# **North Georgia News**

# Legal Notices for January 20, 2015

### IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA In the interest of:

R.O. DOB: 08-03-2007 SEX: MALE CASE NO 144-15J-85A

SEA: MALE CASE NO 144-15J-85A D.O. DDB: 01-20-2006 SEX: MALE CASE NO 144-15J-86A childREN under the age of eighteen NOTICE OF DEPENDENCY HEARING TO: MARLISSA O'NEAL, MOTHER OF THE ABOVE-NAMED CHILD By Order for Service by Publication dated the 20th day of November, 2015, you are hereby notified that on the 8th day of October, 2015, the Union County Department of Family and Children Services, Georgia Department of Human Services, Georgia Department of Human Services, Guergia Departme Are dependent. Inis court found it to be in the children's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special As-sistant 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 booring.

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. § 15-11-163 on the 6th day of Januto U.C.G.A. § 15-11-163 on the 6th day of Janu-ary, 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 oblidenc chall annor encroachib thefore, this

Court at the provisional 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 on the 2nd day of March, 2016, at 9:00 a.m., at the Union County Court-

2010, at 9:00 a.m., at the Union County Court-house, 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, please contact your lawyer to hire a lawyer, please contact 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 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 lawyer immediately.

know that you want a lawyer immediately. If you have any questions concerning this no-

if you may call the telephone number of the clerk's office. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the \_\_\_\_ day of

, 2015. Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(Dec30.Jan6.13.20.27)B

### NOTICE TO CREDITORS AND DEBTORS

NOTICE TO CREDITORS AND DEBTORS RE: CHARLES AUSTIN GILLESPIE All creditors of the estate of CHARLES AUSTIN GILLESPIE, deceased of Union County, Blairs-ville, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned. Charles Austin Gillespie, Jr. 134 Hopes Circle Demorest, GA 30535 and David Canning Gillespie 321 Turkey Creek Dr. Bald Ground, GA 30107 This 7th day of January, 2016. Charles Austin Gillespie, Jr. and David Canning Gillespie, Co-Executors W(Jan13,20:27, Feb3)8

N(Jan13.20.27.Feb3)B

# STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Carol D. Verdone, All debtors and creditors of the estate of Carol D. Verdone, 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 8th day of January, 2016. By: Anthony R. Verdone, Jr., Demond Personathiun

Personal Representative 504 Cozy Cove Rd. Blairsville, GA 30512 N(Jan13,20,27,Feb3)

### STATE OF GEORGIA

UNION COUNTY Notice to debtors and creditors

NUTLE TO DEBUMS AND CREDITORS RE: Estate of Robbie Lee Berrong, All debtors and creditors of the estate of Robbie Lee Berrong, 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 nammed tate are required to make immedi to the Personal Representative(s). This 8th day of January, 2016. By: Peggy Sue Giles, Personal Representative P.O. Box 682 Gainesville, GA 30503 N(Jan13,20,27,Feb3

### NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of the Power of Sale contained in that certain Security Deed given from Lisa Renner and Lawrence Leggett to Regions Bank d/b/a Regions Mortgage, dated 06/15/2006, record-ed 06/20/2006 in Deed Book 652, Page 555, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUN-DRED TWENTY-ONE THOUSAND SIX HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$121,600.00), with in-terest 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 February 2016 by Regions Bank d/b/a Regions Mortgage, as Union County, Georgia, within the legal hours of sale on the first Tuesday in February 2016 by Regions Bank *db/a* Regions Mortgage, as Attorney in Fact for Lisa Renner and Lawrence Leggett, all property described in said Security Deed including but not limited to the follow-ing described property: ALL THAT TRACT OR PARCEL OF LAND LIVIG AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 190 OF UNION COUNTY, GEORGIA, CONTAINING 3.51 ACRES, MORE OR LESS, AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 190 OF UNION COUNTY, GEORGIA, CONTAINING 3.51 ACRES, MORE OR LESS, AND BEING LOT FIFTY-FOUR (54) OF THE HOYT ALEXANDER SUBDIVI-SION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN/CAP AT FOREST SERVICE CORNER #8 TR.C-2074A; THENCE N 62 44 32 E 394.43 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY OF A GRAVEL ROAD, THIS BEING THE TRUE PONT OF BEGIN-NING; THENCE FOLLOWING THE AST RIGHT OF WAY OF THE GRAVEL ROAD N 12 47 36 E 77.33 FEET TO AN IRON PIN; THENCE S 69 21 25 E 496.54 FEET TO AN IRON PIN ON THE TOP OF THE RIDGE; THENCE FOLLOWING THE TOP OF THE RIDGE; FUENCE FOLLOWING THE TOP OF THE RIDGE; THENCE S 27 OI W 155 FFET, S 22 12 W 145 FEET, S 24 08 W 153 FEET TO AN IRON PIN, THENCE N 12 28 05 W 580.0, FEET TO AN IRON PIN, THENCE N 12 28 05 W 580.0, FEET TO AN The Iniber Point (4) Coonsist And Ess And Dis TANCES, S 45 43 W 150 FEET, S 27 01 W 155 FEET, S 22 12 W 145 FEET, S 54 08 W 153 FEET TO AN IRON PIN; THENCE N 12 28 05 W 580.0, FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 186, PAGE 595. ALSO CONVEYED HEREWITH ARE GRANTOR'S RIGHTS IN THAT EASEMENT RECORDED IN THE UNION COUNTY RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 186, PAGE 595. ALSO CONVEYED HEREWITH ARE GRANTOR'S RIGHTS IN THAT EASEMENT RECORDED IN THE UNION COUNTY RECORDED IN THE INTERS, INCLUDING UNION THE RECORDED IN THE INTERS, WHICH CONSTITUE LIES UNION SAID POPENTY, SPECIAL ASSESSMENTS; ALL ON SAID POPENTY, SPECIAL ASSESSMENTS; ALL OUTSTANDING NO HE AND AND THE RECORDED IN THE AND INTERS, THE SALE WILL BE CONDUCTE UNION COUNTY RECORDED IN THE AND ANY ONE COME, AND INTERSE AND AND ANY COME THE INTERSE IN THE AND INTERSE AND AND AND ANY COME THE INTERSE IN THE AND INTERSE AND AND AN to (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. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Regions Bank, 215 Forrest Street, Hattiesburg, MS 39401 TEL 1-800-748-9498. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Durwoody Road, 2nd Floor, Atlanta, GA 3038 TEL (678) 587-9500. WLenb 132/278 N(Jan6,13,20,27)B

13,20,27)B

NOTICE OF SALE GEORGIA, UNION COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THAT PURPOSE. Under and by virtue of the Final Order and Judgment for Judicial Foreclosure obtained by Plaintiff Multibank 2010-1 SFR Venture, LLC against Defendant Cynthia P. Abshier on July 23, 2014 in Superior Court of Union County, civil action 14-CV-49-SG and in accordance with the terms of the Mortgage given by Cyn-thia Abshier to Ocala National Bank dated July 3, 2006, recorded in Deed Book 655, Page 211, Union County, Georgia Records, as last transferred to MultiBank 2010-1 SFR Venture, LLC, a Delaware limited liability company, by LC, a Delaware limited liability company, by assignment recorded in Deed Book 845, Page 650, Union County, Georgia Records, to secure a Note in the original principal amount of ONE HUNDRED FORTY-ONE THOUSAND FIVE HUN-DRED AND 00/100 DOLLARS (\$141,500.00) with interact theore on ort forth therein theore will DRED AND 00/100 DOLLARS (\$141,500.00) with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February 2016, the following described prop-erty: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF the debt secured by said Mortgage 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 when due and in the manner provided in the Judgment for Judicial Foreclosure obtained by Plaintiff Multibank 2010-1 SFR Venture, LLC against Defendant Cynthia P. Abshier on July against Derendant Cynthia P. Abshier on July 23, 2014 in Superior Court of Union County, civil action 14-CV-49-SG, and all expenses of this sale, as by law, including attorney's fees, as provided in the Mortagag and/or Final Order and Judgment. Said property will be sold subject to any outstanding ad valorem taxes (in-cluding taxes which are a lien, but not yet due cluding taxes which are a lien, but not yet due and payable), any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Mortgage first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Cynthia Abshier or a tenant or tenants and said proper-ty is more commonly known as 2657 Trackrock ty is more commonly known as 2657 Trackrock Church Road, Blairsville, GA 30512 (formerly known as 829 Trackrock Church Road. Chang Known as 829 frackrock Church Road. Change of address took effect September 14, 2009, due to a county-wide 911 readdressing. Contact Union County Board of Assessors for further information. The sale will be conducted sub-ject (1) to confirmation that the sale is not pro-Ject (1) to confirmation that the sale is not pro-hibited under U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Mortgage. Multibank 2010-1 SFR Venture, LLC McCalla Raymer, LLC 1544 Old Alabama Road, Roswell, GA 30076. EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 17TH DISTRICT, IST SECTION LAND.LOT 206 CE IMMON COUNTY LAND LYING AND BEING IN THE 17TH DISTRICT, 1ST SECTION, LAND LOT 295 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 OF MOSSY ROCK SUBDIVISION, CONTAINING 1.608 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 10, 2003, REVISED MARCH 31, 2000 AND RE-CORDED IN UNION COUNTY RECORDS IN PLAT BOOK 54, PAGE 209. SAID PLAT IS INCORPO-RATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PER-

NOTICE OF SALE UNDER POWER REFIGURE OF STATE ON DEAT FOR THE OF STATE OF ST

THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Anthony M Poat and Marilyn F Laughlin to Mortgage Electronic Registration Systems, Inc. as nomi-nee for Nantahala Bank & Trust Company, its successors and assigns, dated May 9, 2014, recorded in Deed Book 974, Page 460, Union County, Georgia Records, as last transferred to Primary Capital Mortgage LLC by assignment to be recorded in the Office of the Clerk of Su-perior Court of Union County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of THAT PURPOSE. Conveying the alter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$146,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, with-in the legal hours of sale on the first Tuesday in February, 2016, the following described prop-erty: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said County in the sale has because in bereful dealard MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remain-ing in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been giv-en). Said property will be sold subject to any outstanding ad valorem taxes (including taxes outstanding ad valorem taxes (inclúding 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Primary Capital Mort-gage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Dovenmuehle Mortgage, Inc., 1501 Woodfield Road Suite 400. outstanding ad valorem taxes (including taxes Mortgage, Inc., 1501 Woodfield Road Suite 400, Schaumburg, IL 60173 8006694268. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony M Poat and Marilyn F Laughlin or a tenant or In Post and Warnyn F Laugnin of a tenant or tenants and said property is more commonly known as 903 State Hwy 325, Blairsville, Geor-gia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohib-ited 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 deat The number 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. Primary Capital Mortgage LLC as Attorney in Fact for Anthony M Poat and Marilyn F Laugh-lin McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotiine.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 254, 9th District, 1st Section, Uhion County, Georgia and containing 6.838 acres, more or less, as shown on a plat of survey for Park Sterling Bank by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. #2763 , dated April 30, 2014 and filed of record on May 1, 2014 in Plat Book 66, Page 197 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. MR/crp1 2/2/16 Our file no. 5425215 - FT8

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DONALD LOCKE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S FIRST MORTGAGE LENDING CO., dated 04/24/2009, and Page 00. 148-156, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL AS-SOCIATION (the Secured Creditor), by assign-ment, conveying the after-described property to secure a Note of even date in the original principal amount of \$139,397.00, with inter-est at the rate specified therein, there will be principal amount of \$139,397.00, with inter-est 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 February, 2016, the fol-lowing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 125 OF UNION COUNTY, GEORGIA, CONTAINING 0.884 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED APRIL 21, 1988, AND RECORDED IN UNION COUNTY, GEORGIA RE-CORDS IN PLAT BOOK V, PAGE 242, SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT, BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DE-SCRIBED PROPERTY. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE CASH PAGE 177-178, DEED BOOK 155, PAGE 575-576, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY TO INION COUNTY, GEORGIA & SECORDED est at the rate specified therein, there will be

THE PROPERTY IS SUBJECT TO THE RIGHT OF

described property

NOTICE OF SALE UNDER POWER

NUTICE 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 KURT BUENERKEMPER A/KA KURT J. BUENERKEM-PER AND RENEE BUERNERKEMPER A/K/A DOLINICIAL PARA ROME 3. DOLINICIAN PER AND RENEE BUENNERKEMPER A/K/A RENEE A. BUENERKEMPER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR WACHOVIA MORT-GAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, dated 08/30/2006, and Recorded on 09/07/2006 as Book No. 666 and Page No. 125-142, UNION County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$159,300.00, with interest at the rate specified therein. there will be sold by the undersigned \$159,300.00, with interest at the rate specimen 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 Feb-ruary, 2016, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND DENIE IN THE OTH DICTORCT JE SECTION ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT. TIST SECTION, LAND LOT 235 OF UNION COUNTY, GEORGIA AND BEING TRACT 2 CONTAINING 3.65 ACRES MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO., DATED MARCH 9, 1998, AND RECORDED IN UNION COUNTY RE-CORDS IN PLAT BOOK 54, PAGE 83. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIP-TION OF THE ABOVE DESCRIBED PROPERTY. The Now of the Above Descentisher how the the terms of terms of the terms of terms Secure Debt. Because the debt remains in de-fault, 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 given). WELLS FARGO BANK, N.A. holds the duly en-dorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as neces-sary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the en-tity with the full atthroity to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44-14-162.2, WELLS FARGO BANK, N.A. may be contacted at WELLS FARGO BANK, N.A. may be contacted at WELLS FARGO BANK, N.A. 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800-288-3212. Please note that, pur-suant to 0.C.G.A. § 44-14-162.2, 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 subject property known as 7540 CROFT MCFARLAND RD, BLAIRSVILLE, GEORGIA 30514 is/are: KURT BUENERKEM-PER A/K/A KURT J. BUENERKEMPER AND RENEE BUERNERKEMPER A/K/A RENEE A. BUENERKEMPER or tenant/tenants. Said prop-erty 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 mat-ters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Se-cure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted fault, this sale will be made for the purpose of limited to, assessments, liens, encumbrances, 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; and (2) final confirmation and audit of the sta-tus of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which ellows for activity processing and the security 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 while of the other that the locant arounded in not be provided until infar committation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for KURT BUENERKEM-PER A/K/A KURT J. BUENERKEMPER AND RENEE BUENERKEMPER A/K/A RENEE A. BUENERKEMPER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005704044 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

### NOTICE OF SALE UNDER POWER

N(Jan6,13,20,27)B

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from KENYA L. PATTON to SOUTHERN HIGHLANDS MORTGAGE LLC, dated SOUTHERN HIGHLANDS MORTGAGE LLC, dated February 8, 2008, recorded February 13, 2008, in Deed Book 747, Page 625 (See Agreement Correcting Legal Description of Security Deed at Book 963, Page 139), Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Thirty-Three Thousand Two Hundred and 00/100 dollars (\$433,200.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to Bayview Loan Servicing, LLC a Delaware Lim-tied Liability Company, there will be sold at Baytiew Loan Servicing, LLC a betaware Lini-ited Liability Company, 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 February, 2016, all property described in said Security Deed including but not limited to the following

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# STATE OF GEORGIA

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 AARON ESTES REYNOLDS. J.R. to UNITED COMMUNITY BANK, dated February 1, 2012, recorded February 3, 2012, in Deed Book 892, Page 543, Union County, Georgia records, sa last modified by Modification of Security Deed dated January 9, 2015, recorded in Deed Book 997, Page 685, Union County. Georgia records, said Security 9, 2013, recorded in beed book 997, 7436 663, Union County, Georgia records, said Security Deed being given to secure a Note from AARON ESTES REYNOLDS JR. dated January 9, 2015, in the original principal amount of Sixty Seven Thousand Eight Hundred Forty and 35/100 (\$67,840.35) Dollars, with interest due thereon (367,940.33) builts, with interest due interent 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 Tues-day in February, 2016, the following described property:

All that tract or parcel of land lying and be-ing in the 7th District, 1st Section, Land Lots 16 and 21 of Union County, Georgia, and being Tract-1, containing 1.618 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated August 26, 2008, and recorded in Union County, Georgia records in Plat Book 61, Page 127. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. described property.

AND

AND All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, and being Tract-2 con-taining 3.918 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated August 26, 2008, and recorded in Union County, Georgia records in Plat Book 61, Page 127. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above described property. property. AND

AND All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, containing 1.289 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated November 1, 2006, and recorded in Union County, Georgia records in Plat Book 57, Page 62. Said plat is incorporated herein, by refer-ence hereto, for a full and complete descrip-tion of the above described property, AND AND

AND AND All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, containing 0.890 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated April 11, 2007, and recorded in Union County, Georgia records in Plat Book 57, Page 102. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of Spivey Ridge Rd, and the 10 foot gravel, 30 foot easement, for in-gress and egress to the above described prop

aniony other possible events of default, faintle 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 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-erly, 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 ANDNU EFTES DEVIDE UP our terment

signed, the party in possession of the property is AARON ESTES REYNOLDS, JR. or a tenant or

L. Lou Allen

- Stites & Harbison, PLLC
- 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03772

ENVIRONMENTAL PROTECTION DIVISION PUBLIC ADVISORY WATERSHED PROTECTION BRANCH Advisory Issue Date: January 11, 2016 Advisory Close Date: February 10, 2016

City/County: Union County Control Number: BV-144-15-02 South Shore Subdivision-Boat Ramp Construction

Activity This advisory is issued to inform the public of This advisory is issued to minimum the public of a receipt of an Application for a variance sub-mitted pursuant to a state environmental Law. The public is invited to comment during the 30-day period on the proposed activity. Since the EPD has no authority to zone property or determine land use quitt these environments and determine land use, only those comments ad-dressing environmental issues related to air, water, and land protection will be considered in the application review process. Written comments should be submitted to: Program, Manager, NonPoint Source Program, Erosion and Sedimentation Control, 2 MLK Jr., Dr., SW Suite, 1462 East, Atlanta, Georgia 30334 Type of Permit Application: Variance to en-croach within the 25-foot State waters buffer. Applicable Law: Georgia Erosion and Sedimen-tation Act 0.C.G.A. 12-7-1 et seq. Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7 determine land use, only those comments ad-

Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7 Basis under which variance shall be consid-ered (391-3-7.05 (2)(A-J)): A Description and Location of Proposed Activity: Applicant proposes to impact a total of 26 lin-ear feet (1,274 ft<sup>2</sup>) of stream buffer along Lake Nottely to construct a concrete boat ramp to provide lake access for boater and is part of the common area for the Southshore Sub-division. The boat ramp will be 12' wide and approximately 200' long. Upon completion, the area will be stabilized with a vegetated geogrid 40' on each side of the boat ramp.

geogrid 40' on each side of the boat ramp. The project is located 3,000ft upstream from Youngcane Creek off of Pat Colwell Rd. Name and Address of Permit Applicant: Mr. Jason Henson Blue Ridge Mountain Surveying

246 Lakemont Circle Blairsville, Georgia 30512 Summary of Rules Requirements for Variance

Application : The application for a variance must include an Erosion and Sediment Control Plan with con-Erosion and Sediment Control Plan with con-trol measures based on sound conservation and engineering practices which meet or ex-ceed the standards in the "Manual for Erosion and Sediment Control in Georgia" and which will minimize erosion and deposition of sedi-ments on adjacent lands or into State waters. For Additional Information Contact: Peggy Chambers, Environmental Specialist EPD, Watershed Protection Branch NonPoint Source Program 2 MLK Jr., Dr., SW Suite 1462 East

Suite 1462 East

Atlanta, Georgia 30334 Telephone : 404/651-8549 FAX: 404/651-8455 (Jan20,27,Feb3,10)B

AND All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, containing 1.415 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated July 27, 2007, and recorded in Union County, Georgia records in Plat Book 57, Page 242, Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. AND

AND

The to four graver, so four easement, for in-gress and egress to the above described prop-erty as shown on Plat Book 61, Page 127. 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 is the memory assuided in the Nets and Secu-

UNITED COMMUNITY BANK, as attorney in Fact for AARON ESTES REYN-OLDS, JR.

N(Jan6,13,20,27)B

### NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION 16-CV-10-MM Notice is hereby given that Genie Nichols La-liberte, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 15th day of January, 2016, praying for a change in the name of petition from Genie Nichols Laliberte to Genie Leigh Nichols. Notice is hereby given pursuant to law to any inter-seted 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.

Ubjections must be filed with said to 30 days of the filing of said petition. This 15th day of January, 2016 Judy Odom, Clerk Superior Court Union County, Georgia Cary D. Cox ney for Petitioner Att PO Box 748 Blairsville, Georgia 30514 N(Jan20,27,Feb3,10)P

### NOTICE

NOTICE Announcement for GMRC Workforce Develop-ment Board Meeting The Georgia Mountains Regional Commission, Workforce Development Board will meet on January 28, 2016 at 3:30 PM. The meeting will be held at Toccoa Falls College located at 107 Kincaid Drive, Toccoa, GA 30598 N(.lan20)F

NOTICE OF SALE Notice of Sale under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to the following: Unit #40 Dana units belonging to the following: Unit #40 Dana Henson. Sold to the highest bidder on January 28, 2016, 9:30 a.m. at Able Mini Storage, 1376 Hwy 515 E., Blairsville, Union County, GA. 706-745-8834. Tenants have the right to redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids. This Auc-tion will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in event of a settlement between owner and ob-licated party. ligated party. N(Jan20,27)

ALSO CONVEYED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.

N(Jan6,13,20,27)B

WAY TO UNION COUNTY, GEORGIA AS RECORDED In Deed Book 177, page 114 AND DEED BOOK 117, page 115, Union County Records. Grantor Grants to Grante A Personal Water Right To Water From the Grant-Ors Remaining Property as shown on the WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA RE-

190, PAGE 558, UNION CUUNTY, GEURGIA RE-CORDS. TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT TWO (2) CONTAINING 0.055 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

REFERENCE AND MADE A PARIT HENEOF. LESS & EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LVING AND BRING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT ONE (1) CONTAINING 0.059 ACRES AS SHOWN AS TRACT ONE (1) CONTAINING 0.059 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. The data control hus gaid page to Secure Dath has debt secured by said beed 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. Because the debt remains in de-fault this real will be work for the surgeour Fault, 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 callect thermuck free bavine head sites) to collect attorney's fees having been given). U.S. BANK NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. U.S. BANK NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44-14-162.2, U.S. BANK NATIONAL ASSOCIA-TION may be contacted at: U.S. BANK NATION-AL ASSOCIATION, 4801 FREDERICA ST, OWENS-BORO, KY 42301, 855-698-7627. Please note bond, KT 42501, 605-606-7027. Flease Indue that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowl-edge and belief of the undersigned, the party/ parties in possession of the subject property known as 2514 BALD MOUNTAIN CREEK ROAD, BLADEOWLE, CEDDENA 202512 (come DONALD BLAIRSVILLE, GEORGIA 30512 is/are: DONALD LOCKE 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, zoning or-dinances, easements, restrictions, covenants, the The activity is available to the first set of the secure to the secur etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION as Attorney in Fact for DONALD LOCKE. THIS etc. The sale will be conducted subject to (1) paragraphi. C.S. BANK NATIONAL ASSOCIATION as Attorney in Fact for DONALD LOCKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005700844 BARRETT DAFFIN EDADDIED LEVINE & BLOCK LID AGEO CONTENT FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telepho (972) 341-5398

ALL INAL TRACT OF PARCEL OF LAND LING AND BEING IN LAND LOT 285, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 5.001 ACRES, AS DE-SCRIBED BY THAT PLAT OF SURVEY BY CLEVE-LAND & COX LAND SURVEYING, LLC, RLS #2894 LAND & CUX LAND SURVEYING, LLC, HLS #2894, DATED 9/29/06, RECORDED IN PLAT BOOK 59, PAGE 36, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY AS SHOWN ON PLAT

ON PLAT. GRANTOR GRANTS TO GRANTEE A TWELVE FOOT (12) PERPETUAL NON-EXCLUSIVE EASEMENT FROM APPLE VALLEY ROAD (NOW KNOWN AS MADELINE WAY) FOR UTILITY, PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS IN, TO, OVER ACROSS AND THROUGH THE ABOVE REFERENCED PROPERTY. THE PROPERTY ADDRESS ACCORDING TO THE SYS-TEM OF NUMBERING CURRENTLY EMPLOYED IN UNION COUNTY, GEORGIA IS 98 MADELINE WAY. UNION COUNTY, GEORGIA IS 98 MADELINE WAY. BLAIRSVILLE, GEORGIA 30512.

Said legal description being controlling, how-ever the property is more commonly known as 98 MADELINE WAY F/K/A 320 APPLE VALLEY RD EAST, BLAIRSVILLE, GA 30512.

RD EAST, BLARSVILLE, 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 the sale including attorneys'). 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-sis without any representation, warranty or recourse against the above-named or the un-descimed. The sole will also be available 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 disclose 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. To the best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is KENYA L. PATTON, or tenants(s).

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under

firmation 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 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: BAY-VIEW FINANCIAL, Loss Mitigation Dept, 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY as Attorney in Fact for

LIMITED LIABILITY COMPANY as Attorney in Fact for KENYA L. PATTON 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, 3740 Da-vinci Court, Suite 150, Peachtree Corners, GA 20002

30092 Telephone Number: (877) 813-0992 Case No.

Ad Run Dates 01/06/2016, 01/13/2016, 01/20/2016, 01/27/2016 www.rubinlublin.com/property-listings.php

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