tina S. Brown to Bank

N(Jan10,17,24,31)B

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from BRANDON E.
RICH to UNITED COMMUNITY BANK, dated December 6, 2006, recorded December 12, 2006, in Deed Book 681, Page 409, Union County, Georgia records, as modified by Modification of Security Deed dated August 20, 2007, recorded in Deed Book 724, Page 252, Union County, Georgia records, said Security Deed being given to secure a Note from BRANDON E. RICH dated August 20, 2007, in the original principal amount of Seventy Two Thousand Twenty Three and 10/100 (\$72,023.10) Dollars, with interest due thereon on the unpaid

Twenty Three and 10/100 (\$72,023.10) Bollars, with interest due 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 February, 2018, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 172, of Union County, Georgia, containing 1.65 acre, more or less, as shown on a plat of survey by Lane S. Bishop and Associates, dated April 13, 1998, and recorded in Union County, Georgia records in Plat Book 40, Page 193. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.

Also conveyed is a non-exclusive perpetual easement for ingress and egress to 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 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,

erty, any assessments, liens, easements, en-cumbrances, 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 under-signed, the party in possession of the property is BRANDON E. RICH or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for BRANDON E. RICH L. Lou Allen Stites & Harbison. PLLC

L. Lou Allein
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03807
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

certain Security Deed and Agreement from William Michael Brown and Tina S. Brown to Bank of the Ozarks, successor by merger to Community & Southern Bank as assignee of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia records, by Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank ("BOTO"), dated November 26, 2007, filed and recorded December 18, 2007 in Deed Book 739, Page 682, Union County, Georgia records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of ONE HUNDRED AND NO/100THS DOLLARS (\$196,800.00) (as amended, modified, or revised from time to time, the "Note"), 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 for sale on the first Tuesday in February, 2018, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):

All that tract or parcel of land lying and being in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th district, 1st section, land lot 153, in the 16th distric leased from the lien of the Security Deed):
All that tract or parcel of land lying and being in the 16th district, 1st section, land lot 153, of union county, georgia, and being that tract of land containing 1.002 acre more or less, as shown on a plat of survey by rochester & associates, inc., dated september 4, 1998, and recorded in union county, georgia records in plat book 43, page 21. said plat is incorporated into this intrument by reference hereto for a complete and accurate description of the above conveyed property.

also conveyed property.

also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. 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 limit 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 attorneys' fees and other payments provided for under the terms of the Security Deed and Note.

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; 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 William Michael Brown, Tina S. Brown or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. This law firm is acting as a debt collector. Any information obtained will be used for that purpose.

purpose. BOTO as Attorney-in-Fact for WILLIAM MI-CHAEL BROWN AND TINA S. BROWN CHAEL BROWN AND TIMA S. BROWN
Contact: Brian Pierce, Esq.
Adams and Reese LLP
3424 Peachtree Road, N.E.
Suite 450
Atlanta, GA 30326; (470) 427-3700
This communication is an attempt to collect
a debt and any information obtained will be
used for that purpose.
Nidentin 1724/3118