North Georgia News

Legal Notices for June 1, 2022

NOTICE TO DEBTORS AND CREDITORS
IN RE: Estate of Riley Mac Dyer a/k/a RM Dyer
All creditors of the estate of Riley Mac Dyer
A/k/a RM Dyer, deceased, late of Union County,
Georgia, are hereby notified to render tin 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

to make immediate payme Representative. This 20th day of May, 2022 BY: Shirley Faye Saine 153 Padgett Cove Blairsville, GA 30512 Attorney: Richard Sarrell II 144 Cleveland St. Blairsville, GA 30512 N(May25,Jun1,8,15)

STATE OF GEORGIA **COUNTY OF UNION** In re: estate of thomas edward baker,

DECEASED NOTICE TO CREDITORS NOTICE TO CREDITORS
All creditors of the Estate of Thomas Edward
Baker, deceased, late of Union County, Georgia,
are hereby notified to render their demands
to the undersigned according to law, and all
persons indebted to said estate are required
to make immediate payment to me at 108 Blue
Ridge Hwy Ste 6, Blairsville, GA 30512.
This the 20 day of May, 2022
David E. Barrett
Estate of Thomas Edward Baker, deceased

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JACQUELYN COLLINS HUTSON, DECEASED ESTATE NO. 22-71 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The petition of Billy M. Hutson, for a Year's Support from the estate of Jacquelyn Collins Hutson, 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 June 20, 2022, why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such

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

Degrated without a near Degrate Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 430-6006 (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY State of Georgia In Re: Estate of Linda Harrison o'neill DECEASED

ESTATE NO. 22-69 Petition for letters of administration Notice To: Joseph O'Neili

TO: Joseph O'Neill and to whom it may concern: Jessica O'Neill has petitioned for Letters of Administration to be appointed administrator(s) of the estate of Linda Harrison O'Neill, deceased, of said county. All interested persons 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 June 20, 2022.

2022. BE NOTIFIED FURTHER: All objections to the be NOTIFIED THENEX HI DOJECTIONS 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 fact probate court personnel for the réquired 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 Cierk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

Telephone Number N(May25,Jun1,8,15) STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Stephen P. Rekant a/k/a Stephen

All debtors and creditors of the estate of Stephen P. Rekant a/k/a Stephen Rekant, 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 13th day of May, 2022
By: Kenneth N. Rekant 5660 Collins Avenue #15E
Miami Beach, FL 33140
N(May18,25,Jun1,8)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,

V.
A TRACT OF LAND IN LAND LOT 174 16th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 3/4 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF AUDREY DYER LEDFORD, BY AND THROUGH ITS DULY QUALIFIED ADMINISTRATOR MICHELLE MARSHALL (INDICIDUALLY) AND THE PROTICE OF AUTOMAN AND THE PROTICE OF AUTOMAN AND THE PROTICE OF T ALLY), ANGELA LEDFORD, AND OTHER PARTIES known or unknown, who have or claim any adverse or possessory right, title or interest in the respondent property,

Respondents.
Civil Action No. 18-CV-136-SG
NOTICE OF SUMMONS
TO: MICHELLE MARSHALL, as Administrator of
the Estate of Audrey Dyer Ledford
LAST KNOWN ADDRESS: 201 Shoe Factory Rd.,
Blairsville. GA 30512 Blairsville, GA 30512 TO: MICHELLE MARSHALL, as Heir of Audrey

Dyer Ledford LAST KNOWN ADDRESS: 201 Shoe Factory Rd., Blairsville, GA 30512 TO: ANGELA LEDFORD, as Heir of Audrey Dyer

Ledford
A Petition to Establish Quiet Title pursuant to
O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner
YOUNGSTOWN GROUP, LLC. on May 23, 2018, as

YOUNGSTOWN GROUP, LĹC. on May 23, 2018, as to the following property:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 174, of Union County, Georgia, containing 3/4 acres, more or less described as follows: BEGIN-NING at an iron pin on Pine Top Road; then is a Southwesterly direction to an iron pin; thence due North to an iron pin; thence due East to the starting point, being more particularly described as Tract 2, 0.750 acres on that certain plat of survey filed in Plat Book 56, Page 318, Union County, Georgia Records.

As described in Deed Book 171, page 330, Union County, Georgia. Further described as Map & Parcel 120028.

You are hereby notified that the above-styled

Map & Parcel 120028.

You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on April 27, 2022. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition.

Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County,

Levins, Superior Court Judge, Union County, this 10th day of May, 2022. Honorable Judy Odom Clerk of Union County Superior Court

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,

A TRACT OF LAND IN LAND LOT 41.9th DISTRICT. AT TACK OF LANDIN LAND L'41, GEORGIA, BE-ING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST, IN THE RESPONDENT PROPERTY, Respondents. Civil Action No. 18-CV-142-SG NOTICE OF SUMMONS

TO: RANDY MULL

10: RANDT WULL TO: AMANDA MULL TO: LINDSEY MULL A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superi-

O.C. G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on May 24, 2018, as to the following property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Raper-Owenby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the

a complete and accurate description of the above described property. As described in Deed Book 114, Page 357. Further described as Map & Parcel 034100. You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet action is seeking a retution to Establish quet Title and you are therefore given notice of said suit and are directed to file any response with-in sixty (60) days of the Order for Publication entered by the Court on April 27, 2022. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairs-ville, Georgia, an answer to the Petition. Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 10th day of May, 2022.

Honorable Judy Odom Clerk of Union County Superior Court

TRADE NAME REGISTRATION

GEORGIA, UNION COUNTY
TO WHOM IT MAY CONCERN:
Please be advised that, Beland Enterprises
Inc. whose address is PO Box 1343, Blairsville, GA 30514, and, whose address is, is/
are the owner(s) of the certain business now
being carried on at PO Box 1343, Blairsville,
CA 30514 in the following trade area, to-with GA 30514 in the following trade name, to-wit: Quartz Homes and that the nature of said busi-

This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county. This the 25 day of May, 2022

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

MARTHA POSS WILLIAMS ESTATE NO. 22-75 NOTICE IN RE: The Petition to Probate Will in Solemn

Form in the above-referenced estate having been duly filed.

T0: Jamie Williams

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before June 27, 2022.

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

DWaln 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

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Lelia Gibson Waldroup All creditors of the estate of Lelia Gibson Wal-droup, deceased, late of Union County, Georgia, are hereby notified to render tin 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 Repre-

sentative.
This 27th day of May, 2022
BY: James Ray Waldroup Young Harris, GA 30582

THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF PATRICIA G. GOBLE.

DECEASED ESTATE NO. 21-26 NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF NECOL PARSONS FOR DIS-CHARGE AS EXECUTRIX OF THE ESTATE OF PA-

CHARGE AS EXECUTRIX OF THE ESTATE OF PA-TRICIA G. GOBLE, DECEASED.

To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before June 13, 2022

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

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 706) 439-6006 Telephone Number

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. son, Rosalind Henderson Law. N(May11,18,25,Jun1)

NOTICE OF SUPERIOR COURT OF UNION COUNTY TO: Matthew Brian Adams, Jr.

Address Unknown

Address Unknown
By Order of the Court for Service by Publication 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 Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of April 19, 2022.

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ELLEN COWGOLL, DECEASED

ESTATE NO. 22-70 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

Karen Bucolo 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.

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

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 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 SUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 (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 secure a Note in the original principal amount of conveying the atter-described property to secure a Note in the original principal amount of \$384,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, before the Cournouse 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 THAT TRACT OR PARCÉL OF LAND LYING AND BEING IN THE BTH DISTRICT, 1ST SECTION, LAND LOT 195 OF UNION COUNTY, GEORGIA, CONTAINING 1.417 ACRES, MORE OR LESS, AND BEING SHOWN AS LOT 52 OF LAUREL BROOKE SUBDIVISION, PHASE I ON A PLAT OF SURVEY BY LANDTECH SERVICES, INC., DATED NOVEMBER 14, 2002, AND RECORDED AT PLAT BOOK 51, PAGE 45-49, JUNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

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

THE PROPERTY IS CONVEYED SUBJECT TO THE BLUE RIDGE MOUNTAIN EMC EASEMENT RECORDED 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 707, UNION COUNTY, GEORGIA RECORDS.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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 s

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, zonay assessments. any assessments, liens, encumbrances, zon ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 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 closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Reverse Mortgage Funding LLC as agent and Attorney in Fact for Anthony J. Palermo Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Pacel N E. Suite 500 Attack Coc-

Addinge Pries, LLT, 15 Prelamont Center, 3575 Piedmont 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 FOR THAT DIRPORE 1423-362A

FOR THAT PURPOSE, 1823-363A

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 (collec-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 DOLLARS (FZ7000.0) acid County Dead House No. (\$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 Annaledian Community & Agent edited No. as successor in interest to PIIC, as Neceiver 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 highest bidder for cash before the courthouse decord for a tenth other place designated by 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 warsath:

scribed 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, 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 Subject to restrictions as recorded in Union

Subject to restrictions as recorded in Union County Records in Deed Book 198, 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 property.

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:

1988 FLEETWOOD MOBILE HOME VIN NO. GA-FLH25A0001657 HUD CERTIFICATION LABEL GE0478158 AND GAFLH25B0001657 HUD CER-

GEO478158 AND GAFLH25B0001657 HUD CERTIFICATION 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 Financing 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 Records.

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 inof the indebtédness 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 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 Security Deed; any outstanding taxes, includ-ing, but not limited to, ad valorem taxes, which constitute liens upon said property; special as-sessments; and all outstanding bills for public utilities which constitute liens upon said prop-erty. To the best of the knowledge and belief of erty. 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 sub-ject: (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Secu-rity Ded: and (3) subject to the requisions of rity Deed; and (3) subject to the provisions of 0.6.6.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 credity to people." strued 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

for Karen Brendle and Kenneth Bren Robert A. Weber, Jr., Esq. The Weber Firm, LLC 303 Jesse Jewell Parkway, Ste. 310 Gainesville, Georgia 30501 770 535-1445

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
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 LOANS 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

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 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, 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 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, GEORGIA AS RECORDED IN DEED BOOK 22, PAGE 116; DEED BOOK 22, PAGE 116; 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

RECORDED IN DEED BUUK 340, PAGE 2, UNION 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 424-428 IMMON COUNTY RECORDS.

WATER AGREEMENT IN DEED BOOK 379, PAGES 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.

Said property being known as: 141 WILD TUR-KEY RD. YOUNG HARRIS, GA 30582 To the best of the undersigned's knowledge, the party or parties in possession of said prop-erty 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 made for the purpose of paying the same and

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 fol-Said 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, liens, encumbrances, zon-ing ordinances restrictions covenants and ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

matters of record superior to the security Deed first set out above. Said sale will be conducted subject to the fol-lowing: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security

Deed.
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
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 TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR

FREEDOM MORTGAGE CORPORATION. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for DOYLE L. SPENCER, JR. Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 10700 Abbott's Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-021194 - LiV

THAT PURPOSE.

NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Security Deed given by William J Ray to Bank of Blairsville, dated August 26, 2003, recorded in Deed Book 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 O/100 DOLLARS (\$88,000.00), with interest thereon as set forth therein, there will be sold at public outcry 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: described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 pursuant to O.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 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. on an as-is unast without any representa-tion, warranty or recourse against the above-named or the undersigned. 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 Acquisition in the holders of the Scau-

National Association is the holder of the Securational Association is the indee of the security 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 75010, 736265024

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-

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 the legal description of the legal descr scription will control.

scription will control.

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.

U.S. Bank Trust National Association, not in its individual case of the holder of the security deed. 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 Roswell, GA 30076

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "4"
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. Said 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

N(May11,18,25,Jun1)

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Dawn E. Doucette-Security Deed secretary by Jawn E. Doueste-Schultz and Troy R. Schultz, wife and husband to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Freedom Mortgage Corporation dated November 23, 2009, and recorded in Deed Book 820, Page 94-103, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, the holder thereof pursuant to said Deed and Note thereby secured has delegated the artist amount of \$108.00 for the property of the property of the property of the property of said indebt. has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on power of sale contained in said Deed, will on the first Tuesday, July 5, 2022, 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 with

Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT #216 OF LAKE NOTTELY SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J. PAGE 110, SAID PLAT READING AS FOLLOWS: PAGE 110, SAID PLAT READING AS FOLLOWS:
TO REACH THE TRUE POINT OF BEGINNING,
START AT THE ORIGINAL LAMD LOT CORNER
COMMON TO LAND LOTS 150, 151, 174 & 175;
THENCE S 3 DEGREES 36 MINUTES W 537.7
FEET TO AN IRON PIN TO THE TRUE POINT OF
BEGINNING; SAID IRON PIN BEING LOCATED
IN THE WEST RIGHT-OF-WAY LINE OF WAYNE
COLWELL ROAD; THENCE S 3 DEGREES 58
MINUTES E 284.9 FEET; THENCE N 81 DEGREES
08 MINUTES W 220.0 FEET TO AN IRON PIN;
THENCE N 18 DEGREES 50 MINUTES E. 245.6
FEET TO AN IRON PIN; THENCE N 81 DEGREES
24 MINUTES E 119.7 FEET TO THE TRUE POINT
OF BEGINNING.
Said property is commonly known as 186

OF BEJINNING.
Said property is commonly known as 186
Lakeside Drive, Blairsville, GA 30512, a/k/a
3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said

erty attached to and constituting a part of saud property if any. Said property is known as 186 Lakeside Drive a/k/a 3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said

erfy 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 you'ded in said Deed, and the balance, if any, will be distributed as provided by law.

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 firmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Dawn E. Doucette-Schultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz a/k/a Dawn E. Doucette-Schultz; Troy R. Schultz a/k/a Dawn E. Doucette-Schultz; Troy R. Schultz, successor in interest or tenant(s). Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband File no. 16-062108 LOGS LEGAL GROUP LLP*

Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300

(770) 220-2535/GR (TH) (AWW). IOGS. COM/ *THE LAW FIRM IS ACTING AS A DEBT COLLEC-Tor. Any information obtained will be used for that purpose.

Atlanta, GA 30346