North Georgia News

Legal Notices for April 20, 2016

CONVICTION UNION COUNTY PROBATE COURT CONVICTED PERSON: Nicholas Edward Budowski OFFENSE DATE: 02/22/2016 OFFENSE LOCATION: St Hwy 325/half mile west of Nottley Dam (Blairsville, GA) CASE DISPOSITION: \$2010.00 Fine, 12 Months USE DISPUSITION: \$2011.00 Fine, 12 Wooths Probation, 30 Days of Community Service, 72 hrs in county jail w/credit time served, Submit to Clinical Evaluation, Risk Reduction School (DUI program), Victim Impact Panel, Surren-der Driver's License, Surrender license plates, Interlock ignition device, Submit \$25.00 photo publication fee, Random alcohol/drug test, 4th amendment waiver. NO alcohol or drugs & Preamendment waiver, NO alcohol or drugs & Pre-

NOTICE OF 2nd DUI

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIONS AND CREDITIONS
RE: Estate of Sarah A. Thomas,
All debtors and creditors of the estate of
Sarah A. Thomas, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to nepresentative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 21st day of March, 2016. By: Joseph C. Thomas, Jr. 235 Pharr Rd. NE, Apt. 1711

Atlanta, GA 30305 N(Mar30,Apr6,13,20)B

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE Estate of Lucille Q. Griffith,
All debtors and creditors of the estate of
Lucille Q. Griffith, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to nepresentative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 24th day of March, 2016. By: Bryant H. Melton Port St. Lucie, FL 34986

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA UNION COUNTY

Notice is hereby given that Matthew Cody Matheson, the undersigned petitioner, has filed a petition to the Superior Court of Union Coun-ty, Georgia, on March 29, 2016, praying for a change in the name of petitioner from Matthew Cody Matheson to Matthew Cody Henry. Notice Cody Matheson to Matthew Cody Henry. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 29th day of March, 2016 Matthew Cody Matheson, Petitioner 571 Big Sky Road Blairsville, GA 30512

N(Apr6.13.20.27)P STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Louise Wilma Martin,
All debtors and creditors of the estate of All debtors and creditors of the estate of Louise Wilma 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 30th day of March, 2016. By: Stokley L. Martin 144 Blue Spruce Dr. Blairsville, GA 30512

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Randy Ray Siggers,
All debtors and creditors of the estate of

Randy Ray Siggers, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). tate are required to finate infinetial to the Personal Representative(s). This 15th day of April, 2016. By: Rebia Rebecca Gates 192 Natures Walk Trl. Blairsville, GA 30512 NApr20,27,May4,11)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Doris D. Schultz,
All debtors and creditors of the estate of Doris D. Schultz, 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 11th day of April, 2016.

This 11th day of April, 2016. By: Sharrill S. Lottmann 72 Crawford Rd. Blairsville, GA 30512 N(Apr20,27,May4,11)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Deborah Lynn Murrell,
All debtors and creditors of the estate of
Deborah Lynn Murrell, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s). tate are required to make immedia to the Personal Representative(s). This 14th day of April, 2016. By: Jennifer M. Jarrard PO Box 753 Blairsville, GA 30514

N(Apr20,27,May4,11)B IN THE PROBATE COURT

STATE OF GEORGIA
IN RE: ESTATE OF
LORENE STOGSDILL, DECEASED

ESTATE NO. 16-48 PETITION FOR LETTERS OF ADMINISTRATION PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Betty Cotner has petitioned (for Letters of Administration) to be appointed Administrator of
the estate of Lorene Stogsdill, deceased, of
said County. (The petitioner has also applied
for waiver of bond and/or grant of certain

powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writ-All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before May 16, 2016. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to 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. be granted without a hearing. Dwain Brackett

DWAIN BRACKETT
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 (706) 439-6006 NOTICE

NOTICE (FOR Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF RACHEL E. COOK and MAD-ELYN R. COOK FOR DISCHARGE AS EXECU-TORS OF THE ESTATE OF TOMMY RAY COOK, 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

is any, to the above referenced petition, in this Court on or before May 2, 2016.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and 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 oetia later date. If no objections are filed, the peti-tion 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 IN THE PROBATE COURT

COUNTY OF IINION STATE OF GEORGIA In Re: Estate of Venicia Henrietta Davenport, Deceased

ESTATE NO.16-34

NOTICE

AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON March 25, 2016, REQUIRING THE FOLLOWING: TO: All unknown heirs

TO: All 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 April 25, 2016. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. 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. date. If no objections are filed be granted without a hearing. Dwain Brackett Judge of the Probate Court 65 Courthouse St, Suite 8 Blairsville, GA 30512 Address

By: Kristin Stanley Clerk of the Probate Court (706) 439-6006 Telephone Number IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA In re: the Name Change of Andrew Tincher,

Petitioner
Civil Action File NumbeR: 16-CV-124-16
NOTICE OF PUBLICATION

NOTICE OF PUBLICATION
You are hereby notified that on the 13th day of
April, 2016, Andrew Tincher, file a petition to
Change Name in the Superior Court of Union
County. Andrew Tincher desires to change his/
her from Andrew Lee Wayne Tincher to Andrew
Lee Wayne Miller. Any interested party has the

right to appear in this case and file objections within 30 days after the Petition to Change Name was filed.

Signed this 13 day of April, 2016 Judy L. Odom Clerk of Superior Court olet K of Superior Court Andrew Tincher, Petitioner, Pro Se 164 R. T Lance Road Morganton, GA 30560 404-405-6226

NOTICE OF BANK MERGER APPLICATION Notice is hereby given that application been made by United Community Ban Highway 515 East, Blairsville, Union County,

Regivery of Sass, balasymie, John Journy, Georgia to the Federal Deposit Insurance Corporation for approval of the merger of Tidelands Bank, 875 Lowcountry Boulevard, Mt. Pleasant, Charleston County, South Carolina into United Community Bank. It is contemplated that all offices of the above-named institutions will continue to be operated. tions will continue to be operated. Any person wishing to comment on this application may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at the FDIC office located at 10 Tenth Street, NE, Suite 800, Atlanta, Georgia 30309-3906 not later than May 19, 2016. The nonconfidential portions of the application are on file at the appropriate FDIC office and are available for public inspection during regular business hours. Photocopies of

the nonconfidential portion of the application file will be made available upon request.

NOTICE OF APPLICATION FOR MERGER OF BANK HOLDING COMPANIES
United Community Banks, Inc., Blairsville,
Union County, Georgia intends to apply to the
Federal Reserve Board for permission to merge

rederal Reserve Board for permission to merge with another banking holding company, Tide-lands Bancshares, Inc., Mt. Pleasant, Charles-ton County, South Carolina. We intend to ac-quire control of Tidelands Bank, Mt. Pleasant, Charleston County, South Carolina. The Federal charleston County, South Carolina. The receral Reserve considers a number of factors in deciding whether to approve the application including the record of performance of banks we own in helping to meet local credit needs. You are invited to submit comments in writing on this application to the Federal Reserve Bank of Atlanta, 1000 Peachtree Street N.E., Atlanta, Georgia, 30309.4470. The comment period Georgia 30309-4470. The comment period will not end before May 19, 2016 and may be somewhat longer. The Board's procedures for processing applications may be found at 12 C.F.R. Part 262. Procedures for processing pro-List. Fall 202. Frocedures for processing pro-tested applications may be found at 12 C.F.R. 262.25. To obtain a copy of the Federal Reserve Board's procedures, of if you need more infor-mation about how to submit your comments on the application, contact Chapelle Davis, As-sistant Vice President, at (404) 498-7278. The Federal Reserve will consider your comments Federal Reserve will consider your comments and any request for a public meeting or formal hearing on the application if they are received in writing by the Reserve Bank on or before the last day of the comment period.

IN THE SUPERIOR COURT OF UNION COUNTY Joy Winona Singleton, Plaintiff

Jimmy Levon Singleton, Defendant Civil Action File Number: 16-CV-105-SG Notice of Publication

Notice of Publication
TO: Jimmy Levon Singleton
By order of the court for service by publication
dated 7th day of April, 2016, you are hereby notified that on or about March 30th, 2016, plaintiff Joy Winona Singleton filed suit against you
for Divorce. You are required to file with the
clerk of the Superior Court, and to serve upon
plaintiff's attorney, Rosalind N. Henderson, an
answer in writing within 60 days of 7th day of
April, 2016. Witness, the Honorable N. Stanley Gunter,

judge of Superior Court of Union County. This 7th day of April, 2016 Judy Odom Union County Clerk

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF JOE KUNTZLER, DECEASED

ESTATE NO. 16-33 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The Petition of Mary A. Kuntzler for a year's support from the estate of Joe Kuntzler 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 April 25, 2016 why said Petitions 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

party. Contact probate court personnel for the party: Contact probate court personner 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 65 Courthouse St, Suite 8

Blairsville, GA 30512
Address
By: Kristin Stanley
Clerk of the Probate Court (706) 439-6006 Telephone Number IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA IN THE INTEREST OF: DOB:03-06-2015

SEX: MALE Case no. 144-16J-35A S.T. DOB:07-18-2013 SEX: FEMALE

SEX: FEMALE
Case no. 144-16J-34A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF TERMINATION
OF PARENTAL RIGHTS HEARING
TO: RUSSELL TIPTON, PUTATIVE FATHER OF THE

TO: RUSSELL TIPTON, PUTATIVE FATHER OF THE ABOVE-NAMED CHILDREN BY Order for Service by Publication dated the 11th day of April, 2016, you are hereby notified that on the 11th day of March, 2016, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the abovenamed children, and this Court found it to be in the children's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A cony of the Petition for Termination of 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse dur-ing business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.

If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your children, the Court can enter a judgment ending your rights to your children.

to your children. If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children or your children's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named children by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your children will be legally freed to be adopted by someone else. Someonie erse.

Even if your parental rights are terminated:

1) You will still be responsible for providing financial support (child support payments) for your children's care unless and until your chil-

dren are adopted; 2) Your children can still inherit from you un-less and until your children are adopted; and 3) Your children can still pursue any civil ac-

Under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named children and will not be entitled to object to the termination of your rights to these children unless, within thirty (30) days of your receipt of this NOTICE TO PUTATIVE FATHER, you file: a) A petition to legitimate the children; and

a) A petition to legitimate the children; and b) Notice of the filing of the petition to legitimate with the Juvenile Court of Union County. If you fail to file a petition to legitimate or if your petition to legitimate is subsequently dismissed for failure to prosecute or the Court does not find that you are the legal father of the children named in your petition to legitimate, this Court may enter an order terminating your parental rights.

This Court will conduct a provisional hearing upon the Petition for Termination of Parental Rights on the 6th day of May, 2016 at 9:00 a.m. in the Union County Courthouse, Blairsville,

in the Union County Courthouse, Blairsville, Georgia. This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 22nd day of June, 2016 at 1:00 p.m. in the Union County Courthouse, Blairs-

ville, deorgia.

This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the Court will appoint an attorney if attorney, the court will appoint an attorney in the Court find that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against

you.
If you have any questions concerning this notice, you may call the telephone number of the
clerk's office.
WITNESS, the Honorable Jeremy Clough, Judge
of said Court, this the 11th day of April, 2016.

Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(Apr20,27,May4,11)B IN THE PROBATE COURT **COUNTY OF UNION**

IN RE: ESTATE OF KIMBERLY FLEMING, DECEASED ESTATE NO. 16-3
PETITION FOR LETTERS OF ADMINISTRATION

Notice

Jeffery A. Fleming has petitioned to be appointed Administrator(s) of the estate of Kimberly Fleming, deceased, of said County. (The Petitioner has also applied for waiver of bond

retuner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before May 2, 2016. All peddings (objections must be signed) be filed with the court on or before May 2, 2016. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
Judge of the Probate Court
65 Courthouse St, Suite 8
Blairsville, GA 30512 Address
By: Kristin Stanley
Clerk of the Probate Court (706) 439-6006 Telephone Number

IN THE PROBATE COURT COUNTY OF UNION

COUNTY OF ORIGIN STATE OF GEORGIA IN RE: ESTATE OF GEORGE F. QUINN, DECEASED ESTATE NO. 16-42 PETITION FOR LETTERS OF ADMINISTRATION

NUTICE
Carroll M. Quinn has petitioned (for Letters of Administration) to be appointed Administrator of the estate of George F. Quinn, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interests of the control of the contro powers contained in U.C.G.A. 935-12-201.) An interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before May 2, 2016. All pleadings/objections or better way 2, 2016. Air 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 folcontact probate court personnel at the fol-lowing address/telephone number for the re-quired 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

PROBATE SUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 **NOTICE OF SALE UNDER POWER** THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE.

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Edward J Seneski and Florence L Seneski to Mortgage Electronic Registration Systems, Inc., as nominee for Generation Mortgage Company, its successors and assigns, dated July 24, 2013, recorded in Deed Book 950, Page 374, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by assignment recorded Deed Book 1030, Page 284, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$247,500.00), 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 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 May, 2016, the follow-ing 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 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 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.

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. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has 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: Champion Mortgage LLC, 8950 Cypress Waters Boulevard , Coppell, TX 75019 855-683-3095. To the best knowledge and belief of the undersigned, the party in possession of the property is Edward J Seneski, The Estate of Edward J Seneski, The Estate of Edward J Seneski and Florence L Seneski or a tenant or tenants and said property is more commonly known as 404 Rocky Circle, Blairsville, Georgia 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. Nation-star Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Edward J Seneski and Florence L Seneski McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT Seneski and Florence L Seneski or a tenant or 30076 www.foreclosurehotline.net EXHIBIT "A" The Land described herein is situated in the State of Georgia, County of Union, and is described as follows: 0.44 acres, more or less, of Land Lot # 175 of the 9th District, 1st Secof Land Lot # 175 of the 9th District, 1st Section of Union County, Georgia, being Lot #69\$ of LAKESIDE VILLAGE SUBDIVISION, as shown on a plat of survey made by M. E. Richards, Union County Surveyor, dated January, 1985 (revised March 1985; August 1986; September 1986) and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in the Plat Rock #97 folio 1666 and reference is

N(Apr6,13,20,27)B **NOTICE OF SALE UNDER POWER**

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from MARTY R. JOHNSON ("Grantor") to KENNETH JENKINS ("Grantee"), dated OCTOBER 2, 2015, recorded OCTOBER 7, 2015, in DEED BOOK 1019, PAGE 444-445, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of FORTY-FOUR THOUSAND FIVE HUNDRED SEVENTY-SIX and 92/100 Dollars (\$44.576.92). SEVENTY-SIX and 92/100 Dollars (\$44,576.92), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder as to the principal and interest and the inder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2016, the following

the Plat Book "P", folio 166, and reference is heremade to said plat of survey for a full and complete description herein Parcel Number(s): 037B 191 MR/gmc 5/3/16 Our file no. 564616

on the first luesday in May, 2016, the following described real property to wit: All that tract or parcel of land lying and being in land Lots 78, 79, 98 & 99, 16th District, 1st Section, Union County, Georgia and being Lot Sixteen (16) of Rivers Edge RV Park Phase Two containing 0.157 acres, more or less, as shown on a survey for Rivers Edge RV Park Phase Two by Southern Geosystems, Ltd, dated 03(20/2011) and being more fully described as 03/29/2010, and being more fully described as BEGINNING at the centerline intersection of Old

Sullivan Road and Allison Loop thence N 87 46 15 E 318.61 feet to a 1/2" rebar found, thence N 82 24 08 E 54.67 feet, N 82 24 08 E 5.85 feet, N 75 33 53 E 25.47 feet, N 75 33 53 E 40.76 feet, N 75 33 53 E 8.66 feet, N 74 28 12 E 31.03 feet, N 74 28 12 E 38.02 feet, N 74 28 12 E 1.78 feet; N 74 28 12 E 46.25 feet; N 74 28 12 E 6.49 feet to the TRUE POINT OF BEGINNING thence N 74 28 12 E 52.00 feet; N 74 28 12 E 63.58 feet; N 74 28 12 E 75.00 feet; N 75.00 fe N 75 33 53 E 25.47 feet, N 75 33 53 E 40.76 feet The property is subject to the road easements

The property is subject to the Boundary Line Agreement as recorded in Deed Book 299, Page 390, Union County records.

The property is subject to the Maintenance Agreement as recorded in Deed Book 299, White Book 299, White

page 401, Union County records.
The property is subject to the Easement Deed as recorded in Deed Book 299, page 403, Union County records.
The property is subject to the Easement Agreement as recorded in Deed Book 299, page 405,

Union County records.

The property is subject to the Trust Indenture as recorded in Deed Book 851, pages 389-396 and Pages 397-404, Union County records.

The property is subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 807. Pages 1411 Union County records.

807, Page 113 Union County records.
The property is subject to the Declaration of Restrictions as recorded in Deed Book 864, Page 598-619, as amended in Deed Book 956, Page 556, Union County records.

Page 556, Union County records.
Grantor grants to grantee access for ingress egress and utilities from Old Sullivan Road along Allison Loop as shown on said plat.
Property Address: Lot 16 River's Edge RV Park Ph. II, Blairsville, GA 30512
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' fees (notice of intent to collect attorneys' fees having been given).

attorneys' fees (notice of intent to collect attorneys' 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.

To the best knowledge and belief of Grantee, the above described property is in the posses-

the above described property is in the posses-sion of Marty R. Johnson, or a tenant or ten-ants, and will be sold subject to the outstand-ing ad valorem taxes and/or assessments, if any. Kenneth Jenkins

As Attorney in Fact for Marty R. Johnson

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Michael Spear and

NOTICE OF SALE UNDER POWER

described property:

NOTICE OF SALE UNDER POWER
Under and by virtue of the Power of Sale in a certain Security Deed ("Security Deed") from Michael B. Anderson and Jessica K. Anderson ("Grantor") Kevin Clayton, as trustee for Vanderbilt Mortgage and Finance, Inc. ("Grantee") dated December 7, 2005, and recorded in Deed Book 619, Page 559, Union County, Georgia Records, said Deed having been given to secure a Promissory Note of even date in the principal amount of \$46,594.00, there will be sold by the undersigned at public outers, during the legal

amount or 340,354.00, later will be sout by the undersigned at public outery, during the legal hours of sale before the doors of the Court-house of Union County, Georgia, on the first Tuesday in May 2016, to-wit May 3, 2016 to the highest and best bidder for cash the following

right to use spring head.

The debt secured by said Security Deed and Note has been and is hereby declared due and payable in full because of a default by Borrower pursuant to the terms of said Security Deed and Note of Borrower. Notice has been given of intention to an enforce provisions for collection of

intention to enforce provisions for collection of

attorney's fees and foreclosure in accordance

attorney's tees and foreclosure in accordance with the legal requirements and the terms of the Security Deed and Note. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, including attorney's fees, and the remainder, if any, shall be applied as provided by law.

provided by law.

Said property shall be sold subject to any outstanding ad valorem taxes (including taxes

Standing ad Valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the Security Deed first eat out above

first set out above.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Vanderbilt Mortgage and Finance, Inc., PO Box 9800, Maryville, TN, 37802, (865)-380-3000. Please understand that the secured creditor is not required by law to

negotiate, amend or modify the terms of the

mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the property is Michael B. Anderson and Jessica K. Anderson and Jessica K. Anderson and Jessica K.

son or a tenant or tenants and said property

is more commonly known as 554 NC Pinelog Church Rd, Unincorporated Union County

firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-

THE U.S. BAINCIPICTY CODE AND (2) TO TINAL CON-firmation and audit of the status of the loan with the holder of the security deed. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR

YOU HAVE RECEIVED A DISCHARGE IN

IF YOU HAVE RECEIVED A DISCHARGE IN BANKRUPTCY PROCEDING, THIS NOTICE IS NOT INTENDED TO INDICATE THAT YOU ARE PERSONALLY LIABLE FOR THIS DEBT. IN THIS INSTANCE THE INFORMATION CONCERNING THE ASSOCIATED DEBT OWED IS FOR INFOR-

THE ASSOCIATED DED TOWER IS FOR INFOR-MATIONAL PURPOSES ONLY AND SHOULD BE DISREGARDED FOR ANY PURPOSES OTHER THAN THAT OF CONDUCTING A NON JUDICIAL FORECLOSURE OF THE SECURITY PURSUANT TO GEORGIA LAW.

Attorney for Vanderbilt Mortgage and Finance Company, Inc. Walther Law, LLC 5755 North Point Parkway

Suite 202 Alpharetta, Georgia 30022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.com, LLC recorded on April 21, 2014 in Deed Book

972 at Page 573, Union County, Georgia Re-cords, having been last sold, assigned, trans-ferred and conveyed to LOANDEPOT.COM, LLC by Assignment and said Security Deed having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, said note being

in the amount of \$79,568.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on May 3, 2016, the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 45T SECTION LAND LOT 20 OF JUNION COUNTY

1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER and ASSOCIATES, INC., DATED MARCH 30, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. PL.D#: 601564-A

The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default,

failure to make the payments as required by the terms of the Note. The debt remaining is

first set out above.

THAT PURPOSE.

Jimmy L. Partin

(770)777-4778

Security Deed executed by Michael Spear and Tricia Spear to Mortgage Electronic Registration Systems, Inc. as nominee for Cardinal Financial Company, LTD. Partnership dated May 6, 2009, and recorded in Deed Book 800, Page 325, and Deed Book 1009, Page 505, Union County Records, said Security Deed havcounty Necoras, said Security Deed nav-ing been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. by Assign-ment, securing a Note in the original principal amount of \$219,780.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2016, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described

INGREST DIQUET OF CASH, THE PROPERTY DESCRIBED IN SAID DEED, TO WARD LYING AND BEING IN LAND LOTS 101 & 102, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 6.288 ACRES AND BEING SHOWN AS TRACT II ON A PLAT OF SURVEY BY DROUGETER 9 ASSOCIATES IN OR BE MOSE. BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 3/25/98 AND RECORDED IN PLAT BOOK 41 PAGE 37 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT THE PROPERTY IS SUBJECT TO THE RESTRICTIONS ATTACHED HERETO. THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 152 PAGE 726 AND IN DEED BOOK 177 PAGE 199

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

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

with the secured creation. The property is or may be in the possession Michael Spear, a/k/a Michael Robert Spear, Tricia Spear, a/k/a Tricia L. Calise a/k/a Tricia Spear Calise a/k/a Tricia Lynn Calise a/k/a Tricia Lynn Spear Calise a/k/a Tricia Lynn Spear Calise a/k/a Tricia L. Spear and Darlene Calise The Admin-istrator for the Estate of Tricia Spear Calise, a/k/a Darlene F. Calise, successor in interest or tenant(s).
Wells Fargo Bank, N.A. as Attorney-in-Fact for Michael Spear and Tricia Spear File no. 16-058413 File no. 16-058413 SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 2872 Woodcock Boulevard, Suite 100 Atlanta, 6A 30341 770-220-2535/KLM

with the secured creditor.

7/0-20-203/ALW shapiroandhasty.com "THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 04/06, 04/13, 04/20, 04/27, 2016

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. THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Oscar Blevit and Gisela B. Mohl-Blevit to First National Bank of Union County, dated January 18, 1999, recorded in Deed Book 309, Page 154, Union County, Georgia Records, as last transferred to Enderal National Mortagna Association by to Federal National Mortgage Association by assignment recorded in Deed Book 1007, Page 276, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY THOU-SAND AND 0/100 DOLLARS (\$50,000.00), with SAND AND 0/100 DOLLARS (\$50,000.00), 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 May, 2016, 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 Security Deed and by law, including attorney's fees (notice of inby law, including attorney's fees (notice of intent to collect attorney's fees having been givtent to collect attorney's fees having been given). Said property will be sold subject to any outstandling 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. Federal National Mortgage Association 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: Seterus, Inc., 14523 S.W. Millilikan Way Suite 200, Beaverton, OR 97005 888-917-3094. To the best knowledge and belief of the undersigned, the party in possession of the property is Oscar Blevit

MCCAIII HAYMER, LLC 1944 UIG AIDAMAM ROAD Roswell, Georgia 30076 www.foreclosure-hotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 17, 10th District, 1st Section of Union County, Georgia, containing 0.179 acre and being shown as Lot Six (6)of Oakridge Townhouses on a plat

assigns and successors, all of those continuing and non-exclusive common roadways, utility and other easements and rights set forth in said covenants. In the event the subject parcel constitutes a "UNIT", as defined in said covenants, then the subject parcel herein conveyed shall be subject to a continuing Roof Overhang Easement as provided in said covenants. Subject realty is conveyed subject to a continuing easement for all existing lines, if any, that may be presently situated in, or on, or that may presently traverse the subject realty. MR/ca 5/3/16 Our file no. 5656014 - FT18 N(Appr.13.20.27)8

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. Federal National Mortgage Association as Attorney in Fact for Oscar Blevit and Gisela B. Mohl-Blevit McCalla Raymer, LLC 1544 Old Alabama Road

in possession of the property is Oscar Blevit and Gisela Mohl Blevit or a tenant or tenants and said property is more commonly known as 1492 Townhouse Drive #6, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited

in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge the content of the number edge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any ton mason and kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, Lot Six (6)of Oakridge Townhouses on a plat of survey by Rochester & Associates, Inc., RS #2653, dated 177/99 and recorded in Plat Book 43 page 92 Union County records which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to those covenants running with the land dated 8/11/83 and recorded in Deed Book 127 pages 586-604, which are incorporated herein by reference. Grantor also grants and conveys to grantee, grantee's heirs, assigns and successors, all of those continuing and non-exclusive common roadways, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Cenlar, 425 Phillips Boulevard, Ewing, NJ 08618, 800-223-6527. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. liens, encumbrances, restrictions, covenants

P.I.D#: 051054-A

mortgage instrument.
The sale will be conducted subject (1) to con-U.S. Bankruptcy code and (2) to final confirma-tion and audit of the status of the loan with the holder of the Security Deed.

Albertelli Law Attorney for LOANDEPOT.COM, LLC as Attorney in Fact for Clayton Mason and Kris-tina Mason 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Jim Albertelli, Esq.

FOR THE FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE. - 16-001236 04/06/2016, 04/13/2016. 04/20/2016, 04/27/2016

NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Security Deed from Alice Elizabeth Kerr a/k/a Libby Duncan Kerr n/k/a Libby Duncan Kerr n/k/a Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, dated June 23, 2011 and recorded in Deed Book 871, Page 391, in the offices of the Clerk of the Superior Court of Union County, Georgia (as same may have been modified from time to time, collectively the "Security Deed") and pursuant to the Order of Dismissal dated February 25, 2016 and entered on February 25, 2016 in Case No. 15-20921-jrs, United States Bankruptcy No. 13-20321-j1s, United States Balmupley Court, Northern District of Georgia; the under-signed will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in April, 2016 the following described real prop-

described property:
All that certain tract or parcel of land lying and being in Land Lots 12 and 13, 9th District, 1st Section, of Union County, Georgia, being shown as Tract Two (2), containing 7.00 acres, more or less, on a plat of survey prepared by Blairsville Surveying Co., dated 9/11/01 as recorded in Plat Book 50, Page 75, Union County, Georgia records, said plat being incorporated herein by reference and made a part hereof.

Less and Except: erty, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 211, 17TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 3.78 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE Less and Except: All that certain tract or parcel of land lying and being in Land Lots 12 and 13, 9th District, 1st being in Land Lots 12 and 13, 9m District, 1st Section, of Union County, Georgia, containing 4 acres, more or less, on a plat recorded in Plat Book 63, Page 36, Union County, Georgia records, said plat being incorporated herein by reference and made a part hereof, reserving

SHOWN ON A PLAT OF SORVEY BY BLAIRSVILLE SURVEYING CO., DATED APRIL 25, 2011 AND FILED AND RECORDED AT PLAT BOOK 64, PAGE 45, UNION COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY.

VEY.
ALSO CONVEYED HEREWITH IS A RIGHT OF WAY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE HULLINDER FORK AND
DOWN THE BRANCH TO THIS PROPERTY, THE
SAME BEING EIGHT FEET WIDE.
ALSO CONVEYED HEREWITH IS A 12 FOOT WIDE
EASEMENT STARTING AT BITTER CREEK ROAD
AT THE GRANTOR'S NORTHERN PROPERTY
LINE; THENCE IN A SOUTHEAST DIRECTION
WITH GRANTORS PROPERTY LINE TO BITTER
CREEK AND TO REACH THE ABOVE DESCRIBED
PROPERTY. PROPERTY BEING MORE COMMONLY KNOWN AS: APPROXIMATELY 3.78 ACRES LOCATED OFF OF BITTER CREEK ROAD, BLAIRSVILLE,

the debt secured by the Security Deed is evidenced by a Renewal Promissory Note, dated June 23, 2011 executed by Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, in the original principal amount of \$21,236.25 (as same may have been the back of the same and the amount of \$21,20.20 (as saine may lave been further modified, renewed or amended, the "Note"), plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the approximent when due of the indebtedness. or, among other possible events or derault, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Se-curity Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable accord-

Deed nas been declared foreclosable according to its terms.

The above-described real property will be sold to the highest and best bidder for cash as the property of Libby Duncan Shook the proceeds to be applied to the payment of said indebted-

ness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any, possible redemptive rights of the Internal Revenue Service, if tive rights of the Internal Revenue Service, if any; and all other prior assessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Libby Duncan Shook.

To the best of the undersigned's knowledge and belief, the party in possession of the real property is Libby Duncan Shook, and tenants holding under her. Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Hiawassee, as Attorney-in-Fact for Libby Duncan Shook.

M. Todd Westfall, Esquire Howick, Westfall & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
GEORGIA, UNION COUNTY
TO: JAMES CARLOS SPARKS, JR. AND OTHER
PARTIES KNOWN OR UNKNOWN, WHO HAVE OR
CLAIM ANY ADVERSE OR POSSESSORY RIGHT,
TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
OF TAX SALE DEED
(OCGA § 48-4-45, ET SEQ.).
TAKE NOTICE THAT: TAKE NOTICE THAT: This is a Notice pursuant to OCGA § 48-4-46 to Foreclose the Equity of Redemption for Tax

Sale Deed. The right to redeem the following described The right to receive the following described property, to wit:
All that tract or parcel of land lying and being lacre, more or less, of part of Land Lot #156, in the 9th District and 15t Section of Union County, Georgia, described as follows:
BEGINNING at an iron pin set in the South right of working of the Lot Gap Road and being the

of way line of lvy Log Gap Road, and being the Northeast corner of the Billy Lewis property; thence along and with the Lewis line a South-Northeast corner of the Billy Lewis property; thence along and with the Lewis line a Southern direction approximately 200 feet to an iron pin; thence continuing with the Lewis line a Western direction 200 feet to an iron pin at the branch; thence along and with said branch as it meanders a Southeastern direction to a rock corner near a spring and the Oscar Henderson line; thence along and with the Henderson line a Northern direction approximately 800 feet to an iron pin in the South right of way line of lvy Log Road; thence along and with said right of way line in a Western Direction approximately 200 feet to the point of BEGINNING. Being a portion of the property conveyed to Mamie Hood by E.C. Hemphill on November 16, 1965, said deed being recorded in Deed Book VY, Page 575, Union County Records.

As described in Deed Book 906, Page 132, Union County, Georgia. Further described as Map & Parcel 068 043 Will expire and be forever foreclosed and perceduc after May 2 2016.

Map & Parcet 068 043
Will expire and be forever foreclosed and
barred on after May 3, 2016.
The tax deed to which this notice relates is
dated the 1st day of July, 2014, and is recorded
in the Office of the Clerk of Superior Court in
Union County, Georgia, in Deed Book 982, at
Page 212 Union County, Georgia, in Beed Science Page 212.
The property may be redeemed at any time before May 3, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:
The Lance Law Firm, P.C.

The Lance Law Firm, P.C. Attorney for D & T Rentals of Union County Georgia Bar No. 206841 57 Sears Way Blairsville, GA 30512 (706) 835-1212

France Law Firm, F.G.
57 Sears Way
Blairsville, GA 30512
PLEASE BE GOVERNED ACCORDINGLY.