North Georgia News

Legal Notices for March 16, 2022

SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
NOTICE BY PUBLICATION
RENOVATION FUNDING GROUP LLC – Plaintiff
vs. EUGENIA GROGAN A/K/A GINA GROGAN
– Defendant – CIVIL ACTION FILE NUMBER
SUCYO272100211 SUCV2021000211

TO: EUGENIA GROGAN A/K/A GINA GROGAN – Defendant

You are hereby notified that the above-styled action was filed against you in the Superior Court of Union County, Georgia, on July 15, 2021. The name of the Plaintiff in such action is RENOVATION FUNDING GROUP LLC ("Plaintiff") and the name of the Defendant in such action is EUGENIA GROGAN A/K/A GINA GROGAN COURT OF THE CO tion is EUGENIA GROGAN A/K/A GINA GROGAN ("Defendant"). In that action, Plaintiff seeks to obtain judgment against Defendant for (i) Thirty-One Thousand Two Hundred Eighty-Nine and 98/100ths Dollars (\$31,289.98), plus accrued but unpaid prejudgment interest, late charges, and other fees and charges available under its contracts and applicable law, (ii) attorney's fees in the sum of not less than Five Thousand Two Hundred Twenty-Two and 00/100ths Dollars (\$5,222.00), plus 15% of the amount of any judgment on Count I in excess of \$5,222.200 (ii) Plaintiff's costs and expenses of litigation, and (iv) such other and further re-

of \$5,222.00 (iii) Plaintiff's costs and expenses of litigation, and (iv) such other and further relief as the Court deems just and proper under the circumstances. By reason of an order for service of summons by publication filed by the Court on February 10, 2022, you are hereby commanded and required, within sixty (60) days of the date of the order for service by publication, to file with the Clerk of said Court and serve an answer upon BRANDON REISMAN, counsel for RENOVATION FUNDING GROUP LLC, whose address is 3220 POINTE PARKWAY, SUITE 500, NORCROSS, GA 30092-3346.

POINTE PARKWAY, SUITE 500, NORGRUSS, GA 30092-3346. WITNESS, the Honorable Raymond E. George, Chief Judge of said Court. 2/21/22 Nunc Pro Tunc Date: This 16th day of February, 2022. Judy L. Odom Clerk of Superior Court

Union County, Georgia N(Feb23,Mar2,9,16)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

ROBERT E. FUNDERBURK, DECEASED

ESTATE NO. 22-35 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT The petition of Cecelia Miles Funderburk for

ayear's support from the estate of Robert E. Funderburk 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 March 21, 2022, why said petition should not be granted. All objections to the petition must be in writ-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 fling fees must be tendered with your objections, unless you qualify to file as an indigent

tions, 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

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 Numb N(Feb23,Mar2,9,16)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA In Re: Estate of Stephen P. Rekant, a/k/a Stephen Rekant Deceased

ESTATE NO. 22-31 PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Kenneth N. Rekant has petitioned to be appointed Administrator of the estate of Stephen
P. Rekant a/k/a Stephen Rekant 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 obing, setting forth the grounds of any such ob-jections, in spite of the declaration of judicial emergency, and must be filed with the court on or before March 21, 2022. All pleadings/ob-jections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings (objeor 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 PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

TRADE NAME REGISTRATION

Georgia, Union County
To whom it may concern:
Please be advised that Melissa Metz Potts
whose address is 4264 Gumlog Road, Young
Harris, Georgia 30582, is the owner of the cerrial in usiness now being carried on at 4264 Gumlog Road, Young Harris, Georgia 30582 in the following trade name to-wit: Firefly Mountain Clothing Company; and the nature of said business is: handmade clothing and

accessories.
This statement is made in conformity with
O.C.G.A. 10-1-490 et. seq. Requiring the filing
of such statement with the Clerk of Superior
Court of this county.
This is 24th day of February, 2022

NOTICE OF SALE

NOTICE OF SALE
Notice is given that Q-Bicals Self-Storage will
sell the contents of units #4 & 10, said contents
belonging to Wanda Lott. Said sale by auction
will take place on April 4th at 10AM outside
the Q-bicals Self-Storage facility located at
26 Loudermilk RD., Blairsville, GA 30512. Contents include miscellaneous home items and furnishings. Tenant has until the auction to settle the lien. Q-Bicals Self-Storage reserves the right to refuse any or all bids.

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elizabeth Paschal Cooksey
All debtors and creditors of the estate of Elizabeth Paschal Cooksey, 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 tate are required to make immediate payment tate are required to finds infinitely to the Personal Representative(s). This 18th day of February, 2022 By: Christopher John Cooksey 3601 Mansions Parkway Berkeley Lake, GA 30096

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of George Winfred Evans Jr.
All debtors and creditors of the estate of All dentors and creditors or the estate of George Winfred Evans Jr., 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 to said estate are required to make immedi-payment to the Personal Representative(s). This 18th day of February, 2022 By: Elizabeth Evans Butler 1765 Liberty Church Rd. Blairsville, GA 30512

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Darren Groves All debtors and creditors of the estate of Darren Groves, 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 flate infilled to the Personal Representative(s). This 18th day of February, 2022 By: Cheli Collins 773 Meadow View Dr. Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of George A. Houdeshel, All debtors and creditors of the estate of George A. Houdeshel, 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 tate are required to make immedia to the Personal Representative(s). This 18th day of February, 2022 By: George Dean Houdeshel 236 Buck Snort Rd. Blairsville, GA 30512

N(Feb23,Mar2,9,16) STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William Henry Sager Jr.,
All debtors and creditors of the estate of Wil-All debtors and creditors of the estate of Wil-liam Henry Sager Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 18th day of February, 2022 By: Edward W. Sager 1855 Hibiscus Dr. Highlands, FL 33870

Storage unit auction Saturday, March 19, 2022 at 8 a.m. starting at 62 Kiutuestia Creek Road. Three units, B1 Brenda Cantrell, B18 Doug Shelton, F18 Brannon Passmore.

NOTICE OF INTENT TO ORGANIZE

Notice is given that Articles of Organization that will form St. Thomas North, LLC have been delivered to the Secretary of State for filling in accordance with Georgia law. The initial registered office is located at 1038 Wilkins Cove Road, Suches, Union County, Georgia 30572 and the initial registered agent is William P. Tinkler, Jr.

NOTICE OF SALE

Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 4/3/2022, at 10:00 am to the highest bidder. The auction will be held on www. storageauctions.com and will start 3/20/2022, & close 4/3/2022, at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows: Unit #100 – David Lloydlee: Art, Misc cardboard boxes, Misc. storage bins, Riding horse toy, picture frames, Misc. electronics, Work bench

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

All debtors and creditors of the estate of Mary Ruth Allison
All debtors and creditors of the estate of Mary Ruth Allison, 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. the law, and an persons introduced to Said estate are required to make immediate payment to the Personal Representative(s). q
This 25th day of February, 2022
By: Rebecca Lynn Allison Hartman
150 Maggie Bluff
Lookout Mountain, GA 30750

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Bryon Wayne Beise
All debtors and creditors of the estate of
Bryon Wayne Beise, 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 esure raw, and an persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 25th day of February, 2022
By: Harold W. Beise and Judith K. Beise
154 BRR Ln.

Young Harris, GA 30582

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Paula Sue Hurst
All debtors and creditors of the estate of
Paula Sue Hurst, 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 25th day of February, 2022
By: Curtis Wesley Jones Jr.
26 Pope Landing
Blairsville, GA 30512
NMar2,9,16,23)

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Allen Duncan
All debtors and creditors of the estate of

All denotors and creditors of the estate of Charles Allen Duncan, 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 tate are required to make infinedia to the Personal Representative(s). This 4th day of March, 2022 By: Jerri Duncan Gill 5266 Byers Rd. Gainesville, GA 30504

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elaine E. Kinsey
All debtors and creditors of the estate of Elaine E. Kinsey, 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 4th day of March, 2022 By: Edward F. Kinsey 201 Jake Dr. Morganton, GA 30512

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Danny J. Shaw
All debtors and creditors of the estate of

Danny J. Shaw, 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 tate are required to make immedia to the Personal Representative(s). This 4th day of March, 2022 By: R. Brady Osborne Jr. 1515 S. Federal Hwy., Suite 106 Boca Raton, FL 33432

Patricia S. Shaw 363 Boy Scout Rd. Blairsville, GA 30512

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Harold Dean Wimpey
All debtors and creditors of the estate of
Harold Dean Wimpey, 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 4th day of March, 2022
By: Marlene Wimpey

By: Marlene Wimpey 2397 Town Creek Rd. Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Paul Randall Clark
All debtors and creditors of the estate of Paul Randall Clark, 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 4th day of March, 2022
By: Robert Allen Clark By: Robert Allen Clark

154 Holly Hill Rd. Suches, GA 30572 IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DOUGLAS GERALD NATION, DECEASED
ESTATE NO. 22-33
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

NOTICE
Shaye Marie Young has petitioned to be appointed Administrator of the estate of Douglas Gerald Nation, 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 O.C.J.A. 933-12-201.) An 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before April 4, 2022. All pleadings/objections must be signed be-fore 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 Dwain Brackett

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

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roseanne L. Denchy,
All debtors and creditors of the estate of
Roseanne L. Denchy, 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 intended to Said estate are required to make immediate payment to the Personal Representative(s). This 11th day of March, 2022 By: Sheila C. Brady 168 Stonehenge Dr. Blairsville, GA 30512

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Robyn Donisi

RE: Estate of Robyn Donisi
All debtors and creditors of the estate of
Robyn Donisi, 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 March, 2022
By: Brian Christophers
3100 S. Dixie Highway, Apt G-86
Boca Raton, FL 33432
NMar16;23,30,Apr6)

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Margot G. Ghanes,
All debtors and creditors of the estate of Margot G. Ghanes, 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 March, 2022 By: Michel Ghanes 232 Two Springs Young Harris, GA 30582

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Beverly Ann Harris,
All debtors and creditors of the estate of
Beverly Ann Harris, 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

tate are required to make immedit to the Personal Representative(s). This 11th day of March, 2022 By: David Allan Harris 2181 Whitebluff Way Buford, GA 30519

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of LeRoy Neal Lawson,
All debtors and creditors of the estate of Le-

STATE OF GEORGIA

Roy Neal Lawson, 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 tate are required to make infined in the Personal Representative(s). This 11th day of March, 2022 By: Lorinda Dawn Lively 72 Diana Dr. Blairsville, GA 30512

N(Mar16,23,30,Apr6)

STATE OF GEORGIA

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald Eric Lovejoy,
All debtors and creditors of the estate of Donald Eric Lovejoy, 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

tate are required to make immedia to the Personal Representative(s). This 11th day of March, 2022 By: Mark Patrick Bagby 109 Hickory Lake Belleville, IL 62223 N(Mar16,23,30,Apr6)

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Joyce Roper, All debtors and creditors of the estate of Joyce Roper, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment

tate are required to make immedia to the Personal Representative(s). This 11th day of March, 2022 By: Stephanie Roper 597 Crabapple Ln. Dahlonega, GA 30533 N(Mar16,23,30,Apr6)

NOTICE TO DEBTORS AND CREDITORS

OF LEROY NEAL LAWSON
All creditors of the Estate of Leroy Neal Lawson, deceased, late of Union County, Georgia are hereby notified to render their demands are nereby hounder to relate their demands to the undersigned according to law, and all persons indebted to said Estate are required to make payment to me. This 7th day of March, 2022. /s/Lorinda Dawn Lively Executor of the Estate of Leroy Neal Lawson With L State 1

Kim H. Stroup
Attorney for the Estate of Leroy Neal Lawson
James-Bates-Brannan-Groover-LLP
231 Riverside Drive, Suite 100

PO Box 4283 Macon, Georgia 31208-4283

with the Superior Court of Union County, Georgia on the 9th day of March, 2022, praying for a change in the name of MATTHEW DAVID FARIS to MATTHEW DAVID HEAD.

Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said court within 30 days of the filling of said petition

NOTICE OF PETITION TO CHANGE NAME Notice is hereby given that MATTHEW DAVID FARIS has filed a Petition to Change his Name with the Superior Court of Union County, Geor-

This 9th day of March, 2022. Kenya L. Patton, Attorney for Petitioner

STATE OF GEORGIA

COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated February 27, 2017, from Kathy Dianne Davenport to Mortgage Electronic Registration Systems Inc as a nominee for Finance of America Reverse, LLC, recorded on March 10, 2017 in Deed Book 1066 at Page 205 Union County, Georgia records, having been last sold, assigned, transferred and conveyed to Finance of America Reverse LLC by Assignment and said Security Deed having been given to secure a note dated February 27, 2017, in the amount of \$200,550.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on April 5, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 304, OF THE NINTH DISTRICT AND FIRST SECTION OF UNION COUNTY, GEORGIA, AND BEING 0.49 ACRES AS MORE FULLY SHOWN ON A PLAT PREPARED BY BURT HUNT, COUNTY SURVEYOR, DATED MAY 1972, AND RECORDED IN PLAT BOOK B, PAGE 290, OF THE UNION COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF HOSPITAL STREET AT THE ROBERT BUTT PROPERTY; THENCE NORTH 11 DEGREES 00 MINUTES WEST 182 FEET TO AN IRON PIN; THENCE, NORTH 77 DEGREES ENTY; HENCE NORTH TI DEGREES 00 MINUTES WEST 182 FEET TO AN IRON PIN; THENCE NORTH 75 DEGREES 00 MINUTES EAST 64 FEET TO AN IRON PIN; THENCE, NORTH 77 DEGREES 15 MINUTES EAST 43 FEET TO AN IRON PIN; THENCE, SOUTH 25 DEGREES 30 MINUTES EAST 15 FEET TO A STAKE; THENCE SOUTH 14 DEGREES 30 MINUTES EAST 110 FEET TO A STAKE; THENCE SOUTH 14 DEGREES 30 MINUTES EAST 110 FEET TO A STAKE; THENCE SOUTH 12 DEGREES 30 MINUTES EAST 74 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT- OF-WAY OF HOSPITAL STREET; THENCE SOUTH 84 DEGREES 30 MINUTES WEST 115 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF HOSPITAL STREET TO THE POINT OF BEGINNING. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made required by the tents of the work. The duct re-maining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as pro-vided by law. To the best of the undersigned's vided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Kathy Dianne Davenport. The property, being commonly known as 168 Hunt Martin Street, Blairsville, GA, 30512 in Union County, will be sold as the property of Kathy Dianne Davenport, subject to any outstanding at valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. nens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Comput-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699 . The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Finance of America of the above described mortgage is as folthe loan with the holder of the Security Deed. Albertelli Law Attorney for Finance of America Reverse LLC as Attorney in Fact for Kathy Dianne Davenport 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani ESQ For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 22-000156 A-4741473 03/02/2022, 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Anthony J. Palermo to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MiLend Inc., its successors and assigns dated 12/20/2017 and recorded in Deed Book 1096 Page 660 Union County, Georgia records; as last transferred to or acquired by Reverse Mortgage Funding LLC, conveying the after-described property to secure a Note in the original principal amount of \$384,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Georgia (or such other area as designated by

Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOT 195 OF UNION COUNTY, GEORGIA, CONTAINING 1.417 ACRES, MORE OR LESS, AND BEING SHOWN AS LOT 52 OF LAUREL BROOKE SUBDIVISION, PHASE I ON A PLAT OF SURVEY BY LANDTECH SERVICES, INC., DATED NOVEMBER 14, 2002, AND RECORDED AT PLAT BOOK 51, PAGE 45-49, UNION COUNTY, GEORGIA, BRECORDS. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
THE PROPERTY IS CONVEYED WITH AND SUBJECT TO ALL ROAD EASEMENTS, UTILITY EASEMENTS AND ALL OTHER MATTERS AND CONDITIONS AS SHOWN ON THE ABOVE REFERENCED DIATORS UNDER THE ABOVE REFERENCED TO THE PROPERTY OF THE ABOVE REFERENCED.

PLAT OF SURVEY.

THE PROPERTY IS CONVEYED WITH AND SUB-JECT TO THE RESTRICTIONS PERTAINING TO LAUREL BROOKE SUBDIVISION RECORDED IN DEED BOOK 442, PAGES 312-316, UNION COUN-TY, GEORGIA RECORDS.

THE PROPERTY IS CONVEYED SUBJECT TO THE BLUE RIDGE MOUNTAIN EMC EASEMENT RE-CORDED IN DEED BOOK 446, PAGES 223, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS CONVEYED SUBJECT TO A PERPETUAL EASEMENT FOR INGRESS AND GRESS RECORDED IN DEED BOOK 170, PAGE 707, UNION COUNTY, GEORGIA RECORDS.
The debt secured by said Security Deed has

707, UNION COUNTY, GEORGIA RECORDS.
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).

tice of intent to collect attorney's fees having been given). Said property is commonly known as 197 Brooke Court, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Anthony J. Palermo or tenant or tenants. CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026 Note, however, that such entity or individual

40724 Lansing, MI 48901-7924 Phone: 866-446-0026
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or hot yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 Q.C.G.A. Section 9.1.3.1721, which allows for

mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Reverse Mortgage Funding LLC as agent and Attorney in Fact for Anthony J. Palermo Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

gia 30305, (404) 994-7637. 1823-264A 1023-204A
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE. 1823-264A

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 ED CARNEY to UNITED COMMUNITY BANK d/b/a UNION COUN-

UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated March 19, 1999, recorded March 30, 1999, in Deed Book 314, Page 553, Union County, Georgia records, as last modified by Modification of Security Deed dated March 3, 2009, recorded in Deed Book 793, page 444, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM ED CARNEY and JONI B. CARNEY dated March 3, 2009, in the original principal amount of Thirty 2009, in the original principal amount of Thirty nine Thousand Five Hundred Seventy Five and nine Thousand Five Hundred Seventy Five and 09/100 (\$39,57:50.9) Dollars, with interest 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 April, 2022, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 317 of Union County, Georgia, containing 3 acres, more or less, described as follows:
Beginning at a point on Hayfield Road at the

Beginning at a point on Hayfield Road at the Reid Carney line; thence West 110 feet to the True Point of Beginning; thence North 430 feet; thence West 220 feet; thence South 450 feet; thence East 250 feet to the True Point of Beginning.
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

rity 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, zonling ordinances, restrictions, cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to

The Security Deen inst set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is ED CARNEY or a tenant or tenants.

UNITED COMMUNITY BANK d/b/a UNION COUN-TY BANK N/K/A UNITED COMMUNITY BANK. L. Lou Allen
Stites & Harbison, PLLC
303 Peachtree Street, N.E.

the Security Deed first set out above

Suite 2800 Atlanta, Georgia 30308 Atlanta, Georgia 30308
(404) 739-8893
File No. 7484A-03575
This Law Firm is attempting to collect a
Debt. Any information obtained will be
USED FOR THAT PURPOSE.