## North Georgia News

## Legal Notices for October 26, 2016

NOTICE OF FORECLOSURE
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-44 16/2016, HEIRS KNOWN OR 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. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).

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

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 harred 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 ad-

uless. Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC

Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square P.O. Box 923 1.0. Bux 923 Blairsville, GA 30514 (706) 745-0032

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIONS 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 esthe law, and an persons indepted to said estate are required to make immediate payment 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 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 esthe law, and all persons indebted to said estate are required to make immediate payment 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 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 es-

the law, and all persons indepted to said estate are required to make immediate payment to the Personal Representative(s). This 3rd day of October, 2016. By: Stanley Claude DeRita 28 Creek Hollow Lane Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Jean R. Brumfield,

All debtors and creditors of the estate of Jean R. Brumfield, decased, 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 esthe law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of October, 2016.
By: Shannon Marie Brumfield Williams
35 Blackberry Ridge
Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of G. Ervin Gooch.

RE: Estate of G. Ervin Gooch, All debtors and creditors of the estate of G. Ervin Gooch, 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. the law, and an persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 13th day of October, 2016.
By: Barbara Jean Gooch
25 Mt. Airy Rd.
Suches, GA 30572

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Cathy Cleland Johnson

ne: estate of Campy clerand Jointson, All debtors and creditors of the estate of Cathy Cleland 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 esthe law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 12th day of October, 2016.
By: Alvis Mercer Johnson
154 Tate Mill Ridge
Blairsville, GA 30512

N(Oct19,26,Nov2,9)B

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF IN HE: ESTATE OF
HARLEY NEVAEN FAITH WILSON, MINOR
ESTATE NO. 16-131
NOTICE
Date of mailing, if any \_\_\_\_\_ Date
of second publication, if any November 2,

2016

TO: Jessica Noel Gibson and Lyle Duane Wil-You are hereby notified that Tamara Lynn Con-

You are hereby notified that Tamara Lynn Con-ley and Charles Stephen Conley have filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All ob-jections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed or ten (10) days after this notice is

later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardian-

NOTE: IT a natural guardian nies a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no editorial is filled the Petition may be greated objection is 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

This notice serves purpose that Ridge Mini Storage will hold a public auction pursuant to the Georgia Self Storage Act: Ga. Code Sec-tion 10-4-210 to 10-4-215, on November 8 at 10 a.m. at Ridge Mini Storage, 45 Dyer Ridge Road, Blairsville, GA 30512, Union County, Georgia. Curtis Shell, Unit #8. This auction will be a cash sale to the highest bidder or disposed of. Sale subject to cancellation in the event of settlement between owner and

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

JOSEPH RAYMOND DYER, KRISTOPHER CODY CHASE DYER, FORD MOTOR CREDIT COMPANY, LLC, COLORADO CAPITAL INVESTMENTS, Inc., and georgia department of revenue,

CIVIL ACTION FILE NO. 16-CV-199-MM

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, August 29, 2010, Aristopher 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 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.

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, 5566 Glerridge Connector, Suite 350, Atlanta, Georgia 30342, an

answer in writing within 60 days of the date of the order for publication. the order for publication.
Witness, the Honorable Murphy Miller, Judge of
Superior Court of Union County.
This 6th day of September, 2016.
BY: JUDY L. DODM
CLERK OF SUPERIOR COURT

OF UNION COUNTY, GEORGIA Prepared By: 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@campbellandbrannon.com

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 Union, State of Georgia. HAROLD FLOWER UNIT R7
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation:

lation in the event of a settlement between the owner and obligated party.

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 Union State of Georgia Union, State of Georgia.

DANIEL GUFFY UNIT R3B

This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.

NOTICE OF FORECLOSURE

TO: WILLIAM CHESTER MCCLURE, II, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

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

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 17th District and 1st Section, of Union County, Georgia and being 1½ acres, more or less, of Lot of Land Number 187, in said District and Section described as follows: same being Lot Number 4, of the C.T. Collins subdivision as shown by a Plat of Survey made by C.E. Fraley, R.S., on May 5, 1966 and being described as follows: SFEININING on an iron stake in the follows: BEGINNING on an iron stake in the North right of way line of U.S. Highway No. 76 between Lots 3 and 4, of said subdivision; thence N 75 E 245 feet with said North right of way line of said Highway to an iron stake between Lots 4 and 5, of said subdivision; thence N 11 W 200 feet to an iron stake between Lots 4 and 5, of said subdivision; thence S 74 W 285 feet to an iron stake between Lots 3 and 4, of said subdivision; thence S 22 30 E 200 feet to the iron stake in the North right of way line of ILS Highway No 78 the place of the BESIN. U.S. Highway No. 76 the place of the BEGIN-

NING.
As described in Deed Book 220, page 137, Union County, Georgia. Further described as Map & Parcel 104014. will expire and be forever foreclosed and barred on and after December 15, 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 982 at Pages 220-221. The property may be redeemed at any time

before December 15, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Akins & Davenport, PC

P.O. BOX 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Youngstown Group, LLC. Attorney for Youngstown Group, LLC Georgia Bar No. 821237 P.O. Box 923 GA 30514

NOTICE OF FORECLOSURE

P.O. Box 923

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: ANTHONY H. PETTY, BRANCH BANKING AND
TRUST COMPANY, AND OTHER PARTIES KNOWN
OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

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 being

All that tract or parcel of land lying and being in Union County, Georgia and being a part of Land Lot No. 251, 9th District and 1st Section and containing 1 acre, more or less, described as: one acre, more or less is beginning at a culvert where an old road bed intersects with the present highway; thence a North direction and with the center of said old road bed, also the present property line of Paul Nicholson, to a rock corner at a wire fence to a present Highway No. 325; thence with the said highway as it meanders to the place of beginning. As described in Deed Book 685, page 547, Union County, Georgia. Further described as Map & Parcel 038058A. Map & Parcel 038058A.

Map & Parcel 038058A.
will expire and be forever foreclosed and barred on and after December 1, 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 982 at Pages 196-197.
The property may be redeemed at any time before December 1, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: JO M. BAGWELL, SUSAN JO BLALOCK, AND
OTHER PARTIES KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSES-SORY RIGHT, TITLE OR INTEREST IN THE PROP-**ERTY BELOW** 

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 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 sur-vey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174.

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.
will expire and be forever foreclosed and barred on and after December 15, 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 982 at 1912.

of Union County, Georgia, in Deed Book 982 at Pages 214-215.
The property may be redeemed at any time before December 15, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: ESTATE OF ROBERT LYDIGSEN, HEIRS OF
ROBERT LYDIGSEN (KNOWN OR UNKNOWN),
HYLLIS SWAHN LYDIGSEN, BARON'S RIDGE
HOMEOWNER'S ASSOCIATION, INC., AND OTHER
PARTIES KNOWN OR UNKNOWN, WHO HAVE OR
CLAIM ANY ADVERSE OR POSSESSORY RIGHT,
TITLE OR INTEREST IN THE PROPERTY BELOW.
DE: EODECI OSUBE OR EQUITY OR EDEMEMTION. 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 being in Land Lot 155, 9th District, 1st Section, Union in Land Lot 199, 9th District, 181 Section, onlon 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 mode a part bared. and made a part hereof.

and made a part hereot.
The property is subject to the road 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,

Page 703 and in Deed Book 526, Page 704, Union 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.

snown on said piat.

As described in Deed Book 636, page 88, Union
County, Georgia. Further described as Map &
Parcel 068065A22.
will expire and be forever foreclosed and will expire an up to rover to recrose and barred on and after December 1, 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 982 at Pages 208-209.

Pages 208-209.

The property may be redeemed at any time before December 1, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Akins & Davenport, PC

P.O. Box 923 Blairsville, GA 30514 Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square
P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

STATE OF GEORGIA
IN RE: ESTATE OF
NORMAN JAMES NELSON, DECEASED

ESTATE NO. 16-111

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, 2016

NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley

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

COUNTY OF UNIO STATE OF GEORGIA
IN RE: ESTATE OF
JAMES ALBERT BROWN, DECEASED
ESTATE NO. 16-92

PETITION FOR LETTERS OF ADMINISTRATION

Jennifer Lynn Brown has petitioned (for Let-ters of Administration) to be appointed Admin-istrator of the estate of James Albert Brown deceased, of said County. (The petitioner has deceased, of said County. (The petitioner 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 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. Dwain Brackett Dwain Brackett PROBATE JUDGE

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

IN THE SUPERIOR COURT OF UNION COUNTY

IN RE: LUANN HEAD DYER, Petitioner. Case No. 16-CV-347-SG NOTICE OF NAME CHANGE

NOTICE OF NAME CHANGE
PLEASE TAKE Notice that on the 19th day of
October 2016, LuAnn Head Dyer filed a Petition
in the Superior Court of Union County, Georgia,
seeking a name change from LuAnn Head Dyer
to LuAnn Head. Any interested or affected parto Lumin read. Any interested of aniectic par-ty has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall pro-ceed to hear and determine all matters raised by said Petition.

Jack Lance Jr. Attorney for Petitioner Georgia Bar No. 206841 57 Sears Way Blairsville, GA 30512 706-835-1212

IRS AUCTION: Open to the public. November 29, 2016 at 12:00 PM at the Union County Courthouse- 65 Courthouse St., Blairsville, GA 30512. Registration at 11:30 AM/Inspect by drive-by only. Selling a 1,512 heated sq. ft. Single Family Residence situated on 1.18 acre more commonly known as 280 Creekmont Dr., Blairsville, GA 30512. Parcel No. 099-218-A05. Minimum bid: \$79,800.00. For more information, including pictures, terms and driving distance the surface and the state of the state nections visit our website at www.ustreas.gov/ auctions/irs. Under the authority in Internal Revenue Code section 6331, the property de-scribed above has been seized for nonpayment of internal revenue taxes due from Sanford L. Carter. The property will be sold at public auctraiter. The project will be sold at public auction as provided by Internal Revenue Code section 6335 and related regulations. Only the right, title, and interest of Sanford L. Carter in and to the property will be offered for sale. If requested, the Internal Revenue Service will traited intermetion about preside property. requested, the internal nevenue service will furnish information about possible encumbrances, which may be useful in determining the value of the interest being sold. Payment terms: 20% of the successful bid is due upon acceptance of said bid with the balance of the bid due on December 29, 2016. All payments must be by cash, a certified, cashier's, or tressurer's check drawn on any half or trust. inust be by cash, a cernmen, cashers, of treasurer's check drawn on any bank or trust company incorporated under the laws of the United States or under the laws of any State, Territory, or possession of the United States, or by a United States postal, bank, express money by a United States postal, bank, express inner order. Make check or money order payable to the United States Treasury. For more information, contact Paul Reed, Property Appraisal & Liquidation Specialist at (770)826-1271 or visit the website listed above.

IRS AUCTION: Open to the public. November 29, 2016 at 12:00 PM at the Union County Courthouse-65 Courthouse St., Blairsville, GA 30512. Registration at 11:30 AM/Inspect by drive-by only. Selling a 1,742 sq. ft. SFR situated on 3.31 acre more commonly known as 246 Autumn Ln., Blairsville, GA 30512. Parcel Nos. 099-001, 099-001-A, 099-001-B, 099-001-Q. Minimum bid: \$99,200.00. For more information, including pictures, terms and driving directions visit our website at www.ustreas.gov/auctions/irs. Under the authority in Internal Revenue Code section 6331. the property described above Under the authority in Internal Revenue Code section 6331, the property described above has been seized for nonpayment of internal revenue taxes due from Charles Kevin Green. The property will be sold at public auction as provided by Internal Revenue Code section 6335 and related regulations. Only the right, title, and interest of Charles Kevin Green in and to the property will be offered for sale. If requested, the Internal Revenue Service will furnish information about possible encumbrances, which may be useful in determining the value of the interest being sold. Payment the value of the interest being sold. Payment terms: 20% of the successful bid is due upon acceptance of said bid with the balance of the acceptance of said bid with the balance of the bid due on December 29, 2016. All payments must be by cash, a certified, cashier's, or treasurer's check drawn on any bank or trust company incorporated under the laws of the United States or under the laws of any State, Territory, or possession of the United States, or by a United States postal, bank, express money order. Make check or money order payable to the United States Treasury. For more information, contact Paul Reed, Property Appraisal & Liquidation Specialist at (770)826-1271 or visit the website listed above. the website listed above

SUMMARIES OF PROPOSED CONSTITUTIONAL

Pursuant to requirements of the Georgia Con-stitution, Attorney General Samuel S. Olens, Secretary of State Brian P. Kemp, and Legis-Secretary of State Brian P. Kemp, and Legis-lative Counsel Wayne R. Allen hereby provide the summaries of the proposed constitutional amendments that will appear on the Novem-ber 8, 2016, general election ballot for consid-eration by the people of Georgia (short cap-tions are those adopted by the Constitutional Amendments Publication Board):

Provides greater flexibility and state accountability to fix failing schools through increasing community involvement. Senate Resolution No. 287 Resolution Act No. 309

Resolution Act No. 309
Ga. L. 2015, p. 1498
"() YES () NO
Shall the Constitution of Georgia be amended
to allow the state to intervene in chronically
failing public schools in order to improve student performance?"

Summary
This proposal authorizes the General Assembly to provide for the creation of an Opportunity School District and authorizes the state to assume the supervision, management state to assume the super vision, management, and operation of failing public elementary and secondary schools, including the power to receive, control, and expend appropriated funds for such purposes. It amends Article VIII, Section V of the Georgia Constitution by adding a new Paragraph VIII.

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public

Authorizes penalties for sexual exploitation and assessments on adult entertainment to fund child victims' services.

Senate Resolution No. 7 Resolution Act No. 306 Ga. L. 2015, p. 1497 "() YES () NO

"() YES () NO Shall the Constitution of Georgia be amended to allow additional penalties for criminal cases in which a person is adjudged guilty of keep-ing a place of prostitution, pimping, pander-ing, pandering by compulsion, solicitation of sodomy, masturbation for hire, trafficking of southly, masturiation for line, traintentilly of persons for sexual servitude, or sexual exploitation of children and to allow assessments on adult entertainment establishments to fund the Safe Harbor for Sexually Exploited Children Fund to pay for care and rehabilitative and social services for individuals in this state who have been or may be sexually exploited?' Summary
This proposal authorizes the General Assembly

to provide for additional penalties for various criminal sexual exploitation offenses and assessments on adult entertainment establish ments and to dedicate revenue derived therements and to dedicate revenue derived mere-from to the Safe Harbor for Sexually Exploited Children Fund for the purpose of providing care and rehabilitative and social services to sexually exploited persons. It amends Article III, Section IX, Paragraph VI of the Georgia

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public

Reforms and re-establishes the Judicial Qualifications Commission and provides for its composition, governance, and powers. House Resolution No. 1113
Resolution Act No. 537

Ga. L. 2016, p. 896

tal. L. 2016, jr. 399
"() YES () NO
Shall the Constitution of Georgia be amended so as to abolish the existing Judicial Qualifications Commission; require the General Assembly to create and provide by general law for by to create and provide by general law for the composition, manner of appointment, and governance of a new Judicial Qualifications Commission, with such commission having the power to discipline, remove, and cause involuntary retirement of judges; require the Judicial Qualifications Commission to have procedures that provide for due process of law and review by the Suremp Court of its adviand review by the Supreme Court of its advi-sory opinions; and allow the Judicial Qualifica-tions Commission to be open to the public in some manner?"

Summary
This proposal abolishes the existing Judicial
Qualifications Commission and requires the
General Assembly to replace it with a new Judicial Qualifications Commission and provide
for the composition, manner of appointment,
governance, powers and duties, procedures,
and open meetings of such reformed commistion with such compision begins the province. and open meetings of such reformed commis-sion, with such commission having the power to discipline, remove, and cause involuntary retirement of judges as provided in the Con-stitution, and for Supreme Court review of the commission's opinions and procedures. It amends Article VI, Section VII, Paragraph VI and Article VI, Section VII, Paragraph VII of the

Georgia Constitution.
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public

Dedicates revenue from existing taxes on fire-works to trauma care, fire services, and public safety. Senate Resolution No. 558 Resolution Act No. 530

Ga. L. 2016, p. 895 Shall the Constitution of Georgia be amended so as to provide that the proceeds of excise taxes on the sale of fireworks or consumer fireworks be dedicated to the funding of trau-

ma care, firefighter equipping and training, and local public safety purposes?" Summary
This proposal provides that the proceeds of excise taxes on the sale of fireworks or consumer fireworks be dedicated to funding consiner interviews be decidated to funding trauma care, fire services, and local public safety purposes. It amends Article III, Section IX, Paragraph VI of the Georgia Constitution. A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public interestic.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS IS AN ATTEMPT 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 a Security Deed given by Robert Lorenz and Patricia C. Lorenz to Unity Mortague Corp dated 05/10/07, recorded in Deed Book 709, Page 543, Union, County, Georgia Records, as last transferred to James B. Nutter & Company by assignment recorded in Deed Book 15366, Page 2003, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$300,240.00, with interest thereon erty to secure a Note in the original principal amount of \$300,240.00, with interest thereon 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 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 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 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 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 closure. 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, 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 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

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 700 Meter C. 2020. (770) 324 CRS 1

NOTICE OF SALE UNDER POWER. NOTICE OF SALE ONDER TWEET.

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-HERN-

DEN 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 records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION COUNTY, County County, County County, County County, County JPMORGAN CHASE BANK, NATIUMAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal 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 bidder for cash at the UNION County Courtbidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday 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, CONTAINING 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, 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 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). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NA., acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (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, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the sub-iect property known as 6103 ROBERTS LN. the Note and Deed to Secure Debt. Because the 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 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. 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) 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 first set out above, including, but not limited rower 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 KITE-HERNDEN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT COLLECT OR 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
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale
contained in that certain Security Deed from
Donald W. Westra alk/a Donald Wayne Westra
("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 curity 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 (65) 400 000 with interest the core cost lars (\$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:

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 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 Records, which description is incorporated herein by reference and made a part hereof.

part hereof.
The property is conveyed with and subject to

The property is subject to Amended and Restated 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 Records

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.

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.

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 events of default, failure to pay the indebtedness 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).

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, outstanding ad valorem taxes, any matters which sight be displaced by the said Security Deed, outstanding and 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 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 the Security Deed. might be disclosed by an accurate survey and

holder of the Security Deed.

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

The following information is being provided in accordance with 0.C.G.A. § 44-14-162.2. Bank of the Oscilla in the Security Deed.

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. 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 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, Georgia 30512; and the party in possession of the property is Donald W. Westra ar/k/a Donald Waywe Westra, or his tenant or tenants.

ald 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 Thompson, O'Brien, Kemp & Nasuti, P.C.

40 Technology Parkway South, Suite 300 Norcross, Georgia 30092 (770) 925-0111 This is notice that we are attempting to col-lect a debt and any information obtained will

is from a debt collector.

be used for that purpose. This communication

780 Atlanta, GA 30329 (770)-234-9181 www. rcolegal.com 7870.21039 TS#: 7870.21039 FEI # 2013.04672 10/05/2016, 10/12/2016, 10/19/2016,10/26/2016