North Georgia News

Legal Notices for October 12, 2016

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Anthony Lee Pratt,
All debtors and creditors of the estate of
Anthony Lee Pratt, deceased, late of Union Anthony Lee Pratt, 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 September, 2016. By: Diana Hogsed Pratt 1634 Pine Ridge Rd.
Blairsville, GA 30512 NSPERCIAR DESIZED

NOTICE OF FORECLOSURE

NOTICE OF FURECLOSURE
OF EQUITY OF REDEMPTION
TO: ESTATE OF BONNIE MCCOLLUM, BY AND
THROUGH ITS ADMINISTRATOR STEPHEN D.
GREEN TRUSTEE OF UNION TRUST #3 U/T/D
4/16/2016, HEIRS KNOWN OR UNKNOWN; ES-4/16/2016, HEHS KNOWN OK UNKNOWN; ESTATE OF OTIS MCCOLLUM, HEIRS KNOWN OR UNKNOWN; ESTATE OF WILLIAM LARRY WEAVER; HEIRS KNOWN OR UNKNOWN; AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.

FIRE FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

to Foreclose the Equity of Redemption for Tax Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 10th District and 1st Section, of Union County, Georgia, containing 13.92 acres, more or less, being a portion of that 35 acres tract described in Deed Book 108, Page 232, Union County, Georgia Records.
BEING a portion of the same lands conveyed by J.W. Nation to Norman and David McCollum by Warranty Deed dated April 4, 1936, which said deed is recorded in the Clerk's Office of the Superior Court of Union County, Georgia in Book BB, Page 294.
ALSO BEING a portion of the same land conveyed by David McCollum to Norman McCollum by Warranty Deed dated December 19, 1945 and recorded in the Clerk's Office of the Superior Court of Union County, Georgia, in Book GG, Page 292.
As described in Deed Book 108, page 232, Union County, Georgia. Further described as Map & Parcel 072070.
will expire and be forever foreclosed and barred on and after November 30, 2016.

will expire and be forever foreclosed and barred on and after November 30, 2016. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 983 at Pages 403-404

of Union County, Georgia, in Deed Book 983 at Pages 403-404.
The property may be redeemed at any time before November 30, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Alkins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport Akins & Davenport, PC AKINS & Davenjort, PtC Aktorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(06112.19.28,Nov2)8

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF

ROSIA LILLIAN MCCARTER, DECEASED ESTATE NO. 16-114
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE
Tiffany Jade Partin has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Rosia Lillian McCarter 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 nettion should not he to show cause why said petition should not be us 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 October 17, 2016. All pleadings/obor before Uctober 17, 2016. 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 for the periodicine are filed, the patients are filed. a later date. If no objections are filed, the peti-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 NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorpora-tion for Blairsville Internal Medicine, Inc. will be delivered to the Secretary of State for fil-ing in accordance with the Georgia Business Corporation Code. The initial registered office of the Corporation will be located at 374A Pat Haralson Drive, Blairsville, Georgia 30512, and its registered agent at such address is Mary Elizabeth Wiles.

NOTICE

N(Oct5.12)P

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on October 17, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of

27 Urbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. WILLIAM WOOTEN UNIT A8 This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the owner and obligated party.

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Amanda Ruth Bagley,
All debtors and creditors of the estate of All deptors and creditors of the estate of Amanda Ruth Bagley, 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 23rd day of September, 2016.

By: Kelly Ray Bagley 310 Holt St. Thomson, GA 30824

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESIGNS AND CENTURES

RE: Estate of Cathy Violet Johnson,
All debtors and creditors of the estate of
Cathy Violet Johnson, 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) to tate are required to make immedia to the Personal Representative(s). This 22nd day of September, 2016. By: Angela Johnson Walters 110 River Overlook Forsyth, GA 31029

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ambrose S. Kolnik, III,
All debtors and creditors of the estate of Ambrose S. Kolnik, III, 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 the law, and all persons indebted to said estate according to the law, and all persons indebted to said estate according to the law, and all persons indebted to said estate according to the law, and all persons indebted to said estate according to the law. tate are required to make immediate payment tate are required to flate infilied to the Personal Representative(s). This 26th day of September, 2016. By: Elaine C. Kolnik 5849 Grande Palm Circle Delray Beach, FL 33484

STATE OF GEORGIA

N(0ct5,12,19,26)B

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Joyce W. Jordan,
All debtors and creditors of the estate of
Joyce W. Jordan, 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 navment tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 30th day of September, 2016. By: Stephen Richey Wheeler 2708 Laurel Ridge Dr. Decatur, GA 30033

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Stanley R. DeRita,
All debtors and creditors of the estate of
Stanley R. DeRita, 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). tate are required to make immedia to the Personal Representative(s). This 3rd day of October, 2016. By: Stanley Claude DeRita 28 Creek Hollow Lane Blairsville, GA 30512

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
CITIFINANCIAL SERVICING, LLC,

VS.
JOSEPH RAYMOND DYER, KRISTOPHER CODY
CHASE DYER, FORD MOTOR CREDIT COMPANY,
LLC, COLORADO CAPITAL INVESTMENTS, Inc.,
and georgia department of revenue,
Defendants.
CIVIL ACTION FILE NO. 16-CV-199-MM
NOTICE OF SERVICE BY DIVIL (ACTION)

NOTICE OF SERVICE BY PUBLICATION

By order granting service by publication dated
August 29, 2016, Kristopher Cody Chase Dyer
is hereby notified that CitiFinancial Servicing,
LLC filed a Complaint for Declaratory Judgment, Reformation and Equitable Relief against him on June 13, 2016, seeking a declaration of rights and reformation of the real estate records of Union County, Georgia for the property located at 4955 Craig Gap Road, Blairsville, Georgia 30512, according to the present system of numbering in said County and State, which is more notificated described as

tem of numbering in said County and State, which is more particularly described as: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, DISTRICT 16, SECTION 1, UNION COUNTY, GEORGIA, CONTAINING 10.1 ACRES, MORE OR LESS, SHOWN AS PARCEL B ON A PLAT OF SURVEY FOR GRANTOR BY PAUL B. SCHULTZ, DEPUTY COUNTY SURVEYOR, AND RECORDED IN PLAT BOOK M, PAGE 193, CLERK'S OFFICE, UNION COUNTY, GEORGIA, SAID PLAT INCORPORATED HEREIN BY REFERENCE.

Kristopher Cody Chase Dyer is required to file with the Clerk of the Superior Court, and serve upon Plaintiff's attorney, J. Kelsey Grodzicki, Campbell & Brannon, LLC, 5565 Glenridge Connector, Suite 350, Atlanta, Georgia 30342, an answer in writing within 60 days of the date of the order for publication.

Witness, the Honorable Murphy Miller, Judge of

Witness, the Honorable Murphy M Superior Court of Union County. This 6th day of September, 2016. BY: JUDY L. ODOM CLERK OF SUPERIOR COURT OF UNION COUNTY, GEORGIA J. Kelsey Grodzicki Georgia Bar No. 134259 Campbell & Brannon, LLC 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (678) 443-6454 (phone) (770) 396-2171 (fax) kgrodzicki@campbellan N(Oct12,19,26,Nov2)B

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: Blairsville Bee Company and that the nature of the business is Selling honey and other bee related products and that said busi-ness is composed of the following Individual: 239 Hardrock Hill, Blairsville, GA 30512

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF JOSEPH C. THOMAS JR FOR
DISCHARGE AS EXECUTOR OF THE ESTATE OF SARAH. A. THOMAS, DECEASED.

SARAH. A. I HOWAS, DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before October 24, 2016.
BE NOTIFIED FURTHER: All objections to the

petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filling fees must be tendered with your pleadings/objections, unless you qualify to file as an ings/outertous, amess you quanty to me 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. Dwain Brackett PROBATE JUDGE

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

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF NORMAN JAMES NELSON, DECEASED **ESTATE NO. 16-111**

ESTAIL NO. 10-111 NOTICE IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-refer-enced estate having been duly filed,

TO: Daniel J. Nelson 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 November 7,

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 Debt. you quainy to Tile as an indigent party. Con-tact 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

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

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF JOANNE LEONE FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE

CHARGE AS ADMINISTRATOR OF THE ESTATE OF LORETTA TAYLOR HONEA, DECEASED. To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before October 24, 2016.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 ining lees must be tendered with your pleatings/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. Dwain Brackett

DWalin 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

COUNTY OF ORION
STATE OF GEORGIA
IN RE: ESTATE OF
JAMES ALBERT BROWN, DECEASED
ESTATE NO. 16-92
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

NUTICE
Jennifer Lynn Brown has petitioned (for Letters of Administration) to be appointed Administrator of the estate of James Albert Brown 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 October 31, 2016. All pleadcourt on or before uctober 31, 2016. All plead-ings/objections must be signed before a no-tary public or before a probate court clerk, and filing fees must be tendered with your plead-ings/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 uled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

DROPLET WAST

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

N(Oct5,12,19,26)B

NOTICE OF SALE UNDER POWER

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IMAI POHPUSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Robert Lorenz and Patricia C. Lorenz to Unity Mortagge Corp dated 05/10/07, recorded in Deed Book 709, Page 543, Union, County, Georgia Records, as last transferred to James B. Nutter Records, conveying the arter of the control of the as set forth therein, there will be sold at public outcry to the highest bidder for cash or certified check only before the courthouse door of Union County, Georgia within the legal hours of sale on November 1, 2016, the following described property: All that tract or parcel of land lying and being in Land Lot 46 of the 10th District, 1st Section, Union County, Georgia, being Tract 1, containing 1.202 acres, more or less, as per plat recorded in Plat Book 56, Page 339, Union County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 2649 Crawford as set forth therein, there will be sold at public Said property being known as 2649 Crawford Road according to the present system of numbering property in Union County, Georgia. 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 Security Deed. in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). James B. Nutter & Company services the above referenced loan on behalf of the current owner of the loan. James B. Nutter & Company can be contacted at 800-315-7334 or by writing to Westport Plaza Office 4153 Broadway Kansas City, MO 64111, to discuss possible alternatives to foreclosure. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: James B. Nutter & Company, Please understand that the secured creditor is not required by law to negotiate. in Security Deed and by law, including attorcompany, Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and to any outstanding at 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, 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 Robert Lorenz and Patricia C. Lorenz or a tenant or tenants and said property is more commonly known as 2649 Crawford Road, Blairsville, 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. RCO Legal, P.S. 2970 Clairmont Road NE, Suite 780 Atlanta, GA 30329 (770)-234-9181 www. colegal.com 7870.21039 TS#: 7870.21039 FEI # 2013.04672 10/05/2016, 10/12/2016, 10/19/2016, 10/26/2016 10/19/2016,10/26/2016

NOTICE OF SALE UNDER POWER.
STATE OF GEORGIA, COUNTY OF UNION.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN to JPMORGAN CHASE BANK, NA, dated
09/15/2005, and Recorded on 10/12/2005 as Book No. 607 and Page No. 555-562, UNION COUNTY GEORGIA PROFIGE AS LAST ASSIGNED TO County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIA-JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION (the Secured Creditor), by assignment, conveying the after-described property to se-cure a Note of even date in the original princi-pal amount of \$88,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bid-der for cash at the UNION County Courthouse within the legal hours of sale on the first Tues-day in November, 2016, the following described property: ALL THAT TRACT OR PARCEL OF LAND IN THE 16TH DISTRICT, 1ST SECTION AND LAND LOT 132 IN UNION COUNTY, GEORGIA, CONTAIN-ING 1.33 ACRES AS PER PLAT BOOK 45, FOLIO 22, UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, 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 attractory. 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). JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, N.A., acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL AS-SOCIATION (the current invector on the load). SOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, N.A. may be contacted at: JP-MORGAN CHASE BANK, N.A., 8333 RIDGEPOINT DRIVE, IRVING, TX 75063, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, knowledge and belief of the undersigned, the party/parties in possession of the sub-ject property known as 6103 ROBERTS LN, BLAIRSVILLE, GEORGIA 30512 is/are: ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN J HERNDEN AND WARY ELLEN KITE-HERNDEN 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 prohibit. to (1) confirmation that the sale is not prohib to (1) confirmation that the sale is not pronib-ited 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 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regardwhich 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. JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION as Attorney in Fact for ROBERT J HERNDEN AND MARY ELLEN Fact for Robert J Hernden and Mary Ellen Kite-Hernden. This Law Firm is acting as a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. 00000005616636 Barrett Daffin Frappier Levine & Block,

LLP 4004 Belt Line Road, Suite 100 Addison Texas 75001 Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER OF SALE

GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY 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 County. Georgia conveying the THAT PURPOSE. 499, in the Office of the Cerk 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 better the second of the property of the second of the s best bidder for cash, before the courthouse door in Union County, Georgia, with the legal hours of sale on the first Tuesday in November, 2016, to wit November 1, 2016, the following

2016, to wit November 1, 2016, 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 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 heresuant to O.C.G.A. § 44-2-28, reference is here-by 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, restrictions, rights-of-way, zoning, local ordinances, and subdivision regulations as set forth in said plat of survey or as appearing of record.

Subject to that certain Boundary Line Agree

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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

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. 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 Para-dise Lane, Blairesville, GA 30512. The sale will be conducted subject (1) to con-

rime sale will be confidence 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 28th day of September, 2016.

Johnny Pete Gray by his attorney in fact Apex

N(Oct5,12,19,26)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in that certain Security Deed from Donald W. Westra a/k/a Donald Wayne Westra ("Grantor") to Bank of the Ozarks, successor Grantor") to Bank of the Ozarks, successor by merger with Community & Southern Bank ("Grantee"), dated May 23, 2014, filed and recorded June 23, 2014, in Deed Book 978, Page 120, Union County, Georgia Records, (the "Security Deed"), conveying the after-described property to secure that certain Promissory Note dated May 23, 2014, payable to Grantee in the original principal amount of Twenty Five Thousand Four Hundred and 00/100 Dollars (\$25,400.00), with interest thereon as set forth therein (the "Note"), 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 November, 2016, the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 256, 257, 264, 285 & 293, 9th District, 1st Section, Union County, Georgia and being Lot 199 containing 1.36 acres, more or

bisinct, ist Section, billion country, debrig and being Lot 199 containing 1.36 acres, more or less, in Riverside on Lake Nottely Subdivision Phase 3, and being shown on a plat of survey by Blue Ridge Mountain Surveying, Inc. dated April 24, 2014, as recorded in Plat Book 66, Pages 199-200 ("Plat") Union County, Georgia Peccycle, which description is incorporated. Records, which description is inco The property is conveyed with and subject to the road easements as shown on aforesaid

The property is subject to Amended and Rerite property is subject to Americae and Ne-stated Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running with the Land for Riverside on Lake Nottely Subdivision as recorded in Deed Book 945, Page 459-477, Union County, Georgia Re-

cords.

The property is conveyed subject to the Lola Drive Easement for access and utilities as shown on aforesaid plat.

The property is conveyed subject to all other matters as shown on aforesaid Plat.

matters as shown on atoresaid Plat.

Grantors also grant to grantee 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

and payable because of, among other possible and payable because of, alming other possible events of default, failure to pay the indebt-edness as and when due and in the manner provided in the Note. 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 as

provided by law).

The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed, outrecord superior to said security Deed, out-standing ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, easements against the property, if any, and subject to any unpaid water and waste bills that constitute liens water and waste bills that constitute nets against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of

frantee reserves the right to sell the property in one parcel or as an entirety, or in such par-cels as Grantee may elect, as permitted in the Security Deed.

Security Deed.
The following information is being provided in accordance with O.C.G.A. § 44-14-162.2. Bank of the Ozarks is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority. to negotiate, amend, and modify all terms of the above-described Security Deed and asso-ciated Note on behalf of the secured creditor: Bank of the Ozarks, Attn: Foreclosures, 3705 53rd Avenue, Bradenton, Florida 34203, (941) 757-4661. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection pertinent part ust, motining in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument."

To the best of the undersigned's knowledge and belief, the property is known as Lot 199 Riverside Subdivision, Blairsville, Union County Courts (2011) and 199 Riverside Subdivision, Blairsville, Union County Courts (2011) and 199 Riverside Subdivision, Blairsville, Union County (2011) and (2011)

niverside Suburison, Balaysine, Union County, Georgia 30512; and the party in possession of the property is Donald W. Westra a/k/a Donald Wayne Westra, or his tenant or tenants. Bank of the Ozarks, Successor by Merger with Community & Southern Bank, as Attorney-in-Fact for Donald W. Westra a/k/a Donald Wayne

westra Thompson, O'Brien, Kemp & Nasuti, P.C. 40 Technology Parkway South, Suite 300 Norcross, Georgia 30092 (770) 925-0111

N(0ct5,12,19,26)B

This is notice that we are attempting to col-

lect a debt and any information obtained will be used for that purpose. This communication is from a debt collector.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

THAT PURPOSE. Virtue of the Power of Sale contained in a Security Deed given by Oris F Smith to MetLife Home Loans, a Division of MetLife Bank, N.A., dated August 23, 2010, recorded in Deed Book 849, Page 541, Union County, Georgia Records, as last transferred to Champion Mortgage Company by assignment recorded in Deed Book 913, Page 56, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-TWO THOUSAND THREE HUNDRED AND 0/100 DOLLARS (\$162.300.00). with interest original principal amount of the Hounreb and Orland Dolladas (\$162,300.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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 Security Deed and by law, including attorney's fees (notice of intent). in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Champion Mortgage LLC, 8950 Cypress Waters Boulevard , Coppell, TX 75019 855-683-3095. To the best knowledge and belief of the undersigned, the party in possession of the property is Oris F Smith or a tenant or tenants and said property is more commonly known as 213 Hester Drive, Blairsville, Georgia 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. Nationstar Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Oris F Smith McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehottine.net EXHBIIT "A" STIVATE IN THE COUNTY OF UNION, STATE OF GEORGIA, PART OF LAND LOT #64 IN THE 107H DISTRICT, IST SECTION OF UNION COUNTY, ECRORIA, AS SHOWN ON A PLAT OF SURVEY PREPARED BY JACK STANLEY, COUNTY SURVEYOR, DATE OF SURVEY FOR A FULL AND COMPLETE DESCRIPTION HERBIN CONTY OF LAND LOT #64 IN THE 107H DISTRICT, IST SECTION OF UNION, STATE OF GEORGIA, PART OF LAND LOT #64 IN THE 107H DISTRICT, IST 11/1/16 Our file no. 5391215 - FT2