North Georgia News

Legal Notices for August 17, 2016

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mary L. Mottola, All debtors and creditors of the estate of Mary L. Mottola, deceased, late of Union County, Georgia, are hereby notified to render their deergia, are nereby 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 20th day of July, 2016. By: Alexis Mottola Adkins 25 Flatland Rd.

Suches, GA 30572 N(Jul27,Aug3,10,17)B

STATE OF GEORGIA

UNION COUNTY

NATIO COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Anthony Lamar Burrell, All debtors and creditors of the estate of An-thony Lamar Burrell, 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 18th day of July, 2016. By: William (Tommy) Adams

By: William (Tommy) Adams 27 Edgewater Dr. Blairsville, GA 30512 N(Jul27,Aug3,10,17)B

STATE OF GEORGIA

UNION COUNTY

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Patricia G. Thomas, All debtors and creditors of the estate of Patricia G. Thomas, 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 20th day of July, 2016.

By: Fred C. Hunter 1416 Bodell Ln. Orlando, FL 32803 N(Jul27,Aug3,10,17)B

STATE OF GEORGIA UNION COUNTY

NATIO COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Anita B. Derflinger, All debtors and creditors of the estate of Anita B. Derflinger, 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 21st day of July, 2016. By: Timothy Derflinger

By: Timothy Derflinger PO Box 2401 Blairsville, GA 30514

N(Jul27,Aug3,10,17)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF RONNIE DALE BROWN, DECEASED

NOTICE ESTATE NO. 16-43 NOTICE IN RE: The Petition to Probate Will (and Codicil(s) in Solemn Form in the above-refer-enced estate having been duly filed, TO: Lauren Camille Brown

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Sol-emn Form, in this Court on or before August

22, 2016. 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 created without a hearing.

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(Jul27,Aug3,10,17)B

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF:

- C.R 0.11. DOB:05-23-2016 SEX: FEMALE Case no. 144-16J-88A
- C.R. DOB:06-05-2014
- SEX: FEMALE Case no. 144-16J-87A

CASE 110. 144-103-07A Children Under The Age of Eighteen Notice of Dependency Hearing To: Latosha and Travis Redford, Parents

10: LATUSHA AND TRAVIS REPORD, PARENTS OF THE ABOVE-NAMEO CHILDREN By Order for Service by Publication dated the 20th day of July, 2016, you are hereby notified that on the 29th day of June, 2016, the Union County Department of Family and Children Ser-vices, Georgia Department of Human Services,

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mary Jane Mascoe, All debtors and creditors of the estate of Mary Jane Mascoe, 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 5th day of August. 2016. This 5th day of August, 2016. By: Bryan Alan Mascoe 973 Beaver Run Rd Blairsville, GA 30512 N(Aug10,17,24,31)B

NOTICE OF INCORPORATION

NOTICE OF INCORPORATION Notice is hereby given that Articles of Incor-poration that incorporate AMERICA'S REALTY ATLANTA, INC., a Georgia corporation, have been delivered to the Secretary of State for fil-ing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 81 Fleischer's Way, Blairsville, Union County, Georgia 30512, and its initial registered agent at such address is Carl H. Fleischer, Jr.dwwwww N/Lout724B

STATE OF GEORGIA UNION COUNTY

N(Aug17,24)B

ONION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of William Michael Harbin, All debtors and creditors of the estate of William Michael Harbin, 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 Demand Departmentative(s) to the Personal Representative(s). This 9th day of August, 2016. By: Garry D. George, 600 Town Creek Rd. Cleveland, GA 30512 N(Aug17,24,31,Sept7)B

STATE OF GEORGIA INION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Ronald D. Long, All debtors and creditors of the estate of Ron-All obligs and decased, 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 Representative(s) to the Personal Representative(s). This 2nd day of August, 2016. By: Stephen T. Long 58 Fairway Meadows Hayesville, NC 28904 vs Dr.

I(Aug10,17,24,31)B

NOTICE

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 August 29, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. AUDRELL CANTRELL UNIT A10 This auction will be a cash sale to the highe bidder, or disposed of. Sale subject to cance

lation in the event of a settlement between the owner and obligated party. (Aug17,24)B

NOTICE 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 August 29, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. LAGENE NANTZ UNIT F15

This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlemet between the owner and obligated party. N(Aug17,24)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF AMANDA RUTH BAGLEY, DECEASED ESTATE NO. 16-100 Petition for letters of administration

PETITION FOR LETTERS OF ADMINISTRATION NOTICE Kelly Ray Bagley has petitioned (for Letters of Administration) to be appointed Adminis-trator of the estate of Amanda Ruth Bagley, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §33-12-261.) All interested parties are hereby noti-fied 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 September 6, 2016. 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 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 chadude de a lete data for a chairing the second heduled at a later date. If no objections are filed, the petition may be granted without a filed, the petition may use hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 CAPEN 420, 6006

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mayadell Louise Amacher, All debtors and creditors of the estate of May-adell Louise Amacher, deceased, late of Unior County Coversie, are hearby actified to rendo

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).

IN THE SUPERIOR COURT OF UNION COUNTY

PRESENT WHEREABOUTS UNKNOWN A Complaint for Divorce has been filed in the Superior Court of Union County, Georgia by Plaintiff, CHERISA KAYE GUENTHER, and said

Complaint having been filed by Plaintiff on May25, 2016.

May25, 2016. 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 July 8, 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 Complaint. Witness the hand of the Honorable N. Stanley Gunter, Superior Court Judge, Union County, this 8th day of July, 2016.

this 8th day of July, 2016. Honorable Judy Odom Clerk of Union County Superior Court

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA In Re: The Name Change of: CHARLOTTE ANNETTE ROSS-SMITH, Petitioner. Case No.: 16-CV-239-MM NOTICE OF PETITION TO CHANGE NAME OF CHARLOTTE ANNETTE ROSS-SMITH Notice is hereby given that Charlotte Annette Ross-Smith, by and through the undersigned, filed her Petition in the Superior Court of Union County, Georgia, on or about July 20, 2016, praying for a change in the name from Char-lotte Annette Ross-Smith to Charlotte Annette Smith.

Smith. Notice is hereby given pursuant to law to any interested or affected party to appear in said court to file objections to such name change. Objections must be filed with said court within 30 days of the filing of the Petition to Change Name of Charlotte Annette Ross-Smith.

Name of Charlotte Annette F This 20th day of July, 2016. AKINS & DAVENPORT, P.C. Daniel J. Davenport Attorney for Petitioner Georgia Bar No. 821237 80 Town Square

NOTICE OF PETITION TO CHANGE NAME

perior Court of Union County, Georgia, on the 19 day of July, 2016, praying for change in the name of Petitioner form Donna Louise Cox to Donna Louise Wilson. 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 filling of said peti-tion

This 19th day of July, 2016 Petitioner's Name: Donna Louise Cox Petitioner's Address: 77 Rothgeb Ridge Road,

Petitioner's Telephone Number: 706-745-9853

(Jul27,Aug3,10,17)B

Blairsville, GA 30512

N(Jul27,Aug3,10,17)P

N(Jul27,Aug3,10,17)B

Smith

STATE OF GEORGIA

CHERISA KAYE GUENTHER, Plaintiff,

V. FLOYD S. GUENTHER, Defendant. Civil Action Number: 16-CV-173-SG SERVICE BY PUBLICATION

This 1st day of August, 2016. By: Richard Lynn Amacher 1651-2 Ainaola Dr.

Hilo, Hawaii 96720 N(Aug10,17,24,31)B

STATE OF GEORGIA

TO: FLOYD S. GUENTHER LAST KNOWN ADDRESS UNKNOWN

(706) 439-6006 Aug10,17,24,31)B

UNION COUNTY

STATE OF GEORGIA

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: GARY GLENN WILKINS, SHIRLEY WILKINS, APPALACHIAN COMMUNITY BANK, ITS SUCCE-SORS AND ASSIGNS, COMMUNITY & SOUTHERN BANK, GEORGIA DEPARTMENT OF REVENUE, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POS-SESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (0.C.G.A. § 48-4-45, et seq.).

seq.). TAKE NOTICE THAT:

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

The right to redeem the following described property, to wit:

property, to wit: All that tract or parcel of land lying and being in Land Lot 8, 10th District, 1st Section, Union County, Georgia and being Lot 4, containing 0.69 acres, more or less and part of Lot 3, as shown on plat of survey by Tamrock Engineer-ing, dated December 4, 1991 and recorded in Plat Rook 7 Page 128 Union County Georgia Plat Book Z. Page 128, Union County, Georgia

Ing, dated December 4, 1991 and recorded in Plat Book Z, Page 128, Union County, Georgia Records, which plat is by reference incorpo-rated herein and made a part hereof. LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 8, 10th Dis-trict, 1st Section, Union County, Georgia and being a part of Lot 3, containing 0.75 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., Robert J. Breedlove, GA RLS, dated November 2, 2006, as recorded in Plat Book 59, Page 84, Union County, Georgia Records, which plat is by reference incorpo-rated herein and made a part hereof. The property is subject to the road easement as shown on the aforesaid plats. The property is subject to the sixty foot right of way as shown on plat of survey. The property is subject to the Restrictions as recorded in Deed Book 345, Pages 737-738, Union County, Georgia Records.

Georgia Records. The property is subject to the Easement in favor of Bobby McClure as recorded in Deed Book 241, Page 440, Union County, Georgia

Records. The property is subject to the Easement in fa-vor of Blue Ridge Mountain EMC as recorded in Deed Book 190, Pages 425-427, Union County, Georgia Records. The property is subject to the reserved ease-

The property is subject to the reserved ease-ment for water lines as recorded in Deed Book 565, Page 220, Union County, Georgia Records. This Deed is given subject to all easements and restrictions of record, if any. As described in Deed Book 748, Page 475. Fur-ther described as Map & Parcel 056A044. will expire and be forever foreclosed and barred on and after September 30, 2016. The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is re-corded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 426-427.

The property may be redeemed at any time before September 30, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following ad-

dress Akins & Davenport. PC 80 Town Square P.O. Box 923 P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Jason Ronnie Arrowood Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 Nikuds.101.7498 Aug3,10,17,24)B

NOTICE OF SALE UNDER POWER,

UNION COUNTY Pursuant to the Power of Sale contained in a Pursuant to the Power of Sale contained in a Security Deed given by Jillian Dyer aka Jillian M. Patterson to Mortgage Electronic Registra-tion Systems, Inc., as nominee for Bank of America, N.A. dated 6/25/2009 and recorded in Deed Book 806 Page 25 Union County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 66,964.00, 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 Court-house door of Union County, Georgia (or such the ingines block for cash before the court-house door of Union County, Georgia (or such other area as designated by Order of the Su-perior Court of said county), within the legal hours of sale on September 06, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Medneedaw of caid month the follow the first Wednesday of said month), the follow

the first Wednesday of said month), the follow-ing described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 244 of Union County, Georgia, and being Lot 12 of Fernbrook Subdivision, containing 0.752 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated July 30, 1997, and recorded in Union County, Georgia records in Plat Book 40, Page 184. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. LESS AND EXCEPT:

STATE OF GEORGIA County of Union Notice of Sale Under Power In

NUTICE OF SALE UNDER POWER IN SECURITY DEED By virtue of a Power of Sale contained in that certain Security Deed from Ruenelle Head Al-len and J. Benny Allen to Robert L. Head and Carol Head dated 26th of March, 2014, recorded in Deed Book 971, Page 17, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original amount of One Hundred Fifty Eight Thousand Five Hundred Sixty Eight and No/100 (158,568.00) Dollars, with additional draws for a total balance due of Four Hundred Five Thousand (\$405,000.00) Dollars with inter-est 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 of sale on the first Tuesday in September, 2016, the following described property: All that tract or parcel of land lying and being in Land Lots 279 & 280, 9th District, 1st Sec-tion of Union County Coercia containing 3 005

in Latitu Luis 27.9 & 200, 9th District, 1st Sec-tion of Union County, Georgia, containing 3.095 acres, more or less, and being Lot Thirty (30) of The Orchard Subdivision, Phase II, as shown on a Plat of Survey by Landtech Services, Inc., RS #2835 dated 03/08/2002, and recorded in Union County records in Plat Book 50, Page On Union County records of which decemention of Union County records in Plat Book 50, Page 60, Union County records, which description is incorporated herein, by reference hereto, and made a part hereof. The property is subject to road easements as shown on said Plat. The property is subject to the restrictions as shown on the attached Exhibit "A" which is incorporated herein by reference

shown on the attached EXINIT "A" which is incorporated herein by reference. The property is subject to the Water Agreement with Notla Water Authority recorded in Deed Book 383, Page 445, Union County records. Grantor grants to grantee a non-exclusive perpetual easement for the use of the Subdivi-tion crode for increce and acrece the observed

sion roads for ingress and egress to the above

property. This Conveyance is made subject to all zoning ordinances, easements and restrictions of re-cord affecting said bargained premises.

Said property is commonly known as: 446 Ju-lius Chambers Drive, 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 default, this sale will be made for the purpose of

paying the same, all expenses of the sale, in-cluding 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-

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 valorem taxes, which constitute liens upon said prop-erty; special assessments; all outstanding bill for public unities which constitute liens upon said property; all restrictive covenants, ease-ments, rights-of-way and any other matters of record superior to said Security Deed. To the record superior to said Security Deed. To the best of the knowledge and belief of the under-signed, the party in possession of the property is Ruenelle Head Allen and J. Benny Allen or tenants(s). ROBERT L. HEAD and CAROL HEAD As Attorneys in Fact for RUENELLE HEAD ALLEN AND J. BENNY ALLEN Contact CarD. Cox

Contact: Cary D. Cox P. O. Box 748 P. U. BOX 748 Biairsville, GA 30514 706-745-7420 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale con-tained in a Deed to Secure Debt given by ROB-ERT J HERNDEN AND MARY ELLEN KITE-HERN-DEN to JPMORGAN CHASE BANK, NA, dated 09/15/2005, and Recorded on 10/12/2005 as Book No. 607 and Page No. 555-562, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSO-JPMORGAN CHASE BANK, NATIONAL ASSO-CIATION (the Secured Creditor), by assign-ment, conveying the after-described property to secure a Note of even date in the original principal amount of \$88,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2016, the fol-lowing described property: ALL THAT TRACT OR PARCEL OF LAND IN THE 16TH DISTRICT, IST SECTION AND LAND LOT 132 IN UNION COUNTY, GEORGIA, CONTAINING 1.33 ACRES AS PER PLAT BOOK 45, FOLIO 22, UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other posdeclared due because of, among other pos-sible events of default, failure to pay the in-debtedness as and when due and in the man-ner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of pay-ing the same and all evenesse of this cale as ing the same and all expenses of this sale, as provided in the Deed to Secure Debt and by Jaw, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, N.A., acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL AS-SOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend and modify all tarms of the loan Puramend, and modify all terms of the loan. Pur-suant to 0.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, N.A. may be contacted at JP-MORGAN CHASE BANK, N.A., 8333 RIDGEPOINT DRIVE, IRVING, TX 75063, 866-550-5705. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the securad craditor is not ranuirate to amend the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the sub-ject property known as 6103 ROBERTS LN, BLAIRSVILLE, GEORGIA 30512 is/are: ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN or tenant/fenants. Said property will be sold J HERNDEN AND MARY ELLEN KITE-HERNDEN or tenant/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, zon-ing ordinances, easements, restrictions, cov-enants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibto (1) confirmation that the sale is not prohib-ited 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 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regard-ing the receiption of unique density descuring the security deed. which allows for certain procedures regard-ing 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for ROBERT J HERNDEN AND MARY ELLEM KITE-HERNDEN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005616636 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. N(Aug10.17.24.31)B N(Aug10,17,24,31)B

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale con-tained in a Security Deed from JULIA E. BERGER to UNITED COMMUNITY BANK, dated May 26, 2011, recorded June 6, 2011, in Deed Book 869, Page 482, Union County, Georgia records; said Security Deed re-recorded June 29, 2011 in Deed Book 871, Page 622, Union County, Geor-gia records, said Security Deed being given to secure a Note from JULIA E. BERGER dated May 28, 2011 in the original princing amount May 26, 2011, in the original principal amount of One Hundred Seventy Four Thousand Four Nundred Thirty Eight and 03/100 (\$174,438.03) Dollars, with interest due thereon on the un-paid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Didder for cash before the cournouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2016, the following described property: All that tract or parcel of land lying and be-ing in the 16th District, 1st Section, Land Lot

Tragent of the rotation of the second by reference hereto, for a complete and accu-rate description of the above property. Subject to restrictions recorded in Union Coun-

Subject to the easement recorded in Union Octavity Subject to the easement recorded in Union County records in Plat Book J, Page 156.

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 Secu-rity Deed. The debt remaining in default, this cale will be made for the nurnees of invites the 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property will be sold subject to any out-ctanding ad valorem taxes (including taxes)

standing ad valorem taxes (including taxes standing 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 prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above

The security beed thirst set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is JULIA E. BERGER or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for JULIA E. BERGER

L. Lou All Stites & Harbison, PLLC

Stites & Harbison, FLLU 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03798 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE **USED FOR THAT PURPOSE.** N(Aug10,17,24,31)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

Under and by virtue of the power of sale con-tained with that certain Security Deed dated September 27, 2007, from Elizabeth S. Gould and William J. Gould to Financial Freedom and William J. Gould to Financial Freedom Senior Funding Corporation, recorded on Oc-tober 17, 2007 in Deed Book 731 at Page 429, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to CIT Bank, N.A. by Assignment and said Security Deed having been given to secure a note dated September 27, 2007, in the amount of \$177,000.00, said note being in default, the undersigned will sell at public outcry dur-ing the legal hours of sale before the door of the courthouse of Union County, Georgia, on September 6, 2016, the following described real property (hereinafter referred to as the real property (hereinater referred to as the "Property"):1.0 ACRE, MORE OR LESS, OF LAND LOT #94 OF THE 7TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY MADE BY______

A PLAT OF SURVEY MADE BY A PLAT OF SURVEY MADE BY ADD ESCORED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA, IN PLAT BOOK , FOLIO , AND REFERENCE IS HERE MADE TO SAID PLAT OF SURVEY FOR A FULL AND COMPLETE DESCRIPTION HEREIN. ALSO, AN EASEMENT OF INGRESS AND EGRESS THIRTY (30) FEET IN WIDTH OVER THE EXIST-ING ROAD LEADING FROM UNION COUNTY ROAD #227 TO THE ABOVE DESCRIBED PROP-ERTY. ADDRESS:9530 SKEENAH HIGHLANDS RD.; BLAIRSVILLE, GA 30512 5029 TAX MAP OR PARCEL ID NO.: 012-016 The debt secured by the Security Deed and evidenced by the Note The Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the pay-ments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the nurroses of paying the The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees of the undersigned's knowledge, the person(s) in possession of the property is/are William J. Gould and Elizabeth S. Gould. The property, be-ing commonly known as 9530 Skeenah High-lands Road, Bairsville, GA, 30512 in Union County, will be sold as the property of William J. Gould and Elizabeth S. Gould, subject to any outstanding ad valorem taxes (including taxes outstanding ad valorem taxes (including taxes outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A. Section 44-14-162.2, the name adtress and telephone number of the and matters of record to the Security Deed. Pursuant to 0.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full au-thority to negotiate, amend or modify all terms of the above described mortgage is as follows: Financial Freedom, 2900 Esperanza Crossing, Austin, TX 78758, 866-727-4303. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured credi-tor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for CIT Bank, N.A. as Attorney in Fact for Elizabeth S. Gould and William J. Gould 100 Galleria Park-way, Suite 960 Atlanta, GA 30339 Phone:(770) 373-4242 By: Jim Albertelli, Esq. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE.- 16-011571 A-4585539 08/10/2016, 08/17/2016, 08/24/2016, 08/31/2016 N(Aug10,17.24.31)B N(Aug10,17,24,31)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF union Under and by virtue of the power of sale con-tained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grant-ors") 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 374; April 13, 2006 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 743, Page 344; May 16, 2009 at Deed Book 769, Page 778; February 22, 2010 at Deed Book 769, Page 778; February 22, 2010 at Deed Book 869, Page 464; March 11, 2013 at Deed Book 869, Page 464; March 11, 2013 at Deed Book 869, Page 464; March 11, 2013 at Deed Book 933, Page 94 as assigned to Great Oak GA Owner, LLC ("Lender") by As-signment of Security Deed recorded July 9, 2013 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), secur-ing that certain Universal Note dated January 29, 2001 in the original principal amount of 5100,977.00, as last modified by that certain STATE OF GEORGIA **COUNTY OF union**

ing 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 \$141,866.04 (collectively, the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bid-der for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in September, 2016, 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, IST SECTION, UNION COUNTY, GEORGIA COM-TAINING 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, WHICH SERVES LOT III, AND TO THE WATER METER AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE DECLARA-TION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RE-CORDS.

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

THE DEED BOOK THS, FAGE SOT, UNION COUNT T 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 AFORE-MENTIONED SUBJEY

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

of; and TOGETHER WITH all rights, title, and interest of grantor in and to the minerals, flowers, shrubs,

crops, trees, timber, and other emblements TOGETHER with all and singular the tene-now or hereafter on said property or above the same or any part or parcel thereof; and TOGETHER WITH all and singular the tene-ments, hereditaments, easements, and appur-tenances thereunto belonging or in any wise

tenances 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 ma-chinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, applianc-es, and articles of personal property of every kind and nature whatsoever, now or hereafter

kind and nature whatsoever, now or hereafter located in, upon, or under said property or any part thereof and used or usable in connection

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, cook-ing, incinerating, and power equipment; en-gines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention. fire extinouishing. refrigerating.

switchboards; piumoing, inting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating , and communications appara-tus; boilers , ranges, furnaces, oil burners, or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum clean-ing systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stowas; wall bade; refinerators; disbuachers;

stoves; wall beds; refrigerators; dishwashers; attached cabinets; partitions; ducts and com-pressors; rugs and carpets; mirrors; mantles; draperies; furniture and furnishings; all build-

ing materials, supplies, and equipment now

"Premises") to wit: LEGAL DESCRIPTION:

CORDS

MENTIONED SURVEY.

vices, Georgia Department of Human Services, filed a Petition for Temporary Custody (Depen-dency) against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juve-nile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to 0.C.G.A. § 15-11-39.2 on the 3rd day of Au-oust. 2016. at 9:00 a.m. at the Union County

to U.C.G.A. § 15-11-33.2 on the 3rd day of Au-gust, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The children shall appear personally before this Court at the provisional hearing. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition and the 28th day of Son

the allegations of the Petition and enter an order of disposition on the 28th day of Sep-tember, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer won lawyer to your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if quire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appoint-ed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawger improdictable

know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 20th day of July, 2016. Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia

Enotah Judicial Circuit

N(Jul27,Aug3,10,17)E

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: DAVID SMITH AND LESLIE SMITH, ESTATE OF DAVID SMITH – HEIRS KNOWN OR UN-KNOWN, ESTATE OF LESLIE SMITH – HEIRS KNOWN OR UNKNOWN, IMC MORTGAGE COM-PANY, CITIFINANCIAL MORTGAGE COMPANY, INC. AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.

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

seq.). TAKE NOTICE THAT:

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

The right to redeem the following described property, to wit: All that tract or parcel of land lying and be-

property, to wit: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lots 119 & 120, of Union County, Georgia, contain-ing 1.115 acres, more or less and being Lot 2, as shown on a plat of survey by Rochester & Associates, Inc., dated October 19, 1994 and recorded in Union County Records in Plat Book 32, Page 144. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. As described in Deed Book 285, page 182 & Deed Book 224, Page 501, Union County, Geor-gia Records. Further described as Map & Par-cel 074008A. will expire and be forever foreclosed and barred on and after October 1, 2016. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 218-219. The property may be redeemed at any time before October 1, 2016, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-dress: Akins & Davenport. PC

P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 Notice is hereby given that Donna Louise Cox, the undersigned, filed her petition to the Su-perior Court of Union County, Georgia, on the

dress:

- Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Device L. Devenance AccordingLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 Georgia Bar No. 8212 80 Town Square P.O. Box 923 Blairsville, GA 30514
- (706) 745-0032 N(Aug17.24.31.Sept7) ug17,24,31,Sept7)B

GEORGIA DEPARTMENT OF TRANSPORTATION

TO HOLD Detour open house For P.I. No. 0007055

DELOUK OPEN HOUSE FOR PL. No. 0007055 Union County Project Number CSBRG-0007-00(055) On Thursday, August 25, 2016(date) at Woody Gap School, 2331 SR 60, Suches, Georgia, 30572(location), the Georgia Department of Transportation will hold a Detour Open House concerning the project listed above. This project proposes to replace the State Route (SR) 180 bridge over Slaughter Creek near Suches, Georgia. The new bridge would be realigned approximately 400 feet to the north of the existing bridge. The proposed bridge would be 100 feet in length and would consists of two 11-foot lanes with 6-foot shoulders. It is necessary to close SR 180 to through traffic for approximately 12 months in order to construct the bridge. The use of a temporary detour route would be required for the duration of the clo-sure. The signed detour would be about 23.5 miles for those travelling from Suches to the Vogel State Park area.

Vogel State Park area. The purpose of this Detour Open House is to provide the public with an opportunity to view

The property conveyed to Union County by Deed dated 8/27/2003 and recorded in Deed Book 658, Page 220, Union County, Georgia Book 658, Page 220, Union County, Georgia Records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and

alloing other pussing events of deriant, rainine to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 799 Fern Valley Lane, , Bairsville, GA 30512 together with all fixtures and personal property at-tached to and constituting a part of said prop-erty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject property is (are): Jillian M. Patterson or tenant or tenants. Bank of America is the entity or individual designated who shall have full authority to

designated who shall have full authority to negotiate, amend and modify all terms of the

Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 846-2222

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

 but property with the soft 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 taying authorith (d) any mat. demption of any taxing authority, (c) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first est out above

first set out above. The sale will be conducted subject to (1) con-The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Initial communication and adult of the Status of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Jillian Dyer aka Jillian M. Patterson Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Pied-mont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1016,6675701478A

1016-667501478A This law firm may be acting as a debt COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-667501478A N(Aug10,17,24,31)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from Adolfo H. Schultze and Iris Helen Schultze to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC. AS NOM-INEE FOR URBAN FINANCIAL GROUP INC., dated INEE FOR URBAN FINANCIAL GROUP INC., dated April 21, 2011, recorded May 18, 2011, in Deed Book 868, Page 27, Union County, Georgia Re-cords, said Security Deed having been given to secure a Note of even date in the original prin-cipal amount of Three Hundred Eighty-Seven Thousand and 00/100 dollars (\$387,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Finance of America Reverse LLC, there will be sold at public out-Reverse LLC, there will be sold at public out-cry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in September, 2016, all property described in said Security Deed including but not limited to the following de-scribed property:

scribed property: THE LAND REFERRED TO HEREIN BELOW IS

THE LAND REPERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF UNION, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, IST SECTION, LAND LOT 74 OF UNION COUNTY, GEORGIA, CONTAINING 17.886 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY AND PLAT BY DRUGE HUNT DS DATED JUNE 1000 AND OR LESS, AS SHOWN ON A SURVEY AND PLAT BY BRUCE HUNT, D.S., DATED JUNE 1980 AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK J, PAGE 136, SAID PLAT IS INCOR-PORATED INTO THIS INSTRUMENT, BY REFER-ENCE HERETO, FOR A COMPLETE AND ACCU-RATE DESCRIPTION OF THE ABOVE DESCRIBED

PROPERTY. Said legal description being controlling, how-ever the property is more commonly known as 107 Log Cabin Road, 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 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" ba-is without any concentration warranty or

sis without any representation, warranty or recourse against the above-named or the un-dersigned. 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; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

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STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from JANE LAMB to UNITED COMMUNITY BANK, dated May 23, 2005, recorded May 25, 2005, in Deed Book 582, Page 263, Union County, Georgia records, as last modified by Modification of Security Deed dated December 30, 2011, recorded in Deed Book 891, Page 84, Union County, Geor-gia records, said Security Deed being given to secure a Note from JANE LAMB dated Decem-ber 30, 2011, in the original principal amount of Forty Three Thousand Five Hundred Eighty and 45/100 (\$43,580.45) Dollars, with inter-est due thereon on the unpaid balance until paid; there will be sold by the undred Signed 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 September, 2016, the following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 126 of Union County, Georgia, containing 2.047 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated February 23. 1994 and recorded in Union County.

Rochester & Associates, Inc., dated February 23, 1994 and recorded in Union County records in Plat Book 30, Page 166. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above described

complete description of the above described property. Included herewith is a 1990 Eagle Mobile Home, VIN #GAFLL35A/B03114ET. 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 Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-

same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property will be sold subject to any out-standing 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 prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is JANE LAMB or a tenant or tenants. UNITED COMMUNITY BANK,

UNITED COMMUNITY BANK, as attorney in Fact for JANE LAMB L. Lou Allen Stites & Harbison, PLLC 520 West Main Street 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03800 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. or hereafter delivered to said property and intended to be installed therein; all additions to and renewals or replacements of all of the foregoing, and all proceeds and profits of all the foregoing; 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;

son of the remain of reasons of the equipment; and TOGETHER WITH any and all awards or pay-ments, 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 in-curred by grantee in connection with the col-lection of 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. Ac-cordingly, the Premises will be sold at public outcry pursuant to the terms of the power of 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 thereto. The proceeds of the sale are to be applied first to the excenses of the sale and all pro-

thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all pro-ceedings 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 Deed, 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 person of persons regard endued intereut, 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, 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 ne-gotiate, amend or modify the terms of the loan documents with you. Great Oak GA Owner, LLC can be contacted through the following repre-sentative: Lisa A. Frank, Esq., McCalla Raymer Pierce, LLC 1544 Old Alabama Road, Roswell, Georgia 30076 (678) 281-6503. Please under-stand that the secured creditor is not required

Georgia 30076; (G78) 281-6503. Please under-stand 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 under-signed, the party in possession of the Prem-ises is Grantor or a tenant or tenants and said property is more commonly known as 3623 Morris Ford Exchange, Blairsville, Georgia 30512. 30512. GREAT OAK GA OWNER, LLC

GREAT DAN GA OWNER, LLC as Attorney-in-Fact for E Swain Stewart and Wanda E. Stewart Lisa A. Frank, Esq. McCalla Raymer Pierce, LLC 1544 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503 N(Aug10,17,24,31)B

The purpuse or this becau operations with provide the public with an opportunity to view the proposed detour, ask questions, and to provide an opportunity for the public to com-ment on the project and the proposed detour. The Open House will be held from 5:00pm to 7:00pm. It will be informal, and the public is invited to attend anytime during these hours. There will be no formal presentation. A court There will be no formal presentation. A court reporter will be available to allow the public an opportunity to make verbal comments about the project. Americans with Disabilities Act (ADA) Informa-

tion:

The meeting site is accessible to persons with Accommodations for people with disabilities can be arranged with advance notice by calling Kim Coley District Planning & Programming Engineer at (770) 531-5748 phone number.

Written statements will be accepted concerning this project until Tuesday, September 06, 2016. Written statements may be submitted to: Mr. Eric Duff State Environmental Administrator

Georgia Department of Transportation 600 West Peachtree Street, NW – 16th Floor

Atlanta, Georgia 30308

N(Aug10,17)B

To the best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is Adolfo H. Schultze and Iris Helen Schultze, or tenants(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 con-firmation and audit of the status of the loan firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Re-verse Mortgage Solutions, Inc., Loss Mitigation Dept., 14405 Walters Road, Suite 200, Houston, TX 77014, Telephone Number: 866-503-5559. FINANCE OF AMERICA REVERSE LLC as Attorney in Fact for ADDLFO H. SCHULTZE AND IRIS HELEN SCHUL-TZF 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 Corners. GA 30071 Telephone Number: (877) 813-0992 Case No. RMU-16-03102-1 Ad Run Dates 08/10/2016, 08/17/2016, 08/24/2016, 08/31/2016 www.rubinlublin.com/property-listings.phpc N(Aug10,17,24,31)B