## North Georgia News

## **Legal Notices for July 13, 2016**

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBITIONS AND CREDITIONS STATE OF GEORGIA COUNTY OF UNION All creditors of the Estate of Teresa T. Turner, deceased, of Union County, Georgia are hereby notified to render in their demands to the unnothing to render in their demands to the Un-dersigned according to the law all persons indebted to the EState of Teresa T. Turner are required to make immediate payment to the undersigned as follows: Raymond B. Lail, Executor 1800 Peachtree Street, NW

Toou reachtree Street, NW Suite 300 Atlanta, GA 30309 This 31st day of May, 2016 Raymond B. Lail Executor, Estate of Teresa T. Turner N(Jun22,29,Jul6,13)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Tammy Diane Payne Allan, All debtors and creditors of the estate of Tam-All debtors and creditors of the estate of Tammy Diane Payne Allan, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 22nd day of June, 2016.

By: Sarah Elizabeth Allan 356 Dills Rd.

Blairsville, GA 30512 MUMUR2,Jule, 13208

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Loy Allison Hamby,
All debtors and creditors of the estate of
Loy Allison 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)

tate are required to make immedit to the Personal Representative(s). This 23rd day of June, 2016. By: Magnus Hester Hamby 1152 Lower Owltown Rd. Blairsville, GA 30512

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION
The undersigned does hereby certify that
Jamie Adam Nichols and Frank J. Terranova
conducting a business as Tri-State Auto Sales
and Credit, in the City of Blairsville, County of
Union, in the State of Georgia, under the trade
name of Tri-State Auto Sales and Credit and
that the nature of said business is Automotive
Sales and that the name and addresses of sales and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Jamie Adam Nichols and Frank J. Terranova. N(Jul6,13,20,27)P

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION
The undersigned hereby certifies that they are, he is, she is, or it is, conducting a business at 3999 Highway 441N in the City of Rabun Gap, County of Rabun, in the State of Georgia under the trade name Mountain Gas and that the nature of said business is Sale of Propane and the Sale and Service of Related Equipment and that said business is composed of the following person, persons, or corporations: A.P. Woodson Company, 9 West Broad St, Stamford, CT 06902.

NAME 13.20.27P

N(Jul6.13.20.27)P IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
MAYADELL LOUISE AMACHER, DECEASED
ESTATE NO 46.76

ESTATE NO. 16-76 PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE Richard Lynn Amacher has petitioned to be appointed Administrator(s) of the estate of Mayadell Louise Amacher, deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and forth the grounds of any such objections, and must be filed with the court on or before July must be filed with the court on or before July 18, 2016. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court

DWain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Ste. 8
Blairsville, GA 30512 Address

Telephone Number

NOTICE OF MERGER

NOTICE OF MERGER

Notice is given that Articles of Merger which

effect a merger by and between Tidelands

Bancshares, Inc., a South Carolina corporation,

with and into United Community Banks, Inc.,

a Georgia corporation, has been delivered to

the Secretary of State for filing in accordance with the Georgia Business Corporation Code with the deorgia business Corporation coe. The name of the surviving corporation in the merger is United Community Banks, Inc., a corporation incorporated in the State of Geor-gia. The registered office of such corporation is located at 177 Highway 515 East, Blairsville, Georgia, 30512, and its registered agent at such address in Pard Miller such address is Brad Miller. N(Jul13,20)P

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBILING AND CREATIONS
RE: Estate of James Hampton Veach,
All debtors and creditors of the estate of
James Hampton Veach, 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 nepresentative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 8th day of July, 2016. By: Sharon Elizabeth Veach 208 Praise the Lord Ln.

Blairsville, GA 30512

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

NOTICE TO BEBINDS AND LEBITORS
RE: Estate of Betty Marie Vanderlike,
All debtors and creditors of the estate of Betty
Marie Vanderlike, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 1st day of July, 2016.

By: Diane R. Dumas 3710 S. Goldfield Rd., Lot 73 Apache Juntion, AZ 85119 N(Jul13,20,27,Aug3)B

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO BEBINDS AND LIBERTORS
RE: Estate of Richard Gene Moriarty, Jr.,
All debtors and creditors of the estate of Richard Gene Moriarty, 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 nepresentative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 8th day of July, 2016. By: Sherry Moriarty.

By: Sherry Moriarty 238 Ross Ridge Rd. Blairsville, GA 30512

NOTICE (For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY

ыаіrsville, GA 3 (706)439-6006 N(Jul13)В

RE: PETITION OF SUSAN ELIZABETH NYSTROM f/k/a SUSAN ELIZABETH WAGNER FOR DIS-CHARGE AS EXECUTRIX OF THE ESTATE OF GLORIA ELIZABETH LACOMBE, 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 July 25, 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 fil-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent 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 peti-tion may be granted without a hearing. Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Stree Blairsville, GA 30512

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of June D. Hess,
All debtors and creditors of the estate of
June D. Hess, 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). tate are required to finds infinitellate to the Personal Representative(s). This 8th day of July, 2016.

By: Carol Glazier PO Box 943
Blairsville, GA 30514 N(Jul13,20,27,Aug3)E

IN THE SUPERIOR COURT OF UNION COUNTY

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: Dana Holt Owens
Civil Action No: 16-CV-217-MM
NOTICE OF PETITION TO CHANGE NAME
GEORGIA, UNION COUNTY
Notice is hereby given that Dana Holt Owens,
the undersigned, filed her petition to the Superior Court of Union County, Georgia, on the 5th
day of July 2016, praying for a change in the
name of the petition from Dana Holt Owens to
Dana Lynette Holt. Notice is hereby given pursuant to law to any interested or affected party
to appear in said Court and to file objections
to such name change. Objections must be filed
with said Court within 30 days of the filing of
said petition.

Said petition.
This 5th day of July, 2016
Dana Holt Owens, Petitioner

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
DILLON BARNETTE
BELLA BARNETTE , MINOR(S)
ESTATE NO. 16-83

NOTICE
Date of mailing, if any Date of second publication, if any 7/13/16
TO: Tony Wayne Barnette
You are hereby notified that Sonja Marie Krout has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days the grounds or any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition and the partial be scheduled at a later date. If no objection is filed, the Petition may be granted

objection is filed, the Petition may be granted

Dwain Brackett
Probate Judge
By: Kristin Stanley **Probate Court Clerk** 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on July 18, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union 2016 10:00am at Start Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union Start of Coarrier

Union, State of Georgia.

AUDRELL CANTRELL UNIT A10

This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the cancellation of the control of the cancellation of the cash sale to the highest bidder, or disposed of the cash sale to the highest bidder. the3 owner and obligated party.

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: FRED L. MILLER, DECEASED

FRED L. MILLER, DECEASED
ESTATE NO. 15-113
NOTICE OF PETITION
TO FILE FOR YEAR'S SUPPORT
The Petition of ROSE LORRAINE MILLER for
a year's support from the estate of FRED L.
MILLER, Deceased, for Decedent's Surviving

MILLER, Deceased, for Decedent's Surviving Spouse, having been duly filled, all interested persons are hereby notified to show cause, if any they have, on or before August 1, 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 filling fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filling fees. If any objectedulited allowant of liming fees. It ally 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 STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER IN SECURITY DEED

SECURITY DEED
By virtue of a Power of Sale contained in that certain Security Deed from John D. Tomberlin and Alicia D. Gibson to Donald J. Cady and Marrily S. Cady dated February 26, 2013, recorded in Deed Book 932, Page 254, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original amount of Eighty Thousand Nine Hundred Ten and 00/100 (\$80,910.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County. Georgia, within the legal hours Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2016, the following described property:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 4

of Union County, Georgia, containing 0.99 acre more or less, and more particularly described BEGINNING at an axel on the South right of way

of U. S. Highway 76, said point being South 84 degrees 26 minutes West 107.5 feet from the intersection of Anderson Creek and the South Intersection of anderson treek and the south right of way of U. S. Highway 76; thence South 01 degrees 04 minutes East 212.94 fee to an axel; thence South 81 degrees 18 minutes 20 seconds West 186.54 feet to an iron pin on the East right of a road; thence following the East East right of a road North 7 degrees 23 min-right of way of a road North 7 degrees 23 min-utes West 222,57 feet to an pin on the South right of way of U. S. Highway 76; thence fol-lowing the South right of way of U. S. Highway 76, North 84 degrees 26 minutes East 210 feet to the BEGINNING POINT. Subject to all easements and restrictions of record; if any as recorded in Union County

record; if any, as recorded in Union County Georgia records. Said property is commonly known as: 5337 Blue Ridge Highway, Blairsville, GA 30512 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 by not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in deremaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the fol-lowing items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstand-ing taxes, included by not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding bill for public unities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is John D. Tomberlin and Alicia D. Gib-

property is Joint D. Hombernii and Ancia D. 6
son or tenants(s).

DONALD J. CADY and MARRILY S. CADY
As Attorneys in Fact for
JOHN D. TOMBERLIN and ALICIA D. GIBSON
Contact: Cary D. Cox
P. 0. Box 748
Polymerik CA 20514

Blairsville, GA 30514 706-745-7420 7/05-745-742U
THIS LAW FIRM IS ATTEMTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 07/12/2016, 07/19/2016, 07/05/2016,

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Michael Spear and
Tricia Spear to Mortgage Electronic Registration Systems, Inc. as nominee for Cardinal Financial Company, LTD. Partnership dated May
6, 2009, and recorded in Deed Book 800, Page
325, and Deed Book 1009, Page 505, Union
County Records, said Security Deed having
been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA, securing a Note
in the original principal amount of \$219,780.00,
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

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, August 2, 2016, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 101 & 102, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 6,288 ACRES AND BEING SHOWN AS TRACT II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2863, DATED 3/25/98 AND RECORDED IN PLAT BOOK 41 PAGE 37 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 152 PAGE 726 AND IN DEED BOOK 177 PAGE 199 UNION COUNTY RECORDS.

Said property is known as 676 Fisher Field Road, Rilarswille, 64 30512 together with all

PAGE 726 AND IN DEED BUOK 177 PAGE 199 UNION COUNTY RECORDS.
Said property is known as 676 Fisher Field Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 Michael Spear, a/k/a Michael Robert Spear, Tricia Spear, a/k/a Tricia L. Calise a/k/a Tricia Spear Calise a/k/a Tricia Lynn Calise a/k/a Tricia Lynn Spear Calise a/k/a Tricia Calise a/k/a Tricia L. Spear and Darlene Calise The Administrator for the Estate of Tricia Spear Calise, a/k/a Darlene F. Calise, successor in interest or tenantly. with the secured creditor.

or tenant(s).

Wells Fargo Bank, NA as Attorney-in-Fact for Michael Spear and Tricia Spear File no. 16-058413

riie no. 16-058413 SHAPIRO PENDERGAST & HASTY, LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, Suite 300 Atlanta, GA 30346 770-220-2535/KLM shapirandheatr com

\*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 07/06, 07/13, 07/20, 07/27, 2016 [FC-NOS]

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from KAREN WHITTLE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC., dated April 9, 2007, recorded April 13, 2007, in Deed Book 702, Page 647, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Five Thousand Eight Hundred and 00/100 dollars (\$205,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in August, 2016, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 83 OF UNION COUNTY, GEORGIA, CONTAINING 1.38 ACRES, MORE OR LESS, AND BEING LOT FIVE (5) OF COOSA RUN SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 5/12/88, AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK U, PAGE 53, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY. SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 151, PAGES 372-374, UNION COUNTY RECORDS. SUBJECT TO THE RESTRICTIONS RECORDED.

SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 152, PAGE 740-741 AND IN DEED BOOK 160, PAGES 464-465, UNION COUNTY RECORDS. SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.

SHOWN ON SAID PLAT.
Said legal description being controlling, however the property is more commonly known as 283 V ADDINGTON RD, BLAIRSVILLE, GA 30512.
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. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to

of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following times without the sale will also be subject to the dersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KAREN WHITTLE, or tenants(s).

tenanis(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan

with the holder of the Security Deed.

Nationstar, holds the duly endorsed Note and is the current assignee of the Security Deed to your property. Nationstar, acting on behalf of and, as necessary, in consultation with Federal Home Loan Mortgage Corporation (the current investor on your loan), is the entity with the full authority to negotiate, amend, and modify all terms of your loan. Pursuant to O.G.G.A. § 44-14-162.2, you may contact Nationstar at:

NATIONSTAR MORTGAGE LLC

8950 Cypress Waters Blvd Coppell, TX 75019 888-480-2432

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432.
NATIONSTAR MORTGAGE LLC

as Attorney in Fact for KAREN WHITTLE

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-

Avalon Ridge Place, Suite 100, reachinge conners, GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-16-03299-1 Ad Run Dates 07/06/2016, 07/13/2016, 07/20/2016, 07/27/2016 www.rubinlublin.com/property-listings.phpc

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Betty Brown to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Senior Funding Group, dated November 10, 2015, and recorded in Deed Book 1023, Page 509, Union County, Georgia records, as last transferred to Finance of America Reverse, LLC by Assignment recorded in Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$262,500.00, 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, within the legal

soin by the undersigned at public ducty to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2016, to wit: August 2, 2016, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 2.07 acres, more or less, as shown on a plat of survey by M.E. Richards, Union County Surveyor, dated February 24, 1986 and recorded in Union County Records in Plat Book R, Page 192. Said plat is incorporated herein, by reference thereto, for a full and complete description of the above described property. Said property being further described in a plat recorded in Plat Book 51, Page 44, said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.

complete description of the above described property. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been qiven).

tice of intent to collect attorney's fees having been given). Said property is commonly known as 356 Sawmill Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): The Heirs at Law of the Estate of Betty Brown or tenant or tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, encumbrances, zoning ordinances, easements,

encumprances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of

dit of the status of the loan with the holder of the security deed.

Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the preceding paragraph.

the status of the loan as provided in the pre-ceding paragraph.

Pursuant to 0.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:

Reverse Mortgage Solutions, Inc.

Attention: Loss Mitigation Department 14405 Walters Road, Suite 200 Houston, TX 77014 1-866-503-5559

The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured conditions and the secured to the se

creditor under the power of sale granted in the aforementioned security instrument, specifi-Finance of America Reverse, LLC as attorney in fact for Betty Brown

Betty Brown
Martin & Brunavs
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328
404.982.0088
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE.
MBFC16-185
MBFC16-185
MBFC202796

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from WILLIAM REX
OWENBY and DEBBIE N. OWENBY to UNITED
COMMUNITY BANK, dated December 14, 2005, recorded December 29, 2005, in Deed Book
622, Page 159, Union County, Georgia records, as last modified by Modification of Security Deed dated November 18, 2014, recorded January 26, 2015 in Deed Book 996, Page 592, Union County, Georgia records, said Security Deed being given to secure a Note from REX
OWENBY CONSTRUCTION INC. dated November Deed being given to secure a Note from REX OWENBY CONSTRUCTION, INC. dated November 18, 2014, in the original principal amount of Two Hundred Forty Six Thousand Seven Hundred Forty Six and 85/100 (\$246,746.85) Dollars, with interest due thereon per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2016, the following described property:

hours of sale on the first Tuesday in August, 2016, the following described property: All that tract or parcel of land lying and being in Land Lot 314, 9th District, 1st Section, Union County, Georgia, containing 2.94 acres, as shown on a survey for Rev Owenby prepared by M.E. Richards, RS, dated 9/29/86 and recorded in Plat Book S, Page 27 of the Union County records, which plat is incorporated herein by reference as a part of this description.
Together with all of grantor's right, title and interest in and to a 30 foot perpetual non-exclusive easement for purposes of access, ingress

sive easement for purposes of access, ingress and egress leading from the above described properly to Klutuestia Creek Road.

This conveyance is made subject to the rights of above. This conveyance is made subject to the rights of others to use that portion of the above described & embraced within the bounds of said

30 foot road easement as shown in Plat Book S, Page 27 & Deed Book 781, Page 897, Union County records. The property is subject to the Agreement to Dedicate and Restrictions Agreement as recorded in Deed Book 749, Pages 462-475,

Union County records.

Union County records.

The property is subject to and benefits from an easement right from Union County, Georgia, recorded in Deed Book 833, Page 11 and Deed Book 830, Page 782, Union County 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 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 Jaw, including at-

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 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, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above; including but not limited to that certain Security Deed from Security Deed installed to that certain Security Deed from William Rex Owenby and Debbie N. Owenby to Home Federal Savings Bank of Georgia and recorded in Deed Book 150, Page 351, Union County records; as assigned by Assignment to Country records; as assigned by Assignment to SunTrust Mortgage, Inc. as recorded in Deed Book 205, Page 192, Union County records. To the best knowledge and belief of the undersigned, the party in possession of the property is WILLIAM REX OWENBY and DEBBIE N. OWENBY or a tenant or tenants.

UNITED COMMUNITY BANK,

as attorney in Fact for WILLIAM REX OWENBY and DEBBIE N. OWENBY

and DEBBIE N. OWENBY L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03797

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grantors") to and in favor United Community Bank, d/b/a Union County Bank of Union County, Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as modified from time-to-time by those certain Modification of Mortgage recorded April 16, 2004 in Deed Book 576, Page 607; April 19, 2005 at Deed Book 576, Page 607; April 19, 2005 at Deed Book 576, Page 607; April 13, 2006 at Deed Book 641, Page 122; October 9, 2007 at Deed Book 6730, Page 478; January 14, 2008 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 876, Page 617; June 3, 2011 at Deed Book 889, Page 617; June 3, 2011 at Deed Book 899, Page 647; June 3, 2011 at Deed Book 899, Page 562, as assigned to Great Oak Pool, LLC from Original Lender by Assignment of Security Instruments recorded July 9, 2013 at Deed Book 946, Page 562, as assigned to Great Oak GA Owner, LLC ("Lender") by Assignment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), securing that certain Universal Note dated January 29, 2001 in the original principal amount of \$100,977.00, as last modified by that certain Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of \$141,886.04 (collectively, the "Note"); there \$100.977.00, as last modified by that certain Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of \$141,866.04 (collectively, the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in November, 2015, the following described property (the "Premises") to wit: LEGAL DESCRIPTION:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING 1.000 ACRE AND BEING SHOWN AS LOT I AND II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 19, 2000, AS RECORDED IN PLAT BOOK 45, PAGE 208, UNION COUNTY, RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE 10 FOOT GRAVEL DRIVE AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE DECLARATION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RECORDS.

BOOK 149, PAUE 141, SUBJECT TO AN EASEMENT THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 173, PAGE 561, UNION COUNTY

RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WELL AND WATER LINES, AND A SIGN EASEMENT RECORDED IN DEED BOOK 206, PAGE 582, UNION COUNTY RECORDS.
A PORTION OF THE PROPERTY IS LOCATED IN THE FLOOD PLAIN AS SHOWN ON THE AFOREMENTIONED SURVEY. If and as modified and released as shown in the first paragraph above; FURTHER LESS AND EXCEPT that property, if any, released of record:

any, released of record; TOGETHER WITH all buildings, structures, and other improvements now or hereafter located on said property, or any part and parcel there-

TOGETHER WITH all rights, title, and interest of

grantor in and to the minerals, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or above the same or any part or parcel thereof; and TOGETHER WITH all and singular the tene-TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, claim, and demand whatsoever of grantor of, in, and to the same and of, in, and to every part and parcel thereof; and TOGETHER WITH all fittings and fixtures, whether actually or constructively attached to said property and including all attached machinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, appliances, and articles of personal property of every kind

domestic, and ornamental fixtures, appliances, and articles of personal property of every kind and nature whatsoever, now or hereafter located in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired by grantor (hereinafter collectively called "equipment") including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, cooking, incinerating, and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire gines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus; boilers, ranges, furnaces, oil burners, or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; dishwashers; attached cabinets; partitions; ducts and compressors; rugs and carpets; mirrors; mantles; draperies; furniture and furnishings; all building materials, supplies, and equipment now ing materials, supplies, and equip intended to be installed therein; all additions to and renewals or replacements of all of the foregoing, and all proceeds and profits of all ing; and

TOGETHER WITH any and all rents which are now due or may hereafter become due by rea-son of the renting or leasing of the property, the improvements thereon, and equipment;

the improvements thereon, and equipment; and TOGETHER WITH any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the property, to the extent of all amounts which may be secured by this deed at the date of receipt of any such award or payment by grantee and of the reasonable attorneys' fees, costs, and disbursements incurred by grantee in connection with the collection of such award or payment. such award or payment.

such award or payment.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of such amountains. sale provided in the Security Deed.
The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security payment of all sums secured by the security beed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

Please note that Great Oak GA Owner, LLC,

Prease note that Great Oak GA Owner, LLC, whose mailing address of 5-9 Union Square West, Sixth Floor, New York, New York 10003, is the entity that has the full authority to negotiate, amend or modify the terms of the loan documents with you. Great Oak GA Owner, LLC can be contacted through the following representative: Lisa A. Frank, Esq., McCalla Raymer Pierce LLC 1544 Old Alabama Rand Raymer Pierce, LLC 1544 Old Alabama Road, Roswell

Pierce, LLC 1544 Old Alabama Road, Roswell, Georgia 30076; (678) 281-6503. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor or a tenant or tenants and said property is more commonly known as 3623 Morris Ford Exchange, Blairsville, Georgia 30512. GREAT OAK GA OWNER, LLC as Attorney-in-Fact for as Attorney-in-Fact for E Swain Stewart and Wanda E. Stewart

E Swain Stewart and Wanda E. Lisa A. Frank, Esq. McCalla Raymer Pierce, LLC 1544 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503