

North Georgia News

Legal Notices for June 15, 2016

NOTICE OF 2ND DUI CONVICTION UNION COUNTY PROBATE COURT

CONVICTED PERSON:
Karmar Singh
OFFENSE DATE: 02/06/2016
OFFENSE LOCATION: Hwy 129/Leslie Lane, (Blairsville, GA)
CASE DISPOSITION:
\$2010.00 Fine, 12 Months Probation, 30 Days of Community Service, 30 days in county jail concurrent with revocation, Submit to Clinical Evaluation & any treatment deemed necessary, Risk Reduction School (DUI program), Surrender Driver's License, Surrender license plates, Interlock ignition device, Submit \$25.00 photo publication fee, Random alcohol/drug test, 4th amendment waiver, NO alcohol or drugs, Pre-clear RX's.

(N/June15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robert Paul Treutel Jr,
All debtors and creditors of the estate of Robert Paul Treutel, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of May, 2016.
By: Frances Adele Treutel
111 Pridgeon Rd.
Wewahitchka, FL 32465

(N/May25,June18,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James M. Williams,
All debtors and creditors of the estate of James M. Williams, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 18th day of May, 2016.
By: James Kelley Williams
PO Box 1993
Blairsville, GA 30514

(N/May25,June18,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Teresa Tidwell Turner,
All debtors and creditors of the estate of Teresa Tidwell Turner, 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 16th day of May, 2016.
By: Raymond B. Lail
1800 Peachtree St., Suite 300
Atlanta, GA 30309

(N/May25,June18,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lorene Stogsdill,
All debtors and creditors of the estate of Lorene Stogsdill, 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 May, 2016.
By: Betty Cotner
1656 New Hope Rd.
Morgantown, GA 30560

(N/May25,June18,15)P

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ella Sue Hamby,
All debtors and creditors of the estate of Ella Sue Hamby, 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 May, 2016.
By: Tony R. Hamby
75 Wellborn Branch Dr.
Blairsville, GA 30512

(N/May25,June18,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Kimberly Fleming,
All debtors and creditors of the estate of Kimberly Fleming, 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 May, 2016.
By: Jeffrey A. Fleming
226 Fairview Rd.
Blairsville, GA 30512

(N/May25,June18,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Catherine V. Cordell,
All debtors and creditors of the estate of Catherine V. Cordell, 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 May, 2016.
By: Craig E. Cordell
72 Wauneta Ln.
Young Harris, GA. 30582

(N/May25,June18,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty Brown,
All debtors and creditors of the estate of Betty Brown, 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 May, 2016.
By: Steve Savage
226 Asa Dorsey Rd.
Cleveland, GA 30528

(N/May25,June18,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Peter Steven Norling,
All debtors and creditors of the estate of Peter Steven Norling, 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 27th day of May, 2016.
By: Peter Steven Norling,
Personal Representative
538 Jones Rd.
Blairsville, GA 30512

(N/June18,15,22)B

TRADE NAME REGISTRATION STATE OF GEORGIA COUNTY OF UNION

The undersigned hereby certifies that they are conducting a business in the, County of Union, State of Georgia, under the name: Nottley Boat Club ad Marina and the nature of the business is: Marina and Boat Rental and that said business is composed of the following limited liability company: High Growth Ventures, LLC This affidavit is made in compliance with O.C.G.A. § 10-1-490 et seq, required the filing of such statement the Clerk of Superior Court of this county.
This 10th day of May, 2016
High Growth Ventures, LLC
by: Doug Bippert, Member

(N/June18,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of William Stroup Greene a/k/a William Stroupe Greene,
All debtors and creditors of the estate of William Stroup Greene a/k/a William Stroupe Greene, 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 10th day of May, 2016.
By: Juanita Faye Greene
42 Southview Ln.
Blairsville, GA 30512

(N/June15,22,29,July8)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF STANLEY ROY STEPP, DECEASED

ESTATE NO. 16-70

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Deborah S. Stepp, for a year's support from the estate of Stanley Roy Stepp, 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 July 5, 2016, 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 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.
Dwain Brackett
Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706) 439-6006

(N/June8,15,22,29)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

WILLIAM ARTHUR LAWSON

Petitioner,

v.
A TRACT OF LAND IN LAND LOTS 194 & 195, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA BEING LOT 90 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, 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. 15-CV-451-MM
NOTICE OF SUMMONS
TO: Richard Shue, Jolene Shue, Laurel Brooke Property Owners Association, Inc., Sanjay Enterprises, LLC, William A. Lawson, Arlita J. Lawson, Joseph B. Wiley, Lois S. Wiley, Donna C. Pope, Rachel N. Pope, and all persons or parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, containing 1.092 acres, more or less and being Lot Eighty (80) of Laurel Brooke Subdivision, Phase II, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 9/8/03 and recorded in Plat Book 53, Pages 122-126, Union County Records, which description is incorporated herein by reference and made a part hereof.
The property is subject to the road easements and 50 foot state waters buffer as shown on said plat.
The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union County Records.
The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records.
Grantor grants to Grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.
As described in Deed Book 713, page 643, Union County, Georgia. Further described as Map & Parcel 008042A80.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on December 17, 2015. By reason of an Acceptance of Appointment and Initial Determination of Notice entered by Special Master, David E. Barrett, on June 1, 2016, you are hereby commanded to be and appear at the Court in which the action is pending within thirty (30) days of the date of June 1, 2016, 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 or pleading to the Petition within thirty (30) days after completion of service pursuant to O.C.G.A. 23-3-65(b)-(c).
Witness the Honorable David E. Barrett, Special Master of said Court.
This 9th day of June, 2016.
Judy L. Odum
Clerk of Superior Court, Union County
(N/June15,22,29,July8)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

WILLIAM ARTHUR LAWSON

Petitioner,

v.
A TRACT OF LAND IN LAND LOTS 194 & 195, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA BEING LOT 90 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, 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. 15-CV-451-MM
NOTICE OF SUMMONS
TO: Richard Shue, Jolene Shue, Laurel Brooke Property Owners Association, Inc., Sanjay Enterprises, LLC, William A. Lawson, Arlita J. Lawson, Joseph B. Wiley, Lois S. Wiley, Donna C. Pope, Rachel N. Pope, and all persons or parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, containing 1.092 acres, more or less and being Lot Eighty (80) of Laurel Brooke Subdivision, Phase II, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 9/8/03 and recorded in Plat Book 53, Pages 122-126, Union County Records, which description is incorporated herein by reference and made a part hereof.
The property is subject to the road easements and 50 foot state waters buffer as shown on said plat.
The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union County Records.
The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records.
Grantor grants to Grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.
As described in Deed Book 713, page 643, Union County, Georgia. Further described as Map & Parcel 008042A80.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on December 17, 2015. By reason of an Acceptance of Appointment and Initial Determination of Notice entered by Special Master, David E. Barrett, on June 1, 2016, you are hereby commanded to be and appear at the Court in which the action is pending within thirty (30) days of the date of June 1, 2016, 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 or pleading to the Petition within thirty (30) days after completion of service pursuant to O.C.G.A. 23-3-65(b)-(c).
Witness the Honorable David E. Barrett, Special Master of said Court.
This 9th day of June, 2016.
Judy L. Odum
Clerk of Superior Court, Union County
(N/June15,22,29,July8)B

STATE OF GEORGIA PROBATE COURT OF UNION COUNTY

RE: PETITION OF ANITA WEBSTER FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF EDWARD W. WEBSTER, DECEASED.

To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before June 27, 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 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006

(N/June15)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

LAUREL BROOKE PROPERTY OWNERS ASSOCIATION, INC.

Petitioner,

v.
A TRACT OF LAND IN LAND LOTS 194 & 195, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA BEING LOT 102 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, 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. 16-CV-7-MM
NOTICE OF SUMMONS
TO: Richard Shue, Jolene Shue, William Arthur Lawson, Joseph B. Wiley, Lois S. Wiley, Sanjay Enterprises, LLC, Joe C. Thornton, M. Paulette Thornton, S. Bruce O'Neal, Cynthia B. O'Neal, John Krohn, and all persons or parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, being Lot 102, containing 1.682 acres, more or less, Laurel Brooke Subdivision, Phase III, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 1/12/04, revised 3/2/04 and recorded in Plat Book 54, Pages 92-94, Union County Records, which description is made a part hereof.
The property is subject to the road, utility, water mains and reserved septic easements as shown on said plat.
The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union County Records.
The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records.
The property is subject to the set back lines as shown on said plat.
Grantor grants to grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.
As described in Deed Book 713, page 645, Union County, Georgia. Further described as Map & Parcel 008042102.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on January 8, 2016. By reason of an Acceptance of Appointment and Initial Determination of Notice entered by Special Master, David E. Barrett, on June 1, 2016, you are hereby commanded to be and appear at the Court in which the action is pending within thirty (30) days of the date of June 1, 2016, 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 or pleading to the Petition within thirty (30) days after completion of service pursuant to O.C.G.A. 23-3-65(b)-(c).
Witness the Honorable David E. Barrett, Special Master of said Court.
This 9th day of June, 2016.
Judy L. Odum
Clerk of Superior Court, Union County
(N/June15,22,29,July8)B

APPLICATION TO REGISTERED A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

State of Georgia
County of Union
The undersigned does hereby certify that Dorothea Lunsford conducting a business as Mulky Gap Enterprise in the City of Blairsville, County of Union, in the State of Georgia, under the name of Mulky Gap Enterprise and that the nature of the business is Cleaning and Repair Work and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Dorothea Lunsford, 1317 Mulky Gap Road, Blairsville, GA 30512.

(N/June15,22)P

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

MCCARTER, LLC, a Georgia Limited Liability Company,

Petitioner,

v.
WILLIAM MARTIN PIPKIN, SR., CHRISTOPHER ROBERT PIPKIN, WILLIAM ROBERT PIPKIN, AND ALL THE WORLD and all persons known or unknown who may claim adversely to Petitioner's title to a portion of Land Lots 102, 103 & 115 of the 9th District, 1st Section of Union County, Georgia.
Respondents.
Civil Action File No.: 2016-CV-72-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 102, 103 & 115 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract and parcel of land lying and being in Land Lot 102, 9th District, 1st Section, Union County, Georgia, and being Tract 3 containing 18.157 acres as shown on plat of survey by Cleveland and Cox Surveyors, dated November 9, 2015, and revised on February 5, 2016, and recorded in Plat Book 68, Page 180 Union County Records, which description on said plat is incorporated herein by reference.
As described in Deed Book 748, page 329, Union County, Georgia. Further described as Map & Parcel 03157B.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on March 9, 2016, and that by reason of an Order for Service by Publication entered by the Court on May 3, 2016, you are hereby commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable Beth Martin, Special Master of said Court.
This 7th day of June, 2016.
Judy L. Odum
Clerk of Superior Court, Union County
(N/June15,22,29,July8)B

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Betty Y. Ray and Jack Ray to Mortgage Electronic Registration Systems, Inc. as nominee for GE Money Bank and its successors and assigns dated May 23, 2007, and recorded in Deed Book 712, Page 166, and Deed Book 981, Page 346, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to PHH Mortgage Corporation by Assignment, securing a Note in the original principal amount of \$96,373.00, the holder thereof pursuant to said Deed and Note thereby 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, July 5, 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 LOT 12, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.691 ACRES AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER AND ASSOCIATES, INC., RS NUMBER 2653, DATED 07/27/95 AND RECORDED IN PLAT BOOK 34 PAGE 121 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF.
Said property is known as 1858 Mocking Bird Lane, 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 of Betty Y. Ray, a/k/a Betty Ray a/k/a Betty York, Jack Ray and , successor in interest or tenant(s).
PHH Mortgage Corporation as Attorney-in-Fact for Betty Y. Ray and Jack Ray
File no. 15-050935
SHAPIRO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
2872 Woodcock Boulevard, Suite 100
Atlanta, GA 30341
770-220-2535/KLM
shapiroandhasty.com

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
06/08, 06/15, 06/22, 06/29, 2016
[FC-NOS]
(N/June8,15,22,29)B

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 Dell F Tanner and Angela M Tanner to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns, dated October 16, 2015, recorded in Deed Book 1021, Page 94, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 1029, Page 429, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED ONE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$101,600.00), 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 July, 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. PNC Bank, National Association is the holder 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: PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is Dell F Tanner and Angela M Tanner or a tenant or tenants and said property is more commonly known as 212 Hawks Nest Rd, 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. PNC Bank, National Association as Attorney in Fact for Dell F Tanner and Angela M Tanner McCalla Raymer, LLC 1544 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, 7th District, 1st Section, Union County, Georgia, containing 3.963 acres and being shown as Lot Five (5) of Maple Ridge Subdivision as on a Plat of survey by B. Keith Rochester & Associates, Inc., RS #2534, dated 9/30/93 and recorded in Plat Book 31 Page 31 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 and the powerline easement as shown on said plat. The property is subject to the restrictions recorded in Deed Book 139 Page 327 Union County records. Grantor grants to grantee a perpetual easement for ingress and egress to the above property, said easement to run from Pearl Wright Road 1,056 feet along the centerline of Hawks Nest Road. MR/th4 7/5/16 Our file no. 5188316 - FT1
(N/June8,15,22,29)B

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Sally Donnelly and Jonathan Donnelly to Mortgage Electronic Registration Systems, Inc. as a nominee for GMAC Corporation DBA ditech.com dated 2/21/2005 and recorded in Deed Book 578 Page 442 Union County, Georgia records; as last transferred to or acquired by Ditech Financial LLC fka Green Tree Servicing LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 109,000.00, 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 July 05, 2016 (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 PARCEL OF LAND IN UNION COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK 410, PAGE 432, ID#095A 071, BEING KNOWN AND DESIGNATED AS THE 17TH DISTRICT, 1ST SECTION, LAND LOT 215 AND 216, OF UNION COUNTY, GEORGIA, CONTAINING 0.95 ACRES, MORE OR LESS, AND BEING LOT 9 OF BUTTERNUT COVE DEVELOPMENT SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA LAND SURVEYOR, DATED MARCH 23, 1984, SUBDIVIDED, JULY 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 0, PAGE 211. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERE TO FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

BY FEE SIMPLE DEED FROM A.L. ELLER, JR. AND MARSHA ELLER AS SET FORTH IN DEED BOOK 410, PAGE 432 DATED 03/14/2002 AND RECORDED 03/15/2002, UNION COUNTY RECORDS, STATE OF GEORGIA.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1780 Butternut Creek Road, 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): Sally Donnelly and Jonathan Donnelly or tenant or tenants.
Ditech Financial LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Ditech Financial LLC
Loss Mitigation
7360 S. Kyrene Road
Tempe, AZ 85283
1-800-643-0202

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

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Ditech Financial LLC fka Green Tree Servicing LLC as agent and Attorney in Fact for Sally Donnelly and Jonathan Donnelly
Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1317-2315A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1317-2315A
(N/June8,15,22,29)B

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in that certain Deed to Secure Debt from JEAN R. BRUMFIELD TO WACHOVIA BANK, NATIONAL ASSOCIATION dated March 29, 2006, filed for record April 10, 2006, and recorded in Deed Book 640, Page 462, UNION County, Georgia Records. Said Debt to Secure Debt having been given to