## North Georgia News

## Legal Notices for May 11, 2022

NOTICE OF REFERENDUM TO THE QUALIFIED VOTERS OF UNION COUNTY SCHOOL DISTRICT, GEORGIA NOTICE IS HEREBY GIVEN that on the 24th day of May, 2022, a special election will be held at of May, 2022, a special election will be held at the regular polling places in all the election districts of Union County at which time there will be submitted to the qualified voters of Union County for their determination the question of whether a special sales and use tax for educational purposes of one percent shall continue to be levied, imposed and collected on all sales and uses in Union County for a period of time not to exceed twenty (20) calendar quarters and for the purpose of raising not more than \$42,000,000 of net proceeds by said tax, which shall go to the School District said tax, which shall go to the School District said tax, which shall go to the School District for the purpose of (i) adding to, renovating, repairing, improving, and equipping existing school buildings and facilities, including, but not limited to athletic facilities, cafeterias, and parking facilities; (ii) acquiring, constructing and equipping a new Elementary School; (iii) acquiring textbooks, e-books, e-book readers, computers, laptops, tablets, peripherals, and any instructional materials/equipment; (iv) acquiring school buses and fleet vehicles and maintenance equipment; (v) acquiring miscelmaintenance equipment; (v) acquiring miscel-laneous new equipment, fixtures and furnishlaneous new equipment, fixtures and furnishings, including but not limited to playground
equipment; (vi) acquiring technology equipment and upgrades, hardware, software and
infrastructure, safety and security equipment;
(vii) energy efficiency upgrades to include
electrical and propane upgrades; (viii) land
acquisitions for school facility expansions,
the maximum amount of the projects to be
paid with sales and use tax proceeds will be
\$42,000,000.
The ballots to be used at such referendum
shall have written or printed thereon substan-

shall have written or printed thereon substanshall have will.... tially the following:

No No Shall a special one percent sales and use tax for educational purposes be imposed in Union County for a period not to exceed twenty (20) calendar quarters and for the purpose of rais-ing not more than \$42,000,000 of net proceeds by said tax, which shall go to the School Dis-trict for the purpose of (i) adding to, renovating, trict for the purpose of (i) adding to, renovating, repairing, improving, and equipping existing school buildings and facilities, including, but not limited to athletic facilities, cafeterias, and parking facilities; (ii) acquiring, constructing and equipping a new Elementary School; (iii) acquiring textbooks, e-books, e-book readers, computers, laptops, tablets, peripherals, and any instructional materials/equipment; (iv) acquiring school buses and fleet vehicles and maintenance equipment; (v) acquiring miscelacquiring school buses and neet venicles and maintenance equipment; (v) acquiring miscel-laneous new equipment, fixtures and furnish-ings, including but not limited to playground equipment; (vi) acquiring technology equip-ment and upgrades, hardware, software and infrastructure, safety and security equipment; (vii) energy efficiency upgrades to include electrical and propane upgrades; (viii) land acquisitions for school facility expansions, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$42,000,000.

\$42,000,000.

The several places for holding said referendum shall be at the regular and established voting precincts of the election districts of Union County, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the referendum. All polling places will be open

open.
The last day to register to vote in this referendum shall be April 25, 2022, through 5:00 pm.
Those residents of Union County qualified to vote at such referendum shall be determined vote at such reterendum shall be determined in all respects in accordance with the election laws of the State of Georgia. This notice is given pursuant to a resolution of the Union County Board of Education adopted on January 11, 2022
This 11th day of January, 2022.
/s/Elizabeth Libby Stevens
Elections Supervisor

NOTICE OF INTENT TO VOLUNTARILY
DISSOLVE A CORPORATION
Notice is given that a notice of intent to dissolve Car-Ron Laundry, Inc, a Georgia corporation with its registered office at 19 Cobalt St #8, Blairsville, GA, has been delivered to the Secretary of State for filing in accordance with Georgia Business Corporation Code. Georgia Business Corporation Code. STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Douglas Gerald Nation, All debtors and creditors of the estate of

All deptors and creditors of the estate of Douglas Gerald Nation, 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 April, 2022 By: Shaye Marie Young 450 Weaver Rd. Ellijay, GA 30536

N(Apr20,27,May4,11) IN THE PROBATE COURT

COUNTY OF UNION State of Georgia In Re: Estate of Charles Raymond Amara III, deceased

**ESTATE NO. 22-26** 

NOTICE

NOTICE
Julie Anne Amara has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Charles Raymond Amara III deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.G.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said netition. ostile 2011, Americased petsons are inerby 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, 2022. BE NOTIFIED FURTHER: All objections to the patition grate he in writing setting forth the BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required

iact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 (MApr.20.27.May4.11) NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF William H. Cannady Jr.
All creditors of the estate of William H. Cannady Jr., deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal

Representative. This 15th day of April, 2022. BY: Scott W. Cannady 609 Wingspread
Peachtree City, GA 30269
ATTORNEY: Daniel J. Davenport
PO Box 923

Blairsville, GA 30512 N(Apr20,27,May4,1

NOTICE OF SALE

Sale of storage units: Dennis Lynn, #89, Robert Gregory, #P-18, Cody Jarkovsky, #P-17, and Stephanie Johnson, #18. Bids will be taken 8-12, May 14th, 2143 Gainesville Hwy. Blairs-ville, GA. All bids may be refused by Aaron

NOTICE

Notice is given that Articles of Incorpora-tion which will incorporate Coosa Methodist Church, Inc. to be delivered to the Secretary of State for filling in accordance with the Georgia Nonprofit Corporation Code (O.C.G.A. Section 14-3-202.1)

14-0-2UZ.1)
The initial registered office of the corpora-tion will be located at 804 Highland Crossing, Blairsville, Georgia 30512 and its initial regis-ter agent at such address is Linda M. Hill.

IN THE PROBATE COURT

IN RE: ESTATE OF LARRY EUGENE THOMAS, DECEASED NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The petition of Kimberley Jane Thomas, for a Year's Support from the estate of Larry Eugene Thomas, deceased, for decedent's surviving Inomas, deceased, for deceaent's surving spouse having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before May 23, 2022, why said petition should not be granted. All objections to the petition must be in written.

All objections to the pertuion 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 filing fees must be tendered with your objections, unless you qualify to file as an indigent and court presented for the nons, unless you qualify to line as an intigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett

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

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: The name change of:

William David Pouncey III, Petitioner Civil Action Case Number: 22CV113JP Civil Action Case Number: 22CV113JP NOTICE OF PETITION TO CHANGE NAME OF ADULT William David Pouncey III filed a petition in the Union County Superior Court on April 22, 2022 to change the name from: William David Pouncey III to Lenore Clementine Arlo. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: 2/22/2022

Dated: 2/22/2022 William David Pouncev III 6034 Old Blue Ridge Hwy Blairsville, GA 30512

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

SUSAN REESE, DECEASED ESTATE NO. 2022-66
PETITION BY PERSONAL REPRESENTATIVE FOR

OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE
Donna Cooper-Bey has/have petitioned for
waiver of bond, waiver of reports, waiver of
statements, and/or for the grant of certain
powers contained in O.C.G.A. § 53-12-261 in
regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objec-tions 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 BE NOTIFIED FURTHER: All objections to the

petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett

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 Numl N(May4,11,18,25)

IN THE SUPERIOR COURT OF UNION COUNTY

IN THE SPECIOUS COUNTY OF UNION COUNTY OF STATE OF GEORGIA
IN RE: The name change of:
Butch Everett Pagel
Civil Action Case Number: 22CV121JP
NOTICE OF PETITION
TO CHANGE NAME OF ADULT
DELED EVENT DELED FILE OF ACTION IN Butch Everett Pagel filed a petition in the Union County Superior Court on 4/29, 2022 to change the name from: Butch Everett Pagel to Claire Violet Pagel. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: 29th of April Butch Everett Pagel 10854 Murphy Hwy Blairsville, GA 30514 P.O. Box 1612

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF William Pave
All creditors of the estate of William Pave,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 29th day of April, 2022. BY: Lisa Strickland

PO Box 2539 Blairsville, GA 30514 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(May4,11,18,25)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Adolphus J. Chancey
All creditors of the estate of Adolphus J. Chancey, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 29th day of April, 2022.

By: David Alvin Chancey

640 Cabibill Circle 5649 Cabinhill Circle Las Vegas, NV 89031 Attorney:

N(May4.11.18.25)

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: JOHN P. O'BRIEN, ESTATE OF JOHN P.
O'BRIEN, HEIRS KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSES-SORY RIGHT, TITLE OR INTEREST IN THE PROP FRTY RFI OW RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 9th District and 1st Section, containing

in the 9th District and 1st Section, containing 1.00 acre, more or less, and being shown as Lot 9, according to plat of survey recorded in Plat Book 0, Page 185, Union County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto. This being a portion of that tract as described in Warranty Deed dated January 25, 1980 between M. Martin Maglio to John P. O'Brien as recorded in Deed Book 111, Page 767, in the Office of the Clerk of the Superior Court of Union County, Georgia.

Union County, Georgia. This deed is given subject to all easements and

Inis ueeu is given subject to an easements and restrictions of record, if any.
As described as a portion of that tract in Deed Book 111, Page 767. Further described as Map & Parcel 035134.
will expire and be forever foreclosed and benefit of the page 1 2023.

will expire and be forever foreclosed and barred on and after June 1, 2022.

The tax deed to which this notice relates is dated the 5th day of November, 2019, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1176 at Pages 583-584.

The property may be redeemed at any time before June 1, 2022 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC
PO Roy 202

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

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: JOHN P. O'BRIEN, ESTATE OF JOHN P.
O'BRIEN, HEIRS KNOWN OR UNKNOWN, AND
OTHER PARTIES KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSES-SORY RIGHT, TITLE OR INTEREST IN THE PROP-

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT:

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

Sale Deed. The right to redeem the following described property, to wit:

property, to wit:

All that tract or parcel of land lying and being in the 9th District and 1st Section, containing 1.00 acre, more or less, and being shown as Lot 10, according to plat of survey recorded in Plat Book 0, Page 185, Union County, Georgia Records, which plat and the record thereof are

incorporated herein by reference thereto.

This being a portion of that tract as described in Warranty Deed dated January 25, 1980 between M. Martin Maglio to John P. O'Brien as recorded in Deed Book 111, Page 767, in the Office of the Clerk of the Superior Court of Illian County Geografie

Office of the Clerk of the Superior Court of Union County, Georgia.

This deed is given subject to all easements and restrictions of record, if any.

As described as a portion of that tract in Deed Book 111, Page 767. Further described as Map & Parcel 035133.

will expire and be forever foreclosed and barred on and after June 1, 2022.

The tax deed to which this notice relates is dated the 5th day of November, 2019, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1176 at Pages 583-584.

The property may be redeemed at any time before June 1, 2022 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

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

Attorney for Youngstown Group. LLC Georgia Bar No. 821237 80 Town Square, P.O. Box 923 Blairsville, GA 30514

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: JOHN P. O'BRIEN, ESTATE OF JOHN P.
O'BRIEN, HEIRS KNOWN OR UNKNOWN, AND
OTHER PARTIES KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSES-SORY RIGHT, TITLE OR INTEREST IN THE PROP-

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.). Take notice that:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax The right to redeem the following described

All that tract or parcel of land lying and being in the 9th District and 1st Section, containing
1.00 acre, more or less, and being shown as
Lot 11, according to plat of survey recorded in
Plat Book 0, Page 185, Union County, Georgia
Records, which plat and the record thereof are incorporated herein by reference thereto.

This being a portion of that tract as described in Warranty Deed dated January 25, 1980 between M. Martin Maglio to John P. O'Brien as recorded in Deed Book 111, Page 767, in the Office of the Clerk of the Superior Court of Union Court Georgia.

Union County, Georgia. Union County, Georgia.
This deed is given subject to all easements and restrictions of record, if any.
As described as a portion of that tract in Deed Book 111, Page 767. Further described as Map & Parcel 035132.
will expire and be forever foreclosed and beared as and office the 1,002

will expire and be forever forestosed and barred on and after June 1, 2022.

The tax deed to which this notice relates is dated the 5th day of November, 2019, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1176 at Pages 583-584.

DOUN 11/0 at Pages 383-384. The property may be redeemed at any time before June 1, 2022 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Bayangon Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514

BIAITSVIIIE, LA 2014
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237

ONLY OF CHARLES AND ACCORDING ACCORDING ACCORDING ACCORDING ACCORD 80 Town Square, P.O. Box 923 Blairsville, GA 30514 N(May4,11,18,25)

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSHE

TO: JOHN P. O'BRIEN, ESTATE OF JOHN P.
O'BRIEN, HEIRS KNOWN OR UNKNOWN, AND
OTHER PARTIES KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROP-**ERTY BELOW** 

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

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

property, to wit: All that tract or parcel of land lying and being in the 9th District and 1st Section, containing

an that tract or parcel of raind lying and being in the 9th District and 1st Section, containing 1.00 acre, more or less, and being shown as Lot 12, according to plat of survey recorded in Plat Book 0, Page 185, Union County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto. This being a portion of that tract as described in Warranty Deed dated January 25, 1980 between M. Martin Maglio to John P. O'Brien as recorded in Deed Book 111, Page 767, in the Office of the Clerk of the Superior Court of Union County, Georgia. This deed is given subject to all easements and restrictions of record, if any. As described as a portion of that tract in Deed Book 111, Page 767. Further described as Map & Parcel 035131. will expire and be forever foreclosed and barred on and after June 1, 2022.

will expire and be forever foreclosed and barred on and after June 1, 2022.

The tax deed to which this notice relates is dated the 5th day of November, 2019, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1176 at Pages 583-584.

The property may be redeemed at any time before June 1, 2022 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514

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

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: EMMELINE JANE BAKER, a Female child, YOB: 2019

CAFN: 22CV0125
NOTICE OF PETITION TO CHANGE NAME OF MI-

NOR CHILD Allison Edwards filed a petition in the Union County Superior Court on May 2, 2022, to change the name of the minor child EMMELINE JANE BAKER, a female child, year of birth 2019, to EMMELINE JANE EDWARDS. Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. § 19-12-1(f)(2) and (3). This 2nd day of May 2022, submitted by Petitioner Allison Edwards, through counsel Rosalind N. Henderson, Rosalind Henderson Law. N(May11,18,25,Jun1) **NOTICE OF SUPERIOR COURT** 

TO: Matthew Brian Adams, Jr.
Address Unknown
By Order of the Court for Service by Publi-

by Order of the Court for Service by Publi-cation dated April 27, 2022, you are hereby notified that on April 19, 2022, Ashley Nicole Adams filed suit against you for Divorce. You are required to file with the Clerk of the Su-perior Court, and to serve upon Plaintiff's At-torney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, and Acsever in writing within sixty (60) days of an Answer in writing within sixty (60) days of

IN THE PROBATE COURT

IN RE: ESTATE OF ELLEN COWGILL, DECEASED

**ESTATE NO. 22-70** PETITION FOR LETTERS OF ADMINISTRATION

Karen Bucolo has petitioned for (Letters of Ad-Karen Buccio has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Ellen Cowgill, deceased of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said netition should not be granted. cause why said petition should not be granted. Cause why said petition into the granter. 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 23, 2022.

BE NOTIFIED FURTHER: All objections to the catallicity of the catallicity o

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

Dwain Brackett

PROBATE JUDGE

PROBATE Scholor

PROBATE GUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(May11,18,25,Jun1)

NOTICE OF SALE UNDER POWER,

UNION COUNTY
Pursuant to the Power of Sale contained in a 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 serve a Note in the original principal amount of conveying the arter-described 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, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 7, 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 ALL THAI THACT ON 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 SUBJIVISION, PHASE I ON A PLAI OF SURVEY
BY LANDTECH SERVICES, INC., DATED NOVEMBER 14, 2002, AND RECORDED AT PLAT BOOK
51, PAGE 45-49, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN,
BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED THE PROPERTY IS CONVEYED WITH AND SUB-

JECT TO ALL ROAD EASEMENTS, UTILITY EASEMENTS AND ALL OTHER MATTERS AND CONDITIONS AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY.
THE PROPERTY IS CONVEYED WITH AND SUB-

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-

BLUE HIDGE MOUNTAIN EMD 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

TOT, 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 manar provided in the Note and Security. in the manner provided in the Note and Secuif the manner provided in the role 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).

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 and Marilyn G. Palermo or tenants. CeLink is the entity or individual designated who shall have full authority to pegotiate.

cet.Ink is the entity of individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Cet.ink Loss Mitigation Department P.O. Box 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 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 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, zonany assessments, liens, encumbrances, zon any assessments, nens, encumularities, 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

ntrmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-Georgia, me 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

Addinge Pries, LLC, 13 Predimont Center, 3575 Predmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1823-363A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED THAT DIRPORE 1423 3624 FOR THAT PURPOSE. 1823-363A

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by William J Ray to Bank of Hiawassee d/b/a Bank of Blairsville, dated August 26, 2003, recorded in Deed Book 487, Page 371, Union County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 1295, Page 669, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-EIGHT THOUSAND AND 0/100 DOLLARS (\$88,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the telm, there will be sold at plunte outcy to the highest bidder for cash before the court-house 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 June, 2022, 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

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 pursuant to 0.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the prop-

any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association is the holder of the Secu

National Association is the noider of the secu-rity Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-

io the best knowledge and belief of the under-signed, the party in possession of the property is William J Ray or a tenant or tenants and said property is more commonly known as 68 Hawks Nest Lane, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to con-

firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, not in its

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association as Attorney in Fact for William J Ray
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Page 18 1 A 2007 S Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 17 of Union County, Georgia and being Lot 4E of Maple Ridge Subdivision, containing 0.858 acres, more of less, as shown on a plat of survey by Rochester & Associates, Inc., dated February 12, 1997 and recorded in Union County Records in Plat Book 37, Page 183. Saidy plat is incorporated by reference hereto, for a full and complete description of the above described property.

property. MR/meh 6/7/22 Our file no. 22-07324GA - FT18

NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Karen Brendle and Kenneth Brendle (collectively "Grantor") to Appalachian Community Bank dated October 3, 2007, and recorded in Deed Book 730, Page 42-46, Union County, Georgia Records, given to secure a note in the original principal amount of Seventy-Seven Thousand Nine Hundred and 00/100 DDLLARS (\$77,900.00). said Security Deed having been Thousand Nine Hundred and 00/100 DOLLARS (\$77,900.00), said Security Deed having been last modified by that Modification of Security Deed between Grantor and Bank OZK (formerly known as Bank of the Ozarks), as successor by merger to Community & Southern Bank, as successor in interest to FDIC, as Receiver for Appalachian Community Bank, dated November 26, 2018, filed and recorded in Deed Book 1133, page 620, Union County Georgia Records, there will be sold by Bank OZK, as the holder of said Security Deed and the indebtedness secured thereby, at public outcry to the ness secured thereby, at public outcry to the highest bidder for cash before the courthouse

door of (or at such other place designated by law for the conduct of Sheriff's sales within ) UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in June, 2022, all property described in said Security Deed, including, but not limited to, the following described property:

The 10th District, 1st Section, Land Lot 68 of Union County, Georgia, and being Lot 28 of Grandview Subdivision, containing 0.70 acres, more or less, as shown on a plat of survey by North Georgia Surveyors, dated November 10. North Georgia Surveyors, dated November 10, 1986, and recorded in Union County Records in Plat Book U, page 203. Said plat is incorporated herein by reference hereto for a full and complete description of the above-described

property.
Subject to restrictions as recorded in Union County Records in Deed Book 169, page 753 as amended in Deed Book 198, page 432.
Subject to an easement to Blue Ridge Mountains EMC as recorded in Union County Records in Deed Book 150, pages 386-388.
Subject to right-of-way easement to Union County, Georgia, as recorded in Union County, Records in Deed Book 215, page 613.
Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above-described

for ingress and egress to the above-described

property.
TOGETHER WITH all buildings, structures and other improvements now or hereafter located thereon and all fixtures affixed or attached, actually or constructively thereto, including with limitation the following: with limitation the following: 1988 FLEETWOOD MOBILE HOME VIN NO. GA-

1988 FLEETWOOD MOBILE HOME VIN NO. GA-FLH25A0001657 HUD CERTIFICATION LABEL GEO478158 AND GAFLH25B0001657 HUD CER-TIFICATION LABEL GEO078159 LOCATED AT 463 ROBERTS ROAD, BLAIRSVILLE, GA 30512. As the same is described in that UCC Fixture Filing in Deed Book 983, pages 354-355, Union County Records, as continued by UCC Financ-ing Statement Amendment in Deed Book 1142, page 53, Union County Records, and amended by UCC Financing Statement Amendment in Deed Book 1142, page 54, Union County Re-cords.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Se-curity Deed and Note, including, but not limited

to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and other payments provided for under the terms of the Security Deed and Note. Said reports will be sale subject to the following. the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; all matters of record superior to the lien of the within described Security Deed; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Karen Brendle and Kenneth Brendle or tenant(s). The sale will be conducted subject: (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. 9-13-172.1 which permits rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances. The contact information for the individual or entity that has full authority to negotiate, amend, and modify all terms of the instruments referenced herein is: Bank OZK, 1700 Market Place Boulevard, Cumming, Georgia 30041 (706) 344-3117. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument."

instrument."

BANK OZK, successor in interest by merger to Community & Southern Bank, as successor in interest to the FDIC as Receiver for Appalachian Community Bank, as Attorney-in-Fact for Karen Brendle and Kenneth Brendle Robert A. Weber, Jr., Esq.
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste. 310

Gainesville Georgia 30501

Gainesville, Georgia 30501 770 535-1445

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the
Security Deed executed by DOYLE L. SPENCER,
JR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE
FOR MORTGAGE RESEARCH CENTER, LLC DBA
VETERANS UNITED HOME LOAMS in the original
principal amount of \$232,425.00 dated May 28,
2015 and recorded in Deed Book 1007, Page
441, Union County records, said Security Deed
being last transferred to FREEDOM MORTGAGE
CORPORATION, Union County records, the
undersigned will sell at public outcry to the
highest bidder for cash, before the Courthouse
door in said County, or at such other place as

highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 07, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 58 & 59 OF UNION COUNTY, GEORGIA, BEING LOT THIRTEEN (13) OF WILD TURKEY MOUNTAIN, CONTAINING 4.033 ACRES, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RLS. #2653, DATED 3115/98, LAST REVISED 1/21/00 AND RECORDED IN PLAT BOOK 44, PAGE 216, UNION COUNTY, GEOR-REVISED 1/21/00 AND RECORDED IN PLAT BOOK 44, PAGE 216, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

SAID PROPERTY IS CONVEYED SUBJECT TO EASEMENTS SHOWN ON SAID PLAT. SAID PROPERTY IS CONVEYED SUBJECT TO PROTECTIVE COVENANTS AS RECORDED IN DEED BOOK 284, PAGES 609-611, UNION COUNTY RECORDS.

DEED BOOK 284, PAGES 509-511, UNION COUNTY RECORDS.

SAID PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS FOR WILD TURKEY MOUNTAIN SUBDIVISION AS RECORDED IN DEED BOOK 341, PAGES 35-39, UNION COUNTY RECORDS.

SAID PROPERTY IS CONVEYED SUBJECT TO A ROAD RIGHT OF WAY TO UNION COUNTY, GEORGIAAS RECORDED IN DEED BOOK 22, PAGE 116; DEED BOOK 22, PAGE 126, DROM 186

DEED BOOK 22, PAGE 125 AND DEED BOOK 186, PAGE 42 UNION COUNTY RECORDS. SAID PROPERTY IS CONVEYED SUBJECT TO AN EASEMENT TO THE BLUE RIDGE MTN EMC AS RECORDED IN DEED BOOK 340, PAGE 2, UNION

COUNTY RECORDS.

COUNTY RECORDS.

SAID PROPERTY IS CONVEYED SUBJECT TO A MAINTENANCE AGREEMENT AS RECORDED IN DEED BOOK 356, PAGES 634-638 & RE-RE-CORDED IN DEED BOOK 361, PAGES 225-229, UNION COUNTY RECORDS.

SAID PROPERTY IS CONVEYED SUBJECT TO A WATER AGREEMENT IN DEED BOOK 379, PAGES 424-425 INIONA COUNTY RECORDS. 434–435, UNION COUNTY RECORDS.
SAID PROPERTY IS CONVEYED SUBJECT TO
AN EASEMENT RESERVATION OF INGESTS AND
EGRESS AS RECORDED IN DEED BOOK 277,

PAGE 693, UNION COUNTY RECORDS. PAGE 695, UNION COUNT Y RECORDS.
Said property being known as: 141 WILD TURKEY RD. YOUNG HARRIS, GA 30582
To the best of the undersigned's knowledge,
the party or parties in possession of said
property is/are DOYLE L. SPENCER, JR. or

tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be and cent remaining in deraunt, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the folsaid property will be sold subject to the fol-lowing: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of re-demption of any taxing authority; (3) any mat-ters which might be disclosed by an accurate survey and inspection of the property; and (4)

any assessments, lens, encluded allows, coning ordinances, restrictions, covenants, and
matters of record superior to the Security
Deed first set out above.
Said sale will be conducted subject to the following: (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

any assessments, liens, encumbrances, zon-

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: (855) 690-5900

Phone: (855) 690-5900

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURDOCS THAT PURPOSE. FREEDOM MORTGAGE CORPORATION,

DOYLE L. SPENCER, JR.
Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-021194 - LiV

N(May11,18,25,Jun1)