

# North Georgia News

## Legal Notices for November 29, 2017

**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.  
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 Human 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.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order 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 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 hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire 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 appointed 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 1st day of November, 2017.

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

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE:  
MUKUT GUPTA, DECEASED  
ESTATE NO. 17-122  
**NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**

The Petition of Bula Gupta for a year's support from the estate of Mukut Gupta Deceased, for Decedent's (Surviving Spouse), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before December 18, 2017 why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

Dwain Brackett  
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(Nov22,29,Dec6,13)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Gina Carol Parramore,  
All debtors and creditors of the estate of Gina Carol Parramore, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 13th day of November, 2017.  
By: Phillip Dallas Parramore  
7728 U.S. Hwy 76 W  
Young Harris, GA 30582  
N(Nov29,Dec6,13,20)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Emrie Edwin Gottfried,  
All debtors and creditors of the estate of Emrie Edwin Gottfried, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 14th day of November, 2017.  
By: Nancy Shantz  
7 Major St.  
Kitchener, Ontario N2H 4R1  
N(Nov22,29,Dec6,13)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Doyle E. Brewer,  
All debtors and creditors of the estate of Doyle E. Brewer, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 13th day of November, 2017.  
By: Ronald Brewer  
137 Ed King Rd.  
Blairsville, GA 30512  
N(Nov22,29,Dec6,13)B

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
DONALD ARTHUR GLOECKLER, DECEASED  
ESTATE NO. 17-123  
**NOTICE**  
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 objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
Dwain Brackett  
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

**NOTICE**  
(For Discharge from Office and all Liability)  
**PROBATE COURT OF UNION COUNTY**  
RE: PETITION OF DIANA HOGSED PRATT FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ANTHONY LEE PRATT, 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 December 11, 2017. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett  
Probate Judge  
By: Kristin Stanley  
Probate Court Clerk  
65 Courthouse Street  
Blairsville, GA 30512  
(706)439-6006  
N(Nov29)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Silas Maynard,  
All debtors and creditors of the estate of Silas Maynard, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 21st day of November, 2017.  
By: Daisy G. Maynard  
70 Groves Mtn.  
Blairsville, GA 30512  
N(Nov29,Dec6,13,20)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Mary R. Martin,  
All debtors and creditors of the estate of Mary R. Martin, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 22nd day of November, 2017.  
By: Jodi Berkshire a/k/a Jo-Ann Berkshire  
985 South Cypress Rd.  
Pompano Beach, FL 33060  
N(Nov29,Dec6,13,20)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Mary E. Yarbrough,  
All debtors and creditors of the estate of Mary E. Yarbrough, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 20th day of November, 2017.  
By: Paul R. Ringemann  
5340 SW 63rd Court  
Miami, FL 33155  
N(Nov29,Dec6,13,20)B

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE:  
Petition of James Henry Davis  
for the adoption of T. L. H.  
Heath, a minor child  
Civil Action  
Adoption No. SG-16-A1-1  
**SUMMONS/NOTICE BY PUBLICATION**  
TO: DANIELLE SCHROTH, legal mother of said child  
**WHEREABOUTS ARE UNKNOWN**  
**GREETINGS:** Pursuant to an Order of this Court filed October 27, 2017, you are hereby notified that a Petition for Termination of Parental Rights was filed against you in this Court on October 27, 2017 by James Henry Davis, alleging that the whereabouts of the mother of the above named child is unknown. The above-named child is presently in the permanent custody of James Henry Davis and Wanda Davis pursuant to a Final Order entered on June 15, 2015 in James Henry Davis and Wanda Jean Davis, Civil Action File No. 2013-CV-602-RG, Superior Court of Union County, Georgia.  
The Petition asks the Court to terminate the parental rights and obligations of the mother, with respect to the child, and of the child arising to her from the parental relationship, and that the child be adopted.  
A free copy of the petition may be obtained from the Clerk of the Superior Court of Union County, 65 Courthouse Street, Suite 5, Blairsville, Georgia 30512. (706)439-6022, on any day, Monday through Friday, between the hours of 8:30 a.m. until 5:00 p.m.

You are hereby commanded to be and appear at the Union County Superior Court, 65 Courthouse Street, Blairsville, Georgia 30512 on the 15th day of December, 2017, at 9:00 a.m., to show cause why the request of the Petitioner to terminate your parental rights to the above-named child should not be granted, and you may file in the office of the Clerk of this Court and serve upon Petitioner's attorney, Alfred Chang, Esq., 81 Crown Mountain Place, 300E, Dahlonega, Georgia 30533 your answer to the Petition to Terminate Parental Rights and Petition for Adoption.

A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship, to employ counsel.

On this the 27th day of October, 2017.  
Judge N. Stanley Gunter  
Union County Superior Court  
Enotah Judicial Circuit  
N(Nov22,29,Dec6)B

**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 having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Three Thousand Seven Hundred Thirty-Three and 00/100 dollars (\$123,733.00), with interest thereon as provided for therein, said Security Deed 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:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NINTH DISTRICT, 1ST 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, however 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 remaining 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" basis 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 by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Jeremy Charles Lands, Nicole Lands, 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 confirmation and audit of the status of the loan 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 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  
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 FEDERAL 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. PNY-16-07157-5  
Ad Run Dates 11/08/2017, 11/15/2017, 11/22/2017, 11/29/2017  
www.rubinlublin.com/property-listings.php  
N(Nov6,15,22,29)B

**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 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 provided for therein, said Security Deed having been last sold, assigned and transferred to Bayview Loan Servicing, LLC a Delaware Limited 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 property:

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 DESCRIBED BY THAT PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, RLS #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.  
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 SYSTEM OF NUMBERING CURRENTLY EMPLOYED IN UNION COUNTY, GEORGIA IS 98 MADELINE WAY, BLAIRSVILLE, GEORGIA 30512.

Said legal description being controlling, however the property is more commonly known as 98 MADELINE WAY F/K/A 320 APPLE VALLEY RD EAST, 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 remaining 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" basis 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 by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KENYA L. PATTON, 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 confirmation and audit of the status of the loan 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 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 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  
KENYA L. PATTON  
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL 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. BVC-15-05916-3  
Ad Run Dates 11/08/2017, 11/15/2017, 11/22/2017, 11/29/2017  
www.rubinlublin.com/property-listings.php  
N(Nov6,15,22,29)B

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR 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 property 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 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 Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, 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 1MOB-BW, Cincinnati, 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 property 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 Mortgage 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 plat recorded in Plat Book 48, Page 212, Union County, Georgia records, which plat is incorporated herein by reference and made a part of this description. MR/VED 12/5/17 Our file no. 5334117 - FT17  
N(Nov6,15,22,29)B

**NOTICE OF SALE UNDER POWER OF SALE**  
**GEORGIA, UNION COUNTY**  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the power of sale contained in that certain deed to secure debt given by Johnny Peter Gray to Appalachian Community 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 AND 00/100 DOLLARS (\$85,000.00), 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 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. Pursuant to O.C.G.A. § 44-2-28, reference is hereby 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 ingress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local ordinances, and subdivision regulations as set forth in said plat of survey or as appearing of record.

Subject to that certain Boundary Line Agreement dated the 19th day of May, 2003, and recorded 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 Security 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 by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, lien, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security 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, a/k/a 5353 Paradise Lane, Blairesville, GA 30512.

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.

This 2nd day of November, 2017.  
Apex Bank as Attorney in Fact for Johnny Pete Gray  
By:  
C. Chad Young  
Paty & Young Attorneys at Law, LLC  
Attorneys for Apex Bank  
P.O. Box 727  
Ringgold, GA 30736  
N(Nov6,15,22,29)B

**STATE OF GEORGIA COUNTY 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 ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GREEN TREE SERVICING LLC, ITS SUCCESSORS AND ASSIGNS in the original principal amount of \$113,500.00 dated September 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 property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOT 169 OF UNION COUNTY, GEORGIA, AND BEING LOT 32 OF LEISURE LIVING SUBDIVISION, 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 9. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. Said property being known as: 1170 BRADLEY RD, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property 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 provided 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 having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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 7325  
Tempe, AZ, 85284 877-816-9125  
Note that pursuant to O.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 COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
DITECH FINANCIAL LLC, as Attorney-in-Fact for  
GARY K. SWANSON AND BETSY N. SWANSON  
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