North Georgia News

Legal Notices for November 15, 2017

SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Civil Action Number 17-CV-323-RG Deborah A. Templeton

vs. Joe D. Templeton, Estate of Joe D. Templeton, Executor or Administrator Unknown ORDER FOR SERVICE BY PUBLICATION Plaintiff having moved the Court for an Order

directing service to

directing service to be made upon the Defendant, Joe D. Temple-ton, in the above-styled action by publication, and it appearing that Defendant on whom service is to be made in this case cannot be found. IT IS HEREBY ORDERED that service be made by while for a case that service be made

by publication as provided by law. This the 20th day of October, 2017. Honorable Judge Raymond E. George Superior Court of Union County N(Nov1,8,15,22)B

IN THE SUPERIOR COURT OF UNION COUNTY RALPH D. WILLIAMS and BEVERLY E. WIL-LIAMS,

Petitioner,

v. ANDY THOMAS COLLINS, all persons known or unknown who may claim adversely to Petition-er's title to a portion of land lot 82 of the 16th District, 1st section of Union County, Georgia and Being that property Ralph D. Williams and Beverly E. Williams Respondent, CASE NO. 17-CV-159-RG SERVICE BY PUBLICATION TO:ANDY THOMAS COLLINS LAST KNOWN ADDRESS UNKNOWN

LAST KNOWN ADDRESS UNKNOWN PRESENT WHEREABOUTS UNKNOWN

PRESENT WHEREABOUTS UNKNOWN A Petition for Declaratory Judgment Pursuant to O.C.G.A. §44-5-168 has been filed in the Superior Court of Union County, Georgia by Petitioners RALPH D. WILLIAMS and BEVERLY E. WILLIAMS.

E. WILLIAMS. 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 October 18, 2017. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Deveneet. Debitioned actives where at the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose ad-dress is 80 Town Square, P.O. Box 923, Blairs-ville, Georgia, an answer to the Petition. Witness the hand of the Honorable Raymond E. George, Superior Court Judge, Union County, this 18th day of October 2017. Honorable Judy Odom Clerk of Union County Superior Court W(Nov1,8,15,22)B

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY

OF RIGHT TO REDEEM PROPERTY Take notice that: The right to redeem the fol-lowing described property, to wit: all that tract or parcel of land being and lying in Land Lot 214, of the 17th District, First Section, Union County, Georgia, being shown as Tract 2 on a survey for Village Lanes, LLC by Landtech Services, Inc., dated March 8, 2005, Job No. 25085-762, and being more particularly de-scribed as follows: To find the true point of be-ginning, begin at the intersection of the North right of way of U.S. Highway 76, being a 130 foot right of way and the West line of Land Lot 214; thence proceeding North 09 degrees and

214; thence proceeding North 09 degrees and 09 minutes 51 seconds East to a point 376.78 feet to the true point of beginning; proceeding from the true point of beginning thence North 06 degrees 31 minutes 09 seconds 121.12 feet to degrees 31 minutes US seconds 121.12 teet to an iron pin found; thence North 88 degrees 05 minutes 16 seconds East 92.79 feet to an iron pin found; thence North 88 degrees 10 minutes 11 seconds East 173.70 feet to an iron pin found; thence South 04 degrees 59 minutes 19 seconds East 321.01 feet to the North right of way of ILS Hiphway 75 thence South 61 degrees 10 of way of U.S. Highway 76; thence South 61 deor way of 0.5. highway 76, include Solution be-grees 07 minutes 19 seconds West 21.87 feet to an iron pin set; thence leaving U.S. Highway 76 North 04 degrees 59 minutes 19 seconds West 210.78 feet to an iron pin found; thence South 88 degrees 10 minutes 45 seconds West 270.67 feet to the point of beginning, said tract of load carbinizing 620 server move leaving 270.67 refet to the point of beginning, said tract of land containing. 862 acres, more or less; will expire and be forever foreclosed and barred on and after the day of November 22, 2017. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in Deed Book 982 Page 216-217 of the Union County Decords Book 362 Fage 216-217 of the officient country Records. The property may be redeemed at any time before the day of November 22, 2017, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed accordingly.

accordingly.

NOTICE OF MERGER Notice is given that articles of merger which will effect a merger by and between Four Oaks Bank & Trust Company, a North Carolina bank, with and into United Community Bank, a Georgia bank, have been delivered to the De-partment of Banking and Finance for filing in accordance with the Georgia Financial Institu-tions Code. The name of the surviving bank in the merger is United Community Bank a bank in tions code. The name of the surviving bank in the merger is United Community Bank, a bank chartered in the State of Georgia. A copy of the articles of merger may be examined upon re-quest at United Community Bank, 177 Highway 515 East, Blairsville, Georgia 30512.

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

N.D. DOB: 06-06-2007 SEX: MALE case no. 144-17j-64a W.D.

case no. 144-17j-64a W.D. DOB: 10-05-2012 SEX: MALE case no. 144-17j-65a CHILDREN UNDER THE AGE OF EIGHTEEN NOTICE OF DEPENDENCY HEARING TO: CRYSTAL DUNKLE, MOTHER OF THE ABOVE-NAMED CHILDREN By Order for Service by Publication dated the 1st day of November, 2017, you are hereby notified that on the 20th day of July, 2017, the Union County Department of Family and Children Services, Georgia Department of Hu-man Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile 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. Publication.

Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an or-der of disposition on the 24th day of January, 2018 at 10:00 o'clock a.m. in the Union County Courthouse in Blairsville, Georgia. The children and other parties involved may be represented by a lowner at all actees of these

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 immediately. If you want a lawyer but are not able to hire a lawyer without undue financial 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 the court mus you to be mancany 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. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 1st day of November, 2017

2017. Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(Nov8,15,22,29)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA DEBORAH A. TEMPLESTON, PLAINTIFF

VS. JOE D. TEMPLETON, ESTATE OF JOE D.

TEMPLETON, EXECUTOR OR ADMINISTRATOR

TEMPLETON, EXECUTOR OF ADMINISTRATOR UNKNOWN, DEFENDANT NOTICE AND ORDER FOR SERVICE WAS GRANT-ED BY THIS COURT ON OCTOBER 20, 2017 RE-QUIRING THE FOLLOWING: TO: JOE D. TEMPLETON OR EXECUTOR OR ADMINISTRATOR OF THE ESTATE OF JOE D. TEMPLETON

TEMPI ETON

This is to notify you that Deborah A. Templeton has filed a Petition for a Declaratory Judgment under 0.C.G.A. "9-4-1 through 9-4-10 and

under 0.C.G.A. "9-4-1 through 9-4-10 and shows as follows: 1. Plaintiff has been declared the owner of 2.66 acres of land in Union County, Georgia in Land Lot 23, 8th District, 1st Section of said County, Georgia as further described in Deed Book 127, Page 435 for a complete legal description. 2. Plaintiff and Joe D. Templeton were divorced in the Superior Court of Union County, Georgia by Judgment dated September 10, 2008, nunc pro tunc to July 15, 2008. Said Judgment was filed with the Clerk of said Court on September 12, 2008. 3. Defendant Joe D. Templeton, never signed a deed to Plaintiff oursuant to such Judgment.

3. Derendant Joe D. Tempieton, never signed a deed to Plaintiff pursuant to such Judgment. 4. Neither his son, Jonathan Wesley Templeton nor is grandson, Jonah Zachariah Templeton know his place of death. 5. Plaintiff does not know his place of death, but was informed that his last residence was 24327 Avenue 120, Porterville, California 92957

93257

6. There are over 73,134 death records since 2010 for Joe or Joseph Templeton 7. That without further information, it would be

impossible to serve his Estate.

Impossible to serve his Estate. 8. Since Joe D. Templeton was served for the purposes of a divorce and there was no an-swer and this Court awarded the property to Plaintiff, this Court, under its equity powers, should award the property to Plaintiff and ex-ecute a recordable Order in her favor.

9. This Court order that any claim by Joe D. Templeton be determined by said Judgment against Joe D. Templeton would be necessary to prohibit there ever being an actual contro-

Therefore: a) Plaintiff prays that Defendant and his heirs be served by certified mail and publication at said known address; and b) Plaintiff prays that a hearing be held for de-termination of Plaintiff's rights or limitations thereof, if any. This the 24th day of October, 2017

By: Deborah A. Templeton through her attorney of record, David E. Barrett. David E. Barrett, LLC 108 Blue Ridge Highway, Suite 6 Blairsville, GA 30512 (706) 745-0250

NOTICE

(For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF MICHAEL CIFERRI FOR DIS-CHARGE AS EXECUTOR OF THE ESTATE OF DON-ALD LEWIS SPERONI, DECEASED.

ALD LEWIS SPERION, DECEASED. To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before November 27, 2017. BE NOTIFIED FURTHER: All objections to the

be two thrule from the analysis of the grounds of any such objections. All pleadings/ objections must be in writing, setting of the the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your plead-ings/objections, unless you qualify to file as an indicate tendered worth power areas constant. Indigent party. Contact probate court person-nel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be sched-uled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Dwain Brackett Probate Judge By: Kristin Stanley_ Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (70e) 400, 6006

(706)439-6006

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from Jeremy Charles Lands, Nicole Lands to MORTGAGE FINANCIAL GROUP INC, dated July 31, 2013, recorded August 1, 2013, in Deed Book 949, Page 406, Union County, Georgia Records, said Security Deed baving been chicken a Note of Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Three Thousand Seven Hundred Thrity-Three and 00/100 dollars (\$123,733.00), with interest thereon as pro-vided for therein, said Security Deed having been last solid assigned and transferred to Video for inerein, said Security been having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in December, 2017, all property described in said Security Deed including but not limited to the following described property:

Security Deef including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE NINTH DISTRICT, IST SECTION, LAND LOT 217, OF UNION COUNTY, GEORGIA, AND BEING LOT 2, OF DEER RUN SUBDIVISION, CONTAINING 1.00 ACRE MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED NOVEMBER 20, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK U, PAGE 277. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. Said legal description being controlling, how-ever the property is more commonly known as 559 DEER RUN RD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security

ever the property is more commonly known as 559 DEER RUN RD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to 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-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 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 Jeremy Charles Lands, Nicole Lands, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankrupty Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. authority; matters which would be disclose

With the holder of the Security Deed. Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of amenoment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Rd., Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583.

PENNYMAC LOAN SERVICES, LLC

PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JEREMY CHARLES LANDS, NICOLE LANDS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-16-07157-5

PNY-16-07157-5 Ad Run Dates 11/08/2017, 11/15/2017, 11/22/2017, 11/29/2017

NOTICE OF SALE UNDER POWER

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 Soo Incrive Index Laws Montake LLC, Jadeu 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). Junion County, Georgia Records, said Security Deed having been given the construct block of core data in the activities Records, said Security Ueed 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-ited Lipbility Commany there will be sold at baytew Loar SetVicing, LLC a belaware Liff-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 December, 2017, all property described in said Security Deed including but not limited to the following described uncender.

described property: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING 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, RLS #2894, DATED 9/28/06, 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.

DLAIRS VILLE, UEUHUIA 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. The indebugges counted by acid Society.

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 cultert same having been given) and all other

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 undersigned. 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 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).

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 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. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to

amenoment of modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: BAYVIEW LOAN SERVICING,LLC, Loss Mitiga-tion Dept. 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299.

Solo-771-0299. BAYVIEW LOAN SERVICING, LLC A DELAWARE 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, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. BVC-15-05916-3

Ad Run Dates 11/08/2017, 11/15/2017, 11/29/2017

www.rubinlublin.com/property-listings.phpc N(Nov8,15,22,29)B

NOTICE OF SALE UNDER POWER

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 Power of Sale contained in a Security Deed given by Daniel A Daoust to Fifth Third Mortgage Company, dated October 31, 2014, recorded in Deed Book 989, Page 707, Union County, Georgia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of TWO HUNDRED THOUSAND AND 0/100 DOLLARS (\$200,000.00), 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 Dace as may be lawfully 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 December, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Secu-rity Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this derault, mis sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Fifth Third Mortgage Company 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: Fifth Third Bank, 5001 Kingsley Drive, MD 1M08-BW, Cincin-nati, OH 45227 800-375-1745opt3. To the best knowledge and belief of the undersigned, the party in possession of the property is Daniel A Daoust or a tenant or tenants and said prop-erty is more commonly known as 500 Canada erty is more commonly known as 500 Canada Creek Rd W, Suches, Georgia 30572. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Fifth Third Mort-gage Company as Attorney in Fact for Daniel A Daoust McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 353 of the 11th District, 1st Section, Union County, Georgia, Being 3.55 acres, as per erty is more commonly known as 500 Canada Initial Lot 335 of the Fifth Statute, 181 Section, Union County, Georgia, Being 3.55 acres, as per plat recorded in Plat Book 48, Page 212, Union County, Georgia records, which plat is incor-porated herein by reference and made a part of this description. MR/ved 12/5/17 Our file no. 5334117 - FF17

N(Nov8,15,22,29)B

NOTICE OF SALE UNDER POWER OF SALE Georgia, Union County This Law Firm is acting as a debt collec-tor attempting to collect a debt. Any INFORMATION OBTAINED WILL BE USED FOR

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the power of sale con-tained in that certain deed to secure debt given by Johnny Peter Gray to Appalachian Commu-nity Bank dated June 2, 2008, and recorded in Deed Book 763, Page 296, as corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685, as modified by Modification Agreement recorded in Deed Book 976, Page 582, and as assigned by Assignment to Apex Bank recorded in Deed Book 1031, Page 499, in the Office of the Clerk of the Superior Court of Union County, Georgia conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FIVE THOUSAND AD10 00/100 DULLARS (\$85,000.00), with interest thereon as set forth therein, there with interest thereon as set forth therein, there will be sold at public outcry, to the highest and best bidder for cash, before the courthouse door in Union County, Georgia, with the legal hours of sale on the first Tuesday in December, 2017, to wit December 5, 2017, the following described upmoether

Notis of sale of the first rulesday in beceniber, 2017, to wit December 5, 2017, the following described property: All that tract or parcel of land lying and being in Original Land Lot No. 212 in the 9th District and 1st Section of Union County, Georgia, and being designated as Lot No. 15, containing .392 acres as shown on that plat of survey by Land Tech Services, Inc., James L. Alexander, G.R.L.S. No. 2653, dated October 15, 2002, and being recorded in Plat Book 51, Page 178, (erroneously referred to as Plat Book Hanger B-200, Page 178 in prior deeds and corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685) in the Office of the Clerk of the Superior Court of Union County, Georgia. Pur-suant to O.C.G.A. § 44-2-28, reference is here-by made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed.

Subject to and together with the right of in-gress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local or-dinances, and subdivision regulations as set forth in said plat of survey or as appearing of record

Subject to that certain Boundary Line Agree-

STATE OF GEORGIA COUNTY OF Union

NOTICE OF GEONALE COUNT OF UNION NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by GARY K. SWANSON AND BETSY N. SWANSON to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS. INC. AS NOMINEE FOR GREEN TREE SERVICING LLC, ITS SUCCESSORS AND ASSIGNS in the original prin-cipal amount of \$113,500.00 dated September 5, 2013 and recorded in Deed Book 955, Page 5, 2013 and recorded in Deed Book 955, Page 16, Union County records, said Security Deed being last transferred to Ditech Financial LLC in Deed Book 1079, Page 253, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on December 05, 2017, the records, the old Security Dood ond described property in said Security Deed and described s follows:

ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, IST SECTION, LAND LOT 169 OF UNION COUNTY, GEORGIA, AND BEING LOT 32 OF LEISURE LIVING SUB-DIVISION, CONTAINING 0.859 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 16, 1993 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 31, PAGE 0. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIP-TION OF THE ABOVE DESCRIBED PROPERTY. Said property being known as: 1170 BRADLEY RD, BLAIRSVILLE, GA 30512 To the best of the undersigned's knowledge,

Said property being known as: 11/0 BRAULEY RD, BLAIRSVILLE, GA 30512 To the best of the undersigned's knowledge, the party or parties in possession of said prop-erty is/are GARY K. SWANSON AND BETSY N. SWANSON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as pro-vided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees hav-ing been given).

(holdce of intent to conect atomicy's ices hav-ing been given). Said property will be sold subject to the fol-lowing: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of re-demption of any taxing authority; (3) any mat-taxes which the disclosed by an accurate

demption of any taxing authority; (3) any mat-ters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security

Matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the fol-lowing: (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 Deced

Deed.

Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Ditech Financial LLC 2100 East Elliot Rd Bldg 94 Attn: Mail Stop T325 Tempe, AZ, 85284 877-816-9125 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DITECH FINANCIAL LLC, as Attorney-in-Fact

DITECH FINANCIAL LLC, as Attorney-in-Fact

GARY K. SWANSON AND BETSY N. SWANSON RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone:

470.321.7112 Firm File No. 17-102912 - AnM

N(Nov8.15.22.29)B

Notice is given that articles of merger which will effect a merger by and between Four Oaks Fincorp, Inc., a North Carolina corporation, with and into United Community Banks, Inc., a Georgia corporation, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The name of the surviving corporation in the merger is United Community Banks, Inc., a corporation incorporated in the State of Geor-ric Theoremictored office of early expression gia. The registered office of such corporation is located at 177 Highway 515 East, Blairsville, Georgia, 30512, and its registered agent at such address is Brad Miller. N(Nov8.15)B

(706) 745-0234

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate Dockside POA Inc. have been delivered to the Socretary of State for fil-ing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 57 Sears Way, Blairsville, GA 30512 and its initial registered agent at such address is Jack Lance Jr The Lance Law Firm, PC Jack Lance, Jr., Attorney at Law 5,22)E

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF DONALD ARTHUR GLOECKLER, DECEASED ESTATE NO. 17-123

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

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before December 11, 2017. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objec-tions 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 you quality to the as an indugent party. Con-tact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512

Address (706) 439-6006 Telephone Number N(Nov15,22,29,Dec6)B

www.rubinlublin.com/property-listings.phpc N(Nov8,15,22,29)B

corded in Deed Book 472, Page 82, in the Office

corded in Deed Book 472, Page 82, in the Office of the above said Clerk. 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 sale, as provided in Security Deed and hu law including attorney's Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given). Said property will be sold subject to any 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, lien, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Dead first each out achors. Deed first set out above.

Deed first set out above. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Johnny Pete Gray or tenant or tenants and said property is more commonly known as 457 Paradise Lane, *alk/a* 5353 Para-dise Lane, Blairesville, GA 30512. The sale will be conducted subject (1) to con-

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. This 2nd day of November, 2017. Apex Bank as Attorney in Fact for Johnny Pete Gray

By:_______ C. Chad Young Patty & Young Attorneys at Law, LLC Attorneys for Apex Bank P.O. Box 727 Ringgold, GA 30736 N(Nov8,15,22,29)B