

# North Georgia News

## Legal Notices for July 13, 2016

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION

All creditors of the Estate of Teresa T. Turner, deceased, of Union County, Georgia are hereby notified to render in their demands to the undersigned according to the law all persons indebted to the Estate of Teresa T. Turner are required to make immediate payment to the undersigned as follows:

Raymond B. Lail, Executor  
1800 Peachtree Street, NW  
Atlanta, GA 30309  
This 31st day of May, 2016  
Raymond B. Lail  
Executor, Estate of Teresa T. Turner  
N/Jul13,2016,Jul13,2016

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the estate of Tammy Diane Payne Allan, 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 June, 2016.  
By: Sarah Elizabeth Allan  
356 Dills Rd.  
Blairsville, GA 30512  
N/Jun29,Jul6,13,2016

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the estate of Loy Allison Hamby, 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 23rd day of June, 2016.  
By: Magnus Hester Hamby  
1152 Lower Owltown Rd.  
Blairsville, GA 30512  
N/Jun29,Jul6,13,2016

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

#### STATE OF GEORGIA COUNTY OF UNION

The undersigned does hereby certify that Jamie Adam Nichols and Frank J. Terranova conducting a business as Tri-State Auto Sales and Credit, in the City of Blairsville, County of Union, in the State of Georgia, under the trade name of Tri-State Auto Sales and Credit and that the nature of said business is Automotive Sales and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Jamie Adam Nichols and Frank J. Terranova.  
N/Jul6,13,2016,27,16

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

#### STATE OF GEORGIA COUNTY OF UNION

The undersigned hereby certifies that they are, he is, she is, or it is, conducting a business at 3999 Highway 441N in the City of Rabun Gap, County of Rabun, in the State of Georgia under the trade name Mountain Gas and that the nature of said business is Sale of Propane and the Sale and Service of Related Equipment and that said business is composed of the following persons, or corporations: A.P. Woodson Company, 9 West Broad St, Stamford, CT 06902.  
N/Jul6,13,2016,27,16

### IN THE PROBATE COURT COUNTY OF UNION

#### STATE OF GEORGIA IN RE: ESTATE OF MAYADELL LOUISE AMACHER, DECEASED

PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Richard Lynn Amacher has petitioned to be appointed Administrator(s) of the estate of Mayadell Louise Amacher, 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 writing, setting forth the grounds of any such objections, and must be filed with the court on or before July 18, 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  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
Telephone Number  
N/Jun22,Jul6,13,2016

### NOTICE OF MERGER

Notice is given that Articles of Merger which effect a merger by and between Tideland Bancshares, Inc., a South 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 Georgia. 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/Jul13,2016

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James Hampton Veach, All debtors and creditors of the estate of James Hampton Veach, 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 8th day of July, 2016.  
By: Sharon Elizabeth Veach  
208 Praise the Lord Ln.  
Blairsville, GA 30512  
N/Jul13,2016,27,Aug3,16

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty Marie Vanderlike, All debtors and creditors of the estate of Betty Marie Vanderlike, 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 8th day of July, 2016.  
By: Sharon Elizabeth Veach  
208 Praise the Lord Ln.  
Blairsville, GA 30512  
N/Jul13,2016,27,Aug3,16

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty Marie Vanderlike, All debtors and creditors of the estate of Betty Marie Vanderlike, 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 8th day of July, 2016.  
By: Sharon Elizabeth Veach  
208 Praise the Lord Ln.  
Blairsville, GA 30512  
N/Jul13,2016,27,Aug3,16

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty Marie Vanderlike, All debtors and creditors of the estate of Betty Marie Vanderlike, 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 8th day of July, 2016.  
By: Sharon Elizabeth Veach  
208 Praise the Lord Ln.  
Blairsville, GA 30512  
N/Jul13,2016,27,Aug3,16

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Richard Gene Moriarty, Jr., All debtors and creditors of the estate of Richard Gene Moriarty, Jr., 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 8th day of July, 2016.  
By: Sherry Moriarty  
238 Ross Ridge Rd.  
Blairsville, GA 30512  
N/Jul13,2016,27,Aug3,16

### NOTICE

(For Discharge from Office and all Liability)  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF SUSAN ELIZABETH NYSTROM I/A/SUSAN ELIZABETH WAGNER FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF GLORIA ELIZABETH LACOMBE, 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 July 25, 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 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/Jul13,16

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of June D. Hess, All debtors and creditors of the estate of June D. Hess, 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 6th day of July, 2016.  
By: Carol Glazier  
PO Box 943  
Blairsville, GA 30514  
N/Jul13,2016,27,Aug3,16

### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

In Re: Dana Holt Owens  
Civil Action No: 16-CV-217-MM  
NOTICE OF PETITION TO CHANGE NAME  
GEORGIA, UNION COUNTY  
Notice is hereby given that Dana Holt Owens, the undersigned, filed her petition to the Superior Court of Union County, Georgia, on the 5th day of July 2016, praying for a change in the name of the petition from Dana Holt Owens to Dana Lynette Holt. 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 5th day of July, 2016  
Dana Holt Owens, Petitioner  
N/Jul13-Aug3,16

### IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

NOTICE OF PETITION TO CHANGE NAME  
DILLON BARNETTE  
BELLA BARNETTE, MINOR(S)  
ESTATE NO. 16-83  
NOTICE  
Date of mailing, if any \_\_\_\_\_ Date of sale or publication, if any 7/13/16  
TO: Tony Wayne Barnette  
You are hereby notified that Sonja Marie Krout has filed a Petition seeking to be appointed temporary guardian(s) of the above-named minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is 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/Jul6,13,16

### NOTICE

This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on July 18, 2016 10:00am at Blairsville Storage, located at 27 Oriole Drive, Blairsville, GA 30512, County of Union, State of Georgia.  
AUORELL CANTRELL UNIT A10  
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the 3 owner and obligated party.  
N/Jul6,13,16

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

FRED L. MILLER, DECEASED  
ESTATE NO. 15-113  
NOTICE OF PETITION  
TO FILE FOR YEAR'S SUPPORT  
The Petition of ROSE LORRAINE MILLER for a year's support from the estate of FRED L. MILLER, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons 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 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 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/Jul6,13,2016,27,16

### STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER IN SECURITY DEED  
By virtue of a Power of Sale contained in that certain Security Deed from John D. Tomberlin and Alicia D. Gibson to Donald J. Cady and Marjorie C. Cady dated February 25, 2013, recorded in Deed Book 932, Page 254, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original amount of Eighty Thousand Nine Hundred Ten and 00/100 (\$80,910.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of the day on the first Tuesday in August, 2016, the following described property:  
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 42, of Union County, Georgia, containing 0.99 acre, more or less, and more particularly described as follows:  
BEGINNING at an axel on the South right of way of U. S. Highway 76, said point being South 84 degrees 26 minutes West 107.65 feet from the intersection of Anderson Creek and the South right of way of U. S. Highway 76; thence South 01 degrees 04 minutes East 212.94 feet to an axel; thence South 81 degrees 18 minutes 20 seconds West 186.54 feet to an iron pin on the East right of a road; thence following the East right of way of a road North 7 degrees 23 minutes West 222.57 feet to a pin on the South right of way of U. S. Highway 76; thence following the South right of way of U. S. Highway 76, North 84 degrees 26 minutes East 210 feet to the BEGINNING.

Subject to all easements and restrictions of record; if any, as recorded in Union County Georgia records.  
Said property is commonly known as: 5337 Blue Ridge Highway, 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, including but not limited to the failure to pay the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; special assessments; all outstanding bill for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is John D. Tomberlin and Alicia D. Gibson or tenants(s).

DONALD J. CADY and MARRILY S. CADY  
As Attorneys in Fact for  
JOHN D. TOMBERLIN and ALICIA D. GIBSON  
Contact: Cary D. Cox  
P. O. Box 748  
Blairsville, GA 30514  
706-745-7420  
THE BELOW LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
07/05/2016, 07/12/2016, 07/19/2016,  
07/26/2016  
N/Jul6,13,2016,27,16

### STATE OF GEORGIA UNION COUNTY

#### NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Betty Brown to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Senior Funding Group, dated November 10, 2015, and recorded in Deed Book 1023, Page 509, Union County, Georgia records, as last transferred to Finance of America Reverse, LLC by Assignment recorded in Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$219,780.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 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 in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND 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 I ON A PLAT OF SURVEY 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 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 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, encumbrances, 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 expenses of said sale as provided in said Deed, 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 secured creditor.  
The property is or may be in the possession of 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 L. Calise a/k/a Tricia L. Spear and Darlene Calise The Administrator for the Estate of Tricia Spear Calise, a/k/a Darlene F. Calise, successor in interest or tenants(s).

Wells Fargo Bank, NA as Attorney-in-Fact for Michael Spear and Tricia Spear  
File no. 16-058413  
SHAPIRO PENDERGAST & HASTY, LLP  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, Suite 300  
Atlanta, GA 30346  
770-220-2535/KLM  
shapiroandhasty.com  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
07/06, 07/13, 07/20, 07/27, 2016  
[FC-NOS]  
N/Jul6,13,2016,27,16

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

By virtue of a Power of Sale contained in that certain Security Deed from KAREN WHITTLE to Home Loan Services, Inc., a Georgia corporation, as nominee for COUNTRYWIDE HOME LOANS INC., dated April 9, 2007, recorded April 13, 2007, in Deed Book 702, Page 647, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Five Thousand Eight Hundred and 00/100 dollars (\$205,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage 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 August, 2016, 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 10TH DISTRICT, 1ST SECTION, LAND LOT 33 OF UNION COUNTY, GEORGIA, CONTAINING .93 ACRES, MORE OR LESS, AND BEING LOT FIVE (5) OF COOSA RUN SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 5/12/88, AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK U, PAGE 53, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY. SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 151, PAGES 372-374, UNION COUNTY RECORDS. SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 152, PAGE 740-741 AND IN DEED BOOK 160, PAGES 464-465, UNION COUNTY RECORDS. SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.

Said legal description being controlling, however the property is more commonly known as 283 V ADDINGTON 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 KAREN WHITTLE, 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.  
Nationstar, holds the duly endorsed Note and is the current assignee of the Security Deed to your property. Nationstar, acting on behalf of and, as necessary, in consultation with Federal Home Loan Mortgage Corporation (the current investor on your loan), is the entity with the full authority to negotiate, amend, and modify all terms of your loan. Pursuant to O.C.G.A. § 44-14-162.2, you may contact Nationstar at: NATIONSTAR MORTGAGE LLC 8950 Cypress Waters Blvd Coppel, TX 75019 888-480-2432  
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: Nationstar Mortgage, LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppel, TX 75019, Telephone Number: 888-480-2432.

NATIONSTAR MORTGAGE LLC  
as Attorney in Fact for  
KAREN WHITTLE  
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.  
07/06/2016, 07/13/2016, 07/20/2016, 07/27/2016  
www.rubinlubin.com/property-listings.phpc  
N/Jul6,13,2016,27,16

### NOTICE OF SALE UNDER POWER UNION COUNTY

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Betty Brown to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Senior Funding Group, dated November 10, 2015, and recorded in Deed Book 1023, Page 509, Union County, Georgia records, as last transferred to Finance of America Reverse, LLC by Assignment recorded in Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$262,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2016, to wit: August 2, 2016, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 238 of Union County, Georgia, containing 2.07 acres, more or less, as shown on a plat of survey by M.E. Richards, Union County Surveyor, dated February 24, 1986 and recorded in Union County Records in Plat Book R, Page 192. Said plat is incorporated herein, by reference thereto, for a full and complete description of the above described property. Said property being further described in a plat recorded in Plat Book 51, Page 44, said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 356 Sawmill Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party in possession of the subject property is (are): The Heirs at Law of the Estate of Betty Brown or tenant or tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the sale of real property and nonreal interests in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Reverse Mortgage Solutions, Inc. Attention: Loss Mitigation Department 14405 Walters Road, Suite 200 Houston, TX 77014 1-866-503-5559

The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted in lieu of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Finance of America Reverse, LLC as attorney in fact for Betty Brown  
Marin & Brunavs  
5775 Glenridge Drive  
Building D, Suite 100  
Atlanta, GA 30328  
(404) 982-0089

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
MBCF16-185  
N/Jul6,13,2016,27,16

### STATE OF GEORGIA UNION COUNTY

#### NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from WILLIAM REX OWENBY and DEBBIE N. OWENBY to UNITED COMMUNITY BANK, dated December 14, 2005, recorded December 29, 2005, in Deed Book 622, Page 159, Union County, Georgia records, as last modified by Modification of Security Deed dated November 18, 2014, recorded January 28, 2015 in Deed Book 996, Page 592, Union County, Georgia records, said Security Deed being given to secure a Note from REX OWENBY CONSTRUCTION, INC. dated November 18, 2014, in the original principal amount of Two Hundred Forty Six Thousand Seven Hundred Forty Six and 85/100 (\$246,746.85) Dollars, with interest due thereon per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2016, the following described property:

All that tract or parcel of land lying and being in Land Lot 314, 9th District, 1st Section, Union County, Georgia, containing 2.94 acres, as shown on a survey for Rex Owenby prepared by M.E. Richards, RS, dated 9/29/86 and recorded in Plat Book S, Page 27 of the Union County records, which plat is incorporated herein by reference as a part of the description.

The Premises will be sold on an "as is, where is" and to a 30 foot perpetual non-exclusive easement for purposes of access, ingress and egress leading from the above described property to Kintuestia Creek Road. This conveyance is made subject to the rights of others to use that portion of the above described & embraced within the bounds of said 30 foot road easement as shown in Plat Book S, Page 27 & Deed Book 781, Page 897, Union County records.

The property is subject to the Agreement to Dedicate and Restrictions Agreement as recorded in Deed Book 749, Pages 462-475, Union County records.  
The property is subject to and benefits from an easement right from Union County, Georgia, recorded in Deed Book 833, Page 11 and Deed Book 830, Page 782, Union County records.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and 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, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above; including but not limited to that certain Security Deed from William Rex Owenby and Debbie N. Owenby to United Community Bank, dated December 14, 2005, and recorded in Deed Book 150, Page 351, Union County records; as assigned by Assignment to SunTrust Mortgage, Inc. as recorded in Deed Book 205, Page 192, Union County records.

To the best knowledge and belief of the undersigned, the party in possession of the property is WILLIAM REX OWENBY and DEBBIE N. OWENBY or a tenant or tenants.  
UNITED COMMUNITY BANK,  
as attorney in fact for WILLIAM REX OWENBY and DEBBIE N. OWENBY  
L. Lou Allen  
Stites & Harbison, PLLC  
520 West Main Street  
Blue Ridge, Georgia 30513  
(706) 632-7923  
File No. 7484A-03797  
N/Jul6,13,2016,27,16

### NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt and Security Agreement from E