North Georgia News

Legal Notices for March 9, 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 SUCV2021000211 SUCV2021000211

TO: EUGENIA GROGAN A/K/A GINA GROGAN – Defendant You are hereby notified that the above-styled

To are necessive and 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 ac-tion is EUGENIA GROGAN A/K/A GINA GROGAN ("Defendent") In that action Plaintiff ceeke 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 avail-able 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 1 in excess of \$5,222.00 (iii) Plaintiff's costs and expenses of litigation, and (iv) such other and further re-

of \$5,222.00 (iii) Pläintiff's costs and expenses of litigation, and (iv) such other and further re-lief 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 re-quired, 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.

30092-3346. 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 Using Courty Courting

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

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ROBERT E. FUNDERBURK, DECEASED

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

a year'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 writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your objec-tions, unless you qualify to file as an indigent ing less must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the petition must be greated without a begins. 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 (706) 439-6006 Telephone Numb N(Feb23,Mar2,9,16)

IN THE PROBATE COURT

COUNTY OF UNION

South 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 ap-pointed 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 0.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 writ-ina. setting forth the grounds of any such ob-In objections to the period match be in white ing, 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/objections or before a probate court clerk and filing fees must be tendered with your pleadings/objec-tions, 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 objec-tions are filed, a hearing will be scheduled at 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

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Elizabeth Paschal Cooksey All debtors and creditors of the estate of Eliza-An uburus and cleations of the estate of Enza-beth 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 are required to make immediate payment to the Personal Representative(s). This 18th day of February, 2022 By: Christopher John Cooksey 3601 Mansions Parkway Berkeley Lake, GA 30096 N(Feb23,Mar2,9,16)

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 An denote and creations of 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, ac-cording to the law, and all persons indebted to said estate are required to make immediate by Said estate are required to make initiation payment to the Personal Representative(s). This 18th day of February, 2022 By: Elizabeth Evans Butler 1765 Liberty Church Rd. Blairsville, GA 30512

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

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Darren Groves All debtors and creditors of the estate of Dar-An debut and cleants of the estate of Dar-ren 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 to the Development trinclo to the Personal Representative(s). This 18th day of February, 2022 By: Cheli Collins 773 Meadow View Dr. Blairsville, GA 30512

N(Feb23,Mar2,9,16)

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of George A. Houdeshel, All debtors and creditors of the estate of An denotes and creations 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 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-An debuots and creations of the estate of Win-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-tended estimated the same set of the same set. 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 Hibscus Dr. Highlands, FL 33870 N(Feb23,Mar2,9,16)

NOTICE

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 filing in accordance with Georgia law. The initial reg-istered office is located at 1038 Wilkins Cove Road, Suches, Union County, Georgia 30572 and the initial registered agent is William P. Tinkler, Jr. N(Mar9,16)

NOTICE OF SALE

Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mth Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public 30512, (706) 480-2777, will be sold at public auction on 4/3/2022, at 10:00 am to the high-est 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 ex-ecuted 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 NMar9.10

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Don Lee Fox All debtors and creditors of the estate of An debut and creditors on the estate of Don Lee Fox, 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 to the Demand Deparcement triun(a). to the Personal Representative(s). This 11th day of February, 2022 By: Bonnie Ledford

By: Bonnie Ledford PO Box 85 Blairsville, GA 30514 N(Feb16,23,Mar2,9)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA THOMAS P. LEHNE and, PATRICIA R. LEHNE,

Plaintiff,

JOHN YEEND, AS SUCCESSOR TRUSTEE OF THE NANCY N. WEATHERS-MATHERS REVOCABLE TRUST (AKA) THIRD RESTATEMENT OF THE NANCY N. MATHERS REVOCABLE TRUST DATED NANCY N. MAIHENS REVOCABLE INUST DATED FEBRUARY 13, 2004), CLIFFORD MARSHALL BROCK AND MILDRED S. BROCK AS CO-TRUST-EES OF THE CLIFFORD MARSHALL BROCK RE-VOCABLE TRUST DATED MARY 12, 2011, JOYCE A. ALLEN, AS TRUSTEE OF THE JOYCE A. ALLEN TRUST DATED 4/14//14, SUSAN W. ZMISTOWS-KI, FRED TILLMAN, and CANDACE TILLMAN and all parsong unknown who claim or might claim all persons unknown who claim or might claim adversely to Lot 23 Deer Run, Land Lot 217 Parcel No. 022 065 A23, Union County, Georgia,

Defendants. CIVIL ACTION FILE NO.: SUCV2019000409 CORRECTED NOTICE OF SUMMONS

To: John Yend, as Successor Trustee of the Nancy N. Weather-Mathers Revocable Trust (aka Third Restatement of the Nancy N. Mathers Revocable Trust Dated February 13, 2004), Clifford Marshall Brock and Mildred S. Brock as Co-Trustees of the Clifford Marshall Brack Revence Trust dated Mey 12, 2011 Brock Revocable Trust dated May 12, 2011, Joyce A. Allen, as Trustee of the Joyce A. Al-len Trust dated 4/14/14, Susan W. Zmistowski, Fred Tillman and Candace Tillman, and all persons unknown who claim or might claim adversely to Lot 23, Deer Run, Land Lot 217, District Quien County Coarcie

You are hereby notified that the above-styled action seeking to quiet title against all the world in certain real property located in Union County was filed against you in said court on October 30, 2019 and amended on January 27, 2020 thet we recent of an addy for provide difference in the second of the secon Uctober 30, 2019 and amended on January 27, 2022 that by reason of an order for service of summons by publication entered January 31, 2022 you are hereby commanded and required to file with the clerk of said court an answer to the complaint within sixty (60) days of the date of the order for service by publication. Witness the Honorable Judge of said court. This 11th day of Exbruary 2022

Witness the Honorabile Judge of sald i This 11th day of February, 2022. Judy L. Odom, Clerk of Union County Superior Court Prepared by Rebecca Kendrick Attorney for Petitioner State Bar No. 108938 PO Box 1286 Blairsville, GA 30514 706-400-5055 N(Feb9,16,23,Mar2,9)

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: 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 es-tate are required to make immediate payment to the Personal Representative(s). UNION COUNTY to the Personal Representative(s). This 25th day of February, 2022 By: Rebecca Lynn Allison Hartman 150 Maggie Bluff Lookout Mountain, GA 30750

N(Mar2.9.16.23) 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, clocks of the estate of Bryon Wayne Beise, clocks of the estate 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 to the Dergenal Benrecentative(s) tate are required to make minimulate (s). This 25th day of February, 2022 By: Harold W. Beise and Judith K. Beise 154 BRR Ln. Young Harris, GA 30582 N(Mar2 9 16 23)

STATE OF GEORGIA UNION COUNTY

UNION COUNTY 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 es-tate are required to make immediate payment to the Personal Representative(s). to the Personal Representative(s). This 25th day of February, 2022

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Danny J. Shaw All debtors and creditors of the estate of An deputy shaw, deceased, late of Union 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 es-tate are required to make immediate payment to the Demand Dearware their (of) 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 N(Mar9,16,23,30)

STATE OF GEORGIA 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 es-tate 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 N(Mar9,16,23,30)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Paul Randail Clark All debtors and creditors of the estate of Paul Randall Clark deceased, late of Union County, Georgia, are hereby notified to render 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 to the Personal Representative(s). This 4th day of March, 2022 By: Robert Allen Clark 154 Molty Hill Rd 154 Holly Hill Rd Suches, GA 30572 N(Mar9,16,23,30)

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

Shaye Marie Young has petitioned to be ap-pointed 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 0.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said peti-tion 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 a bearing.

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

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER NUTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained with that certain Security Deed dated February 27, 2017, from Kathy Dianne Daven-port to Mortgage Electronic Registration Sys-tems 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 hean last cold ac-Georgia records, having been last sold, as-signed, 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 understand will and be the being in default. of \$200,550.00, and said Note being in default, the undersigned will sell at public outcry dur-ing 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 "Prop-erty"): 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LO-CATED ON THE NORTHERLY RIGHT- OF- WAY OF HOSPITAL.STREET AT THE ROBERT BUTT PROP-ERTY; THENCE NORTH 11 DEGREES 00 MIN-UTES 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 EAST 15 FEET TO A STAKE; THENCE SOUTH 14 DEGREES 30 MINUTES EAST 110 FEET TO A STAKE; THENCE SOUTH 12 DEGREES 30 MIN-UTES EAST 74 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT- 0F- WAY OF HOSPITAL STREET; THENCE SOUTH 84 DEGREES 30 MIN-UTES WEST 115 FEET ALONG THE NORTHERLY RIGHT - 0F-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 pay-able because of, among other possible events able because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt re-maining is in default and this sale will be made 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 Jaw. 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 Martin Štreet, Blairsville, GA, 30512 in Union County, will be sold as the property of Kathy Dianne Davenport, subject to any outstand-ing ad 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. Pursuant to O.C.G.A.Section 4.4-1-4.162.2, the name, address and telephone number of the individual or entity who shall have the full au-thority to negotiate, amend or modify all terms thority to negotiate, amend or modify all terms of the above described mortgage is as fol-lows: Compu-Link Corporation, 4/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699. The foregoing notwithstand-ing, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negoti-ate, amend or modify the terms of the mort-gage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptey 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 thority to negotiate, amend or modify all terms the loan with the holder of the Security Deed. Albertelli Law Attorney for Finance of America Reverse LLC as Attorney in Fact for Kathy Di-anne Davenport 100 Galleria Parkway, Suite 960 Attanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani ESQ For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPT-ING TO COLLECT A DEBT. ANY INFORMATION 0BTAINED 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 N(Mar2.9.16.23.30)

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 Millend 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 se-cure a Note in the original orincinal amount of conveying the alter-beschied property to se-cure 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, Central Carebo the sea on decimentable. 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 exercises.

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 NOYEM-BER 14, 2002, AND RECORDED AT PLAT BOOK 51, PAGE 45-49, UNION COUNTY, GEORGIA RE-CORDS. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COM-PLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. PROPERTY.

THE PROPERTY IS CONVEYED WITH AND SUB-THE PROPERTIES CONCEPTED WITH AND SOUTH AND SO

THUR DIA AS SHOWN ON 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 BUILDE DIGE MOLINTAIN EMPC EASEMENT DE-AULTE MOLINE MOLINEAREMENT DE-

THE PROFENT IS CONVETED 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 EGRESS RECORDED IN DEED BOOK 170, PAGE 202 JUNION COUNTY CEDECIA DECODES

707, UNION COUNTY, GEORGIA RECORDS

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 Secu-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

in the Security Deed and by law, including attorney's fees (no-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 at-tached to and constituting a part of said prop-erty, if any. To the best knowledge and belief of the undersigned the party (or particular) of the undersigned, the party (or parties) in possession of the subject property is (are): An-thony 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

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 consti-tute a lien against the property whether due and payable or not yet due and payable or not yet due and payable and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security. Deed

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 Altorney in Fact for Anthony J. Palermo Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637.

gia 30305, (404) 994-7637. 1823-2644

1823-264A 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

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale con-tained in a Deed to Secure Debt given by Chris-topher E. Spry to Mortgage Electronic Regis-tration Systems, Inc. ("MERS") as nominee for United Community Mortgage Services, Inc., dated March 23, 2007, and recorded in Deed Book 699, Page 200, Union County, Georgia records, as last transferred to Select Portfo-lio Servicing, Inc. by Assignment recorded in Deed Book 1177, Page 9, Union County, Geor-gia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$181,000.00, 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 Courtthe highest bidder for cash before the Court-house door of Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2022, to wit: April 5, 2022, the following

April, 2022, to Wit: April 5, 2022, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 152 of Union County, Georgia, containing 0.944 acre, more or less, and being shown as Lot Three (3) of Wildwood Subdivision, on a plat of survey by Rochester & Associates, Inc., dated 2/23/98 and recorded in Union County records in Plat Pork 41 Page 33 and exist plat is incorporated Book 41, Page 33, and said plat is incorporated herein, by reference hereto, for a full and com-plete description of the above property. Subject to a roadway easement as shown on said plat

Subject to the restrictions recorded in Union Subject to the restrictions recorded in online County records in Deed Book 217 Page 55. Subject to a right of way easement to Union County, Georgia, recorded in Union County re-cords in Deed Book 161 Page 534. The debt secured by said Deed to Secure Debt has been easily in the declared the beene

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. The debt remain-ing in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (no-tice of intent to collect attorney's fees having been given).

been given). Said property is commonly known as 53 Hollow Hill Spur, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the sub-ject property is (are): Christopher E. Spry or tenant or tenants.

tenant or 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 prop-erty, and (c) all matters of record superior to the beed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) con-

firmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and au-dit of the status of the loan with the holder of

the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, Pursuant to U.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the pre-ording neurophysical sectors.

the status of the loan as provided in the pre-ceding paragraph. Pursuant to 0.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive

3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be con-strued to require the secured creditor to nego-tiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the se-cured creditor under the power of sale granted in the aforementioned security instrument, specifically being Select Portfolio Servicing, Inc. as attorney in fact for

404.202.0303 THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NUTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from ED CARNEY to UNITED COMMUNITY BANK d/b/a UNION COUN-TY BANK N/K/A UNITED COMMUNITY BANK, dated March 19, 1999, recorded March 30, 1999, in Deed Book 314, Page 553, Union Coun-ty, Georgia records, as last modified by Modi-fication of Security Dead dated March 3, 2000

fication of Security Deed dated March 3, 2009,

Christopher E. Spry Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200

Atlanta, GA 30339

404.252.6385

EMEC22-052

N(Mar9,16,23,30)

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER

(700) 439-000 N(Feb23,Mar2,9,16)

TRADE NAME REGISTRATION

Red control to Courty 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 cer-tin busience new being corrido to at 4264 tain business 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.

accessories. This statement is made in conformity with 0.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

Mar9,16)

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 March 21st at 10AM outside the Q-bicals Self-Storage facility located at 26 Loudermilk RD., Blairsville, GA 30512. Con-tents include microlleneurs here iteme and tents 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.

N(Mar9.16)

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION

Creditors of the Estate of Kenneth Wayne Chap A state of the interference of the interferenc Sydney Ray Dalton 113 Mystic Ridgeå Blairsville, GA 30512 Administratrix W. Courtney LaFon LaFon & Hall Attorneys for Administratrix PO Box 1276 well, GA 30077-1276 N(Feb16,23,Mar2,9)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA STATE OF GEORGIA IN RE: ESTATE OF GREGORY WAYNE CASTLEBERRY, DECEASED ESTATE NO. 22-31 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Merritt Lynn Myers has petitioned to be ap-pointed Administrator of the estate of Gregory Wayne Castleberry deceased, of said County (The petitioner has also applied for waiver of bond and/or supplet for contain power contained (the perubher has also applied for warver of bond and/or grant of certain powers contained in 0.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, in spite of the declaration of judicial emergency, and must be filed with the court on graptice spite of the declaration of judicial emergency, and must be filed with the court on or before March 14, 2022. 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, un-less you qualify to file as an indigent party. Contact probate court personnel at the fol-lowing address/telephone number for the re-quired 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 DWain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

26 Pope Landing Blairsville, GA 30512 N(Mar2,9,16,23)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Charles Allen Duncan All debtors and creditors of the estate of Charles Allen Duncan, deceased, late of Union 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 es-tate are required to make immediate payment to the Personal Representative(s). This 4th day of March, 2022 By: Jerri Duncan Gill 5266 Byers Rd. Gainesville, GA 30504 NMms16:23.00 N(Mar9.16.23.30)

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Elaine E. Kinsey All debtors and creditors of the estate of All denotes 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 es-tate are required to make immediate payment to the Deronal Representative(s) to the Personal Representative(s). This 4th day of March, 2022 By: Edward F. Kinsey 201 Jake Dr. Morganton, GA 30512 N(Mar9.16.23.30)

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 nine Thousand Five Hundred Seventy Five and 09/100 (\$39,575.09) 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

highest bidder tor cash before the Courthouse door at Union County, Georgia, within the le-gal 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:

more or less, described as follows: 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. The debt secured by said security beed 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 Secu-rity Deed. The debt remaining in default, this

In the manner provided in the Note and Secu-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 pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing 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 prop-erly, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the property is ED CARNEY or a tenant or tenants. UNITED COMMUNITY BANK (N/A UNION COUN-TY BANK N/K/A UNITED COMMUNITY BANK, TY BANK N/K/A UNITED COMMUNITY BANK, L Lou Allen Stites & Harbison, PLLC 303 Peachtree Street, N.E. Suite 2800 Suite 2800 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.

r9,16,23,30)