

## Legal Notices for April 27, 2016

**STATE OF GEORGIA**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Jesse J. Collins,  
All debtors and creditors of the estate of Jesse J. Collins, 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 20th day of April, 2016.  
By: LaDonna Grace Davis  
D. Box 1523  
Blairsville, GA 30512  
N/Apr27,2016,11:18

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Kathryn Taylor Hamilton,  
All debtors and creditors of the estate of Kathryn Taylor Hamilton, 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 19th day of April, 2016.  
By: Ernest Duncan Hamilton  
2620 Overton Rd.  
Birmingham, AL 35223  
N/Apr27,2016,11:18

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Michael Joseph Hughes,  
All debtors and creditors of the estate of Michael Joseph Hughes, 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 22nd day of April, 2016.  
By: Michael Charles Hughes  
P.O. Box 1523  
Blairsville, GA 30514  
N/Apr27,2016,11:18

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Michael Joseph Hughes,  
All debtors and creditors of the estate of Michael Joseph Hughes, 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 20th day of April, 2016.  
By: Patricia M. Wicker  
86 Dale Wood Dr.  
Blairsville, GA 30512  
N/Apr27,2016,11:18

**NOTICE OF PETITION TO CHANGE NAME**  
**STATE OF GEORGIA**  
**UNION COUNTY**  
Matthew Cody Matheson, the undersigned petitioner, has filed a petition to the Superior Court of Union County, Georgia, on March 29, 2016, praying for a change in the name of petitioner from Matthew Cody Matheson to Matthew Cody Henry. 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 filing of said petition.  
This 29th day of March, 2016  
By: Matthew Cody Matheson, Petitioner  
571 Big Sky Road  
Blairsville, GA 30512  
N/Apr6,13,20,27P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Louise Wilma Martin,  
All debtors and creditors of the estate of Louise Wilma Martin, 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 15th day of March, 2016.  
By: Shawna L. Martin  
100 Blue Spruce Dr.  
Blairsville, GA 30512  
N/Apr6,13,20,27P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Randy Ray Siggers,  
All debtors and creditors of the estate of Randy Ray Siggers, 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 April, 2016.  
By: Sharrill S. Lottmann  
2620 Overton Rd.  
Blairsville, GA 30512  
N/Apr27,2016,11:18

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Deborah Lynn Murrell,  
All debtors and creditors of the estate of Deborah Lynn Murrell, 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 14th day of April, 2016.  
By: Jennifer M. Jarrard  
100 Blue Spruce Dr.  
Blairsville, GA 30514  
N/Apr27,2016,11:18

**PROBATE COURT OF UNION COUNTY, FORMER WARREN SPIVA DECEASED.**  
Date of Publication, if any: APRIL 27, 2016  
**TO WHOM IT MAY CONCERN :**  
The conservator(s) of the above estate has/have applied for Discharge from said Trust.  
This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address: 65 Courthouse Street, Suite 8, Blairsville, GA 30512, on or before May 30, 2016 at 9:00 a.m.) in person or by certified mail, with receipt of this NOTICE TO PUTATIVE FATHER, you file:  
a) A petition to legitimate the children; and  
b) Notice of the filing of the petition to legitimate with the Juvenile Court of Union County, Georgia.  
If you file a petition to legitimate or if your petition to legitimate is subsequently dismissed for failure to prosecute or the Court does not find that you are the legal father of the children named in your petition to legitimate, this Court may enter an order terminating your parental rights.  
This Court will conduct a provisional hearing upon the Petition for Termination of Parental Rights on the 6th day of May, 2016 at 9:00 a.m. in the Union County Courthouse, Blairsville, Georgia. This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 22nd day of June, 2016 at 1:00 p.m. in the Union County Courthouse, Blairsville, Georgia. This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the Court will appoint an attorney if the Court find that you are an indigent person.  
Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you.  
If you have any questions concerning this notice, you may call the telephone number of the clerk's office.  
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this 11th day of April, 2016.  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Ejoc4@jud1.uscourts.gov  
N/Apr27,2016,11:18

**NOTICE**  
(For Discharge from Office and all Liability)  
**PROBATE COURT OF UNION COUNTY**  
RE: PETITION OF MARY ELAINE MARSH GILLETTE WAIRRIGHT FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF PAULINE B. MARSH, DECEASED.  
To whom it may concern:  
This is to notify you of file objection, if there is any, to the above referenced petition, in this Court on or before May 9, 2016.  
**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for more information: Probate Court, (address: 65 Courthouse Street, Suite 8, Blairsville, GA 30512, on or before May 30, 2016 at 9:00 a.m.) in person or by certified mail, with receipt of this NOTICE TO PUTATIVE FATHER, you file:  
a) A petition to legitimate the children; and  
b) Notice of the filing of the petition to legitimate with the Juvenile Court of Union County, Georgia.  
If you file a petition to legitimate or if your petition to legitimate is subsequently dismissed for failure to prosecute or the Court does not find that you are the legal father of the children named in your petition to legitimate, this Court may enter an order terminating your parental rights.  
This Court will conduct a provisional hearing upon the Petition for Termination of Parental Rights on the 6th day of May, 2016 at 9:00 a.m. in the Union County Courthouse, Blairsville, Georgia. This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 22nd day of June, 2016 at 1:00 p.m. in the Union County Courthouse, Blairsville, Georgia. This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the Court will appoint an attorney if the Court find that you are an indigent person.  
Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you.  
If you have any questions concerning this notice, you may call the telephone number of the clerk's office.  
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this 11th day of April, 2016.  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Ejoc4@jud1.uscourts.gov  
N/Apr27,2016,11:18

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF LORENE STOGSDILL, DECEASED**  
Estate No. 16-44-16-2015  
**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**  
Betty Cotner has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Lorene Stogsdill, 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 May 16, 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.  
**PROBATE JUDGE**  
By: Kristin Stanley  
Probate Court Clerk  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
N/Apr29,20,27,May1,11,18

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
In re: The Name Change of Andrew Tincher, Petitioner  
Civil Action File Number: 16-CV-124-16  
**NOTICE OF PUBLICATION**  
You are hereby notified that on the 13th day of April, 2016, Andrew Tincher, file a petition to Change Name in the Superior Court of Union County. Andrew Tincher desires to change his/her from Andrew Lee Wayne Tincher to Andrew Lee Wayne Miller. Any interested party has the right to appear in this case and file objections within 30 days after the Petition to Change Name was filed.  
By: Kristin Stanley  
This 13 day of April, 2016  
Judy L. Odom  
Clerk of Superior Court  
Andrew Tincher, Petitioner, Pro Se  
164 R. T. Lance Road  
Morgantown, GA 30560  
404-409-6226  
N/Apr29-30,May1P

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
Joy Winona Singleton, Plaintiff  
Jimmy Levon Singleton, Defendant  
Civil Action File Number: 16-CV-105-SG  
Notice of Publication  
TO: Jimmy Levon Singleton  
By order of the court for service by publication dated 7th day of April, 2016, you are hereby notified that on or before March 30th, 2016, plaintiff Joy Winona Singleton filed suit against you for Divorce. You are required to file with the clerk of the Superior Court, and to serve upon plaintiff's attorney, Rosalind N. Henderson, an answer in writing within 60 days of 7th day of April, 2016.  
Witness, the Honorable N. Stanley Gunter, Judge of Superior Court of Union County.  
This 7th day of April, 2016  
Judy Odom  
Union County Clerk  
N/Apr19-30,May4P

**IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA**  
**IN THE INTEREST OF:**  
B.T.  
DOB:03-06-2015  
**SEX: MALE**  
Case No. 144-161-35A S.T.  
DOB:07-18-2013  
**SEX: FEMALE**  
Case No. 144-161-34A  
**CHILDREN UNDER THE AGE OF EIGHTEEN**  
**NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING**  
TO: RUSSELL TIPTON, PUTATIVE FATHER OF THE ABOVE-NAMED CHILDREN  
By Order of Service by Publication dated the 11th day of April, 2016, you are hereby notified that on the 11th day of March, 2016, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you for the above-named children. This Court found it to be in the children's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights. If the Court at the trial finds that the facts set forth in the Petition for Termination of Parental Rights are true and that termination of your rights will serve the best interests of your children, the Court can enter a judgment ending your rights to your children.  
If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children or your children's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of your children by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your children will be legally freed to be adopted by someone else.  
Even if your parental rights are terminated: 1) You will still be responsible for providing financial support (child support payments) for your children's care unless and until your children are adopted; 2) Your children can still inherit from you unless and until your children are adopted; and 3) Your children can still pursue any civil action against you.  
Under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named children and will not be entitled to object to the termination of your rights to these children unless, within thirty (30) days of receipt of this NOTICE TO PUTATIVE FATHER, you file:  
a) A petition to legitimate the children; and  
b) Notice of the filing of the petition to legitimate with the Juvenile Court of Union County, Georgia.  
If you file a petition to legitimate or if your petition to legitimate is subsequently dismissed for failure to prosecute or the Court does not find that you are the legal father of the children named in your petition to legitimate, this Court may enter an order terminating your parental rights.  
This Court will conduct a provisional hearing upon the Petition for Termination of Parental Rights on the 6th day of May, 2016 at 9:00 a.m. in the Union County Courthouse, Blairsville, Georgia. This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 22nd day of June, 2016 at 1:00 p.m. in the Union County Courthouse, Blairsville, Georgia. This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the Court will appoint an attorney if the Court find that you are an indigent person.  
Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you.  
If you have any questions concerning this notice, you may call the telephone number of the clerk's office.  
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this 11th day of April, 2016.  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Ejoc4@jud1.uscourts.gov  
N/Apr27,2016,11:18

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF KIMBERLY FLEMING, DECEASED**  
ESTATE NO. 16-3  
**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**  
Jeffery A. Fleming has petitioned to be appointed Administrator of the estate of Kimberly Fleming, 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 May 2, 2016. All pleadings/objections must be signed under oath 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  
Judge of the Probate Court  
65 Courthouse St, Suite 8  
Blairsville, GA 30512  
Address:  
By: Kristin Stanley  
Clerk of the Probate Court  
(706) 439-6006  
N/Apr6,13,20,27P

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF GEORGE F. QUINN, DECEASED**  
ESTATE NO. 16-4  
**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**  
Carroll M. Quinn has petitioned (for Letters of Administration) to be appointed Administrator of the estate of George F. Quinn, 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 May 2, 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  
**PROBATE JUDGE**  
By: Kristin Stanley  
Probate Clerk  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N/Apr6,13,20,27P

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
**SHAPIRO PENDERGAST & HASTY, LLP**  
ATTORNEYS AND COUNSELORS AT LAW  
2872 Woodcock Boulevard, Suite 100  
Atlanta, GA 30343  
770-220-2535/KLM  
shapirohendstas.com  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
04/18/16, 04/13, 04/20, 04/27, 2016  
N/Apr6,13,20,27P

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Under and by virtue of the Power of Sale contained in a Security Deed given by Oscar Bleivit and Gisela B. Mohl-Blevit to First National Bank of Union County, dated January 18, 1999, recorded in Deed Book 309, Page 154, Union County, Georgia Records, as well as transferred to Federal National Mortgage Association by assignment recorded in Deed Book 1030, Page 284, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$247,500.00), with interest thereon set forth therein, there will be sold at public sale to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2016, the following described property: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees is hereby given to you), and all other costs and expenses of this sale. The property which is sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. **Nationstar Mortgage LLC d/b/a Champion Mortgage Company** is the holder of the Security Deed to the property in accordance with O.C.G.A. §44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: **Champion Mortgage LLC, 8950 Cypress Waters Boulevard , Coppell, TX 75019 955-682-3095.** To the best knowledge and belief of the undersigned, the undersigned is the undersigned is: **Edward J. Senesi, Jr., The Estate of Edward J. Senesi and Florence L. Senesi or a tenant or tenants and said property is more commonly known as 404 Rocky Circle, Blairsville, Georgia 30512.** The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed, **Nationstar Mortgage LLC d/b/a Champion Mortgage Company** in fact for **Edward J. Senesi and Florence L. Senesi or a tenant or tenants**, **Champion Mortgage LLC, 154 Old Alabama Road, Roswell, Georgia 30076**, www.foreclosurehotline.net EXHIBIT "A" The Land described herein is situated in the State of Georgia, County of Union, and is described as follows: 0.44 acres, more or less, being Land Lot # 175 of the 9th District, 1st Section of Union County, Georgia, being Lot #605 of LAKESIDE VILLAGE SUBDIVISION, as shown on a plat of survey made by M. E. Richards, Union County Surveyor, dated January, 1985 (revised March 1965; August 1986; September 1986) and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Plat Book "P", folio 166, and reference is herewith made to said plat of survey for a full and complete description herein Parcel Number(s): 0373 191 MR/gmc 5/3/16 Our file no. 564616 -FT2  
N/Apr6,13,20,27P

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
By virtue of Power of Sale contained in Deed to Security Deed ("Security Deed") from MARY R. JOHNSON (Grantor) to KENNETH W. JENKINS ("Grantee"), dated OCTOBER 2, 2015, recorded OCTOBER 7, 2015, in DEED BOOK 1019, PAGE 444-445, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of \$44,500.00 and interest thereon of SEVENTY-SIX and 92/100 Dollars (\$44,576.92), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default because of the principal interest as aforesaid, therefor has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided in the principal interest as aforesaid, there will be sold at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2016, the following described real property to wit:  
Lot Six (6) of Oakridge Townhouses in a plat of survey of 6.34 acres of land lying and being in Land Lots 78, 79, 98 & 99, 16th District, 1st Section, Union County, Georgia and being Lot Sixteen (16) of Rivers Edge RV Park Phase Two containing 0.157 acres, more or less, as shown on a survey for Rivers Edge RV Park Phase Two of the Southern Geosystems, Ltd. dated 03/29/2010, and being more fully described as follows:  
BEGINNING at the centerline intersection of Old Sullivan Road and Allison Loop thence N 87 46 15 E 318.61 feet to a 1/2" rebar found; thence E 23 48 16 S 615.25 feet; thence S 73 33 53 E 40.76 feet; N 75 33 53 E 25.47 feet; N 74 28 12 E 31.03 feet; N 74 28 12 E 38.02 feet; N 74 28 12 E 1.78 feet; N 74 28 12 E 46.25 feet; N 74 28 12 E 6.49 feet to the TRUE POINT OF BEGINNING thence N 74 28 12 E 16.20 feet; N 74 28 12 E 63.58 feet; N 74 28 12 E 78.64 feet; S 19 37 48 E 39.75 feet; S 71 20 44 W 31.04 feet; S 71 20 44 W 126.74 feet; N 89 44 09 E 9.89 feet; N 89 44 09 E 12.03 feet; N 03 45 06 W 36.09 feet to the TRUE POINT OF BEGINNING.  
The property is subject to the road easements as shown on said plat.  
The property is subject to the Boundary Line Agreement as recorded in Deed Book 299, Page 390, Union County records.  
The property is subject to the Maintenance Agreement as recorded in Deed Book 299, Page 401, Union County records.  
The property is subject to the Easement Deed as recorded in Deed Book 299, page 403, Union County records.  
The property is subject to the Easement Agreement as recorded in Deed Book 299, page 405, Union County records.  
The property is subject to the Trust Indenture as recorded in Deed Book 851, pages 389-396 and Pages 397-404, Union County records.  
The property is subject to an easement to Blue Ridge Mountain LLC as recorded in Deed Book 907, Page 113 Union County records.  
The property is subject to the Declaration of Restrictions as recorded in Deed Book 864, Page 598-619, as amended in Deed Book 956, Page 556, Union County records.  
Grantor grants to grantee access for ingress and egress over the Old Sullivan Loop Road along Allison Loop as shown on said plat.  
Property Address: Lot 16 River's Edge RV Park Ph. II, Blairsville, GA 30512  
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorney's fees is hereby given).  
The 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 best knowledge and belief of Grantee, the above described property is in the possession of Mary R. Johnson, a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.  
Kenneth Jenkins  
As Attorney in Fact for  
Mary R. Johnson  
N/Apr6,13,20,27P

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Michael Spear and Tricia Spear to Mortgage Electronic Registration Systems, Inc. as nominee for Central Financial Company, LTD. Partnership dated May 6, 2009, and recorded in Deed Book 800, Page 325, and Deed Book 1009, Page 505, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. by Assignment, securing a Note in the original principal amount of \$219,780.00, the holder thereof pursuant to said Deed and Note hereby secured has declared the entire amount of said indebtedness due and payable, and pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2016, during the legal hours of sale before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 101 & 102, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 6.288 ACRES AND BEING SHOWN AS TRACT II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 3/25/88 AND RECORDED IN PLAT BOOK 41 PAGE 37 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 152, PAGE 276 AND IN DEED BOOK 177 PAGE 199 UNION COUNTY RECORDS.  
Said property is known as 676 Fisher Field Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.  
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.  
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 secured creditor.  
The property is or may be in the possession Michael Spear, a/k/a Michael Robert Spear, Tricia Spear, a/k/a Tricia L. Calise a/k/a Tricia Spear, a/k/a Tricia Lynn Calise a/k/a Tricia Lynn Spear Calise a/k/a Tricia Lynn Calise a/k/a Tricia L. Spear and Darlene Calise The Administrator for the Estate of Tricia Spear Calise, a/k/a Darlene F. Calise, successor in interest or tenant(s).  
Wells Fargo Bank, N.A. as Attorney-in-Fact for Michael Spear and Tricia Spear  
File no. 16-05413  
SHAPIRO PENDERGAST & HASTY, LLP\*  
Attorneys and Counselors at Law  
2872 Woodcock Boulevard, Suite 100  
Atlanta, GA 30343  
770-220-2535/KLM  
shapirohendstas.com  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
04/18/16, 04/13, 04/20, 04/27, 2016  
N/Apr6,13,20,27P

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Under and by virtue of the Power of Sale contained in a Security Deed given by Oscar Bleivit and Gisela B. Mohl-Blevit to First National Bank of Union County, dated January 18, 1999, recorded in Deed Book 309, Page 154, Union County, Georgia Records, as well as transferred to Federal National Mortgage Association by assignment recorded in Deed Book 1007, Page 276, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY THOUSAND AND 0/100 DOLLARS (\$50,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2016, the following described property: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees is hereby given to you), and all other costs and expenses of this sale. The property which is 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. **Federal National Mortgage Association** is the holder of the Security Deed to the property in accordance with O.C.G.A. §44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: **Seterus, Inc., 14523 S.W. Millikan Way Suite 200, Beaverton, OR 97005 888-917-3094.** To the best knowledge and belief of the undersigned, the undersigned is the undersigned is: **Edward J. Senesi, Jr., The Estate of Edward J. Senesi and Florence L. Senesi or a tenant or tenants and said property is more commonly known as 1492 Townhouse Drive #6, Blairsville, Georgia 30512.** The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **Federal National Mortgage Association** as Attorney in Fact for **Oscar Bleivit and Gisela B. Mohl-Blevit**, **Mortgage Electronic Registration Systems, Inc., 154 Old Alabama Road, Roswell, Georgia 30076**, www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 17, 10th District, 1st Section of Union County, Georgia, containing 0.179 acre and being shown as Lot Six (6) of Oakridge Townhouses in a plat of survey by Rochester & Associates, Inc., RS #2653, dated 1/7/89 and recorded in Plat Book 43 page 92 Union County records which herewith made to said plat is hereby incorporated by reference and made a part hereof. The property is subject to those covenants numbering in the deed dated 8/11/83 and recorded in Deed Book 127 pages 586-604, which are hereby declared hereby secured subject to any grants and conveys to grantee, grantee's heirs, assigns and successors, all of those continuing and non-exclusive common roadways, utility other easements and rights set forth in said covenants. In the event the subject parcel constitutes a "UNIT", as defined in said covenants, then the subject parcel herein conveyed shall be subject to a continuing Roof Overhang Easement as provided in said covenants. Subject realty conveyed subject to a continuing easement for all existing liens, if any, that may be presently situated in, on or, or that may presently traverse the subject realty. MR/ca 5/3/16 Our file no. 5656014 - FT18  
N/Apr6,13,20,27P

**NOTICE OF SALE UNDER POWER**  
**STATE OF GEORGIA**  
**COUNTY OF UNION**  
Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC DATED MARCH 30, 1999 AND RECORDED 972 at Page 573, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to LOANDEPOT.COM, LLC by Assignment and said Security Deed having been given to secure a note dated April 2, 2014, with the record of \$79,588.00, 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 May 3, 2016, the following described real property (hereinafter referred to as the "PROPERTY"): **THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED MARCH 30, 1999 AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203.** SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
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 law to the best of the undersigned's knowledge and belief, the undersigned will sell at public outcry 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 provided by law to the best of the undersigned's knowledge and belief. The party in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding 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 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: **Kenia L. 425 Phillips Boulevard, Ewing, NJ 08618, 800-223-6527.** The foregoing notwithstanding, nothing in O.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.  
Alberte L. Spang  
Attorney for LOANDEPOT.COM, LLC as Attorney in Fact for Clayton Mason and Kristina Mason  
100 Galleria Parkway, Suite 960  
Atlanta, GA 30339  
Phone: (770) 373-4242 By: Jim Albertelli, 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.  
-16-00129-  
A-4568772 04/06/2016, 04/13/2016, 04/20/2016, 04/27/2016  
N/Apr6,13,20,27P

**NOTICE OF SALE UNDER POWER**<