North Georgia News

Legal Notices for June 8, 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 filled, 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 Number

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

RE: Estate of Stephen P. Rekant a/k/a Stephen

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

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 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
560 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 (INDIVIDUALITY). AND EXTERNAL RESPONSE TO AND AND AUTROPARTIES. 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
to the following purpose

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 ad-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, 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. ATRACTOR LANDING AND TAY, SEIORIACH, 1st SECTION OF UNION COUNTY, 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. AMANDA MULL TO: AMANDA MULL TO: LINDSEY MULL A Petition to Establish Quiet Title pursuant to 0.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

NOTICE OF APPLICATION FOR MERGER OF BANK HOLDING COMPANIES

OF BANK HOLDING COMPANIES
United Community Banks, Inc., Blairsville,
Union County, Georgia intends to apply to the
Federal Reserve Board for permission to merge
with another bank holding company, Progress
Financial Corporation, Huntsville, Madison
County, Alabama. We intend to acquire control of Progress Bank and Trust, Huntsville, Madison County, Alabama. The Federal Reserve considers a number of factors in deciding whether to approve the application including the record of performance of banks we own in beloin to each lead of the progress o in helping to meet local credit needs. You are invited to submit comments in writing on this application to the Federal Reserve Bank of Atlanta, 1000 Peachtree Street N.E., Atlanta, Georgia 30309-4470. The comment period will not end before 30 days from the date of this publication and may be somewhat longer. The Board's procedures for processing applications may be found at 12 C.F.R. Part 262. Procedures for processing protested applications may be found at 12 C.F.R. Part 262. Procedures for procedures por if you need more information about how to subin helping to meet local credit needs. You are you need more information about how to subyou need more information about now to sub-mit your comments on the application, contact Erien O. Terry, Assistant Vice President, at (404) 498-7106. The Federal Reserve will consider your comments and any request for a public meeting or formal hearing on the application if they are received in writing on or before the last day of the comment period.

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Richard W. Davis All creditors of the estate of Richard W. Davis,

All creators of the estate of Richard W. Davis, 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. payment to the Personal Re This 3rd day of June, 2022. BY: Wendy Carlin 83 Pat Colwell Rd. Blairsville, GA 30512 ATTORNEY: Cary D. Cox

Blairsville, GA 30514 STATE OF GEORGIA

CEASED NOTICE TO CREDITORS
All creditors of the Estate of Rosemary Turner, deceased, late of Union County, 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 2nd day of June, 2022. David E. Barrett Rosemary Turner, Deceased David E. Barrett, LLC

COUNTY OF UNION
IN RE: ESTATE OF ROSEMARY TURNER DE-

Attorney at Law 108 Blue Ridge Highway, Suite 6 Blairsville, GA 30512 706-745-0250

GEORGIA LINION COLINTY

NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Edwin Bryan
Strout, deceased of Union County, Georgia are
hereby notified to render their demands to the nereby 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 the undersigned. Karin S. Gaither, as Executor of the Estate of Edwin Bryan Strout, deceased Estate No. 22-62 c/o Anna A. Orkins Stewart, Melvin & Frost, LLP P.O. Box 3280 Gainesville, GA 30503 N/.lun8 15 22 29)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
SHIRLEY PAULINE KARLSSON,

ESTATE NO. 2022-P-047

IN RE: The Petition to Probate Will in Common Form in the above-referenced estate having been duly filed,

[For use if an heir is required to be served by

publication]
T0: Austin McClure and Jocelyn McClure
[List here all heirs having unknown addresses to be served by publication]
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 referre laby 5 2022

Form, in this Court on or before July 5, 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 filling fees before a Probate Court Clerk, and ming 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.

David Rogers
Judge of the Probate Court
By: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C Hiawassee, GA 30546 Address 706-896-3467 NT(Jun8,15,22,29)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
MARTHA POSS WILLIAMS DECEASED

ESTATE NO. 22-75 IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. TO: 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 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

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address Address (706) 439-6006 N(Jun1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS
IN RE: Estate of Lelia Gibson Waldroup
All creditors of the estate of Lelia Gibson
Waldroup, deceased, late of Union County, wantoup, decased, rate of official 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 Representative. This 27th day of May, 2022 BY: James Ray Waldroup

Young Harris, GA 30582

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the
Security Deed executed by Dawn E. Doucette-Security Deed executed by Dawn E. Doucette-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 declared the entire amount of said indebtedness due and payable and, pursuant to the edness due and payable and, pursuant to the 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

ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAI TRACT ON 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 SION, AS SHOWN ON A FLAT OF SUNVEY WADE
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 LAND 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
E 284.9 FEET; THENCE N 81 DEGREES 08 MINUTES
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 Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, alk/a 3097 Robin Road, Blairsville, GA 30512, to-gether with all fixtures and personal prop-erty attached to and constituting a part of said

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

erry 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 preacty, any assessments liens enof the property, any assessments, liens, en-cumbrances, 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 ex-penses of said sale as provided in said Deed, and the balance if any will be distributed as

and the balance, if any, will be distributed as

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

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-A/k/a Dawn E. Schultz-A/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz a/k/a Dawn E. Doucette-Schultz; Troy R. Schultz, successor in

Doucette-Schultz; Irdy K. Schultz, Successor in interest or renant(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

Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(May25, Jun1, 8, 15, 22, 29)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charles Raymond Amara III
All creditors of the estate of Charles Raymond
Amara III, 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 3rd day of June, 2022.

His Stu day of unite, 2022. BY: Julie Anne Amara 48 Collins Nursery Ln. Blairsville, GA 30512 ATTORNEY: Kenya L. Patton, P.C. 44 Blue Ridge St., Suite B Blairsville, GA 30512 N(Jun8,15,22,29)

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF FLLEN COWGILL DECEASED

IN THE PROBATE COURT

DECEASED
ESTATE NO. 22-70
PETITION FOR LETTERS OF ADMINISTRATION
AMENDED 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 interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the Court on or

before July 5, 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. 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 PROBATE JUDGE PROBALE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Jun8,15,22,29)

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

WILLIAM KEITH DYER DECEASED
ESTATE NO. 22-77
NOTICE
IN RE: The Petition to Probate Will in Solemn

IN HE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

TO: Davina Kay Fairchild Dyer
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 July 5, 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 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

NOTICE OF SALE UNDER POWER

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 highest bidder for cash before the courthouse door of for at such 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 July, 2022, all property described in said Security Deed, including, but not limited to, the following described property:

cluding, 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, 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. ubject 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.

ror 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:
1988 FLEETWOOD MOBILE CERTIFICATION LA-

HOME VIN NO. GAFLH25A0001657 HUD GE0478158 AND GAFLH25B0001657 HUD CERTIFICATION LABEL BLAIRSVILLE, GA 30512. GE0078159 LOCATED AT 463 ROBERTS ROAD, As the same is described in that UCC Fixture As the Same is described in that Oct - Truthe 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

cords.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security 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 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, and when due. The indebtedness remaining in the willin described security beet, 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 Anowedge and belief or the understyled, 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 status of the loan with the beloage of the Security Bank and (2). with the holder of the Security Deed; and (3)

with the holder of the Security Deed; and (3) subject to the provisions of 0.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 0ZK, 1700 Market Place Boulevard, Cumming, Georgia 30041 (706) 344-3117. 0.C.G.A. § 44-11. d.C.2 states in pertinent part that, "nothing in

U.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a this subsection shall be construed to require a secured creditor to negotiate, amend, or modi-fy the terms of a mortgage instrument."

BANK OZK, successor in interest by merger to Community & Southern Bank, as successor in interest to the FDIC as Receiver for Appa-

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 Run Dates: June 8, 2022; June 15, 2022, June 8, (Jun8,15,22,29) 22, 2022, and June 29, 2022.

N(Jun8.15.22.29)

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale
contained in a Security Deed given by Josue
Ventura to Mortgage Electronic Registration Ventura to mortgage Electronic registration Systems, Inc., as grantee, solely as nominee for Community & Southern Bank, its suc-cessors and assigns, dated October 8, 2014, recorded in Deed Book 987, Page 660, Union County, Georgia Records, as last transferred to County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1311, Page 474, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-FIVE THOU-SAND SEVEN HUNDRED EIGHTY-SIX AND 0/100 DOLLARS (\$65,786.00), with interest thereon as set forth therein there will be sold at public BOLLARS (\$63,760.00), will interest interest 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, 2022, the following described property: described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure 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

ed 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

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.

Lakeview Loan Servicing, LLC 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: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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 undersigned, the party in possession of the property is Josue Ventura or a tenant or tenants and said property is more commonly known as 245

said property is more commonly known as 245 Old Blue Ridge Hwy, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal de-

scription will control. The sale will be conducted subject (1) to conrime 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.

Lakeview Loan Servicing, LLC as Attorney in Fact for

as Attorney in Fact for Josue Ventura McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

EXHIBIT "A"

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 13 of Union County, Georgia, containing 0.744 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., B. K. Rochester, Jr., G.R.L.S. No. 1534, dated July 2, 1993, and recorded in Union County Records in Plat Book 30, Page 115. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Being and intended to be the same property conveyed by Warranty Deed (For Life with Remainder to Survivor) dated December 7, 1990, from Everett (Eb) Brooks in favor of Everett Brooks and Beatrice Julia Brooks and recorded in Union County Records in Deed Book 181, Page 540. Everett Brooks departed this life on August 22, 1991, a resident of Union County, Georgia.
Being and intended to be the same property
conveyed by Warranty Deed (For Life with Remainder to Survivor) dated January 6, 1994,
from Beatrice Julia Brooks in favor of James

E. Holbrooks and Bobbie L. Holbrooks and recorded in Union County Records in Deed Book corded in Union County Records in Deed Book 214, Page 502. James E. Holbrooks departed this life July 2007, a resident of Union County, Georgia. Bobbie L. Holbrooks afk/ka Bobbie Holbrooks departed this life on October 4, 2012, a resi-

departed this life on October 4, 2012, a resident of Union County, Georgia, Being and intended to be the same property conveyed by Executor's Deed dated October 11, 2013, from Betty Bishop, as Executor of the Last Will and Testament of Bobbie Holbrooks a/k/a Bobbie L. Holbrooks in favor of Ruel E. Southern and recorded in Union County Records in Deed Book 958, Pages 301-304. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book 30, Page 115.

MR/meh 7/5/22