North Georgia News

Legal Notices for August 23, 2017

STATE OF GEORGIA

NATIC OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Robert Warren Whaley, All debtors and creditors of the estate of Rob-

All dentors and creditors of the estate of Non-ert Warren Whaley, 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 tate are required to make initiation to the Personal Representative(s). This 24th day of July, 2017 By: Jessie Love Whaley 95 Coopers Ln. Morganton, GA 30560

N(Aug2,9,16,23)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RELEState of Charles Ray Payne, All debtors and creditors of the estate of Charles Ray Payne, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Benresentative(s) to the Personal Representative(s). Billion (1995) This 24th day of July, 2017. By: Dorothy J. Payne 9861 Blue Ridge Hwy Blairsville, GA 30512

N(Aug2.9.16.23)B

STATE OF GEORGIA

NATIC OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Sandra Mercer Lynch, All debtors and creditors of the estate of San-An denoise and creations of the estate of San-dra Mercere Lynch, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-ter any environment environment. tate are required to make immediate payment tate are required to make inimedia to the Personal Representative(s). This 28th day of July, 2017. By: Catherine Elaine Shiner 242 Crestview Heights Franklin, NC 28734

N(Aug2,9,16,23)B

STATE OF GEORGIA

N(Aug2,9,16,23)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Earl Grady Arnold, All debtors and creditors of the estate of Earl Grady Arnold, decasaed, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s) to the Personal Representative(s). This 17th day of July, 2017. By: Gary D. Drummond 491 Gordon Thomas Rd. Morganton, GA 30560

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF BESSIE SUE BOYD, DECEASED ESTATE NO. 17-85

NOTICE IN RE: The Petition to Probate Will in Solemn

Form in the above-referenced estate having been duly filed, TO: Unknown Heirs:

T0: Unknown Heirs: This is to notify you to file objection, if there is any, to the Petition to Probate Will in Sol-emm Form, in this Court on or before August 28, 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 protery aublic or should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact Probate Court personnel for the required amount of filing for a file or the required

tact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 6 Courthouse At Suite 8 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006

Telephone Number N(Aug2,9,16,23)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Donald C. Wintermute, Sr. HE: Estate of Donalo C. Wintermute, Sr., All debtors and creditors of the estate of Don-ald C. Wintermute, Sr., 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 esthe law, and all persons independent to said es-tate are required to make immediate payment to the Personal Representative(s). This 9th day of August, 2017. By: Douglas G. Wintermute 99 Bramble Ln. Cleveland, GA 30528 W(Aug16,23,30,Sept6)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME The undersigned hereby certifies that it is conducting a business in the City of Blairs-

ville, County of Union, State of Georgia, under Ville, county or Union, State or Georgia, under the name of: Paradise Hills Winery Resort and Spa, and that the nature of the business is Ac-commodations with a farm winery and resort Spa and that said business is composed of the following Corporation: PCRS Management Incorporated, 366 Paradise Road, Blairsville, GA 30512.

NOTICE

NOTICE Notice is given that articles of incorporation that will incorporate TCJGA, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Cor-poration Code. The initial registered office of the corporation is located at 80 Town Square, Blairsville, Union County, Georgia 30512 and its registered agent at such address is Akins & Davenport, P.C. N(Aug16,23)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

SHERI DENISE SMITH, PLAINTIFF

JASON SHANE SMITH, DEFENDANT JASON SHANE SMITH, DEFENDANT CIVIL ACTION N0:17-CV-264-SG NOTICE OF PUBLICATION By order for service of publication date the 4 day of August, 2017, you are hereby notified that on the 10th day of August, 2017 SHERI DE-NISE SMITH, filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court, and serve upon the Plaintiff an

Superior Court, and serve upon the Plaintiff an answer in writing within sixty (60) days of the

All we find which start (60) days of the date of the order for publication. WITNESS, the Honorable N. Stanley Gunter, Judge of the Superior Court. This the 10 day of August, 2017. Judy L. Odom, Clerk Union County Superior Court

(Aug16.23.30.Sep6)P

NAug16.23.30.Sep6)P NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00 Pursuant to 0.C. G.A 9-16-11(a) TAKE NOTICE that on June the 20th, 2017, law enforcement officers of the Union County Sheriff's Office seized the following property: 1) a certain white in color 2002 Ford Explorer, a motor vehicle, bearing VIN Number IFMZU74-W22UB04161, and bearing Georgia License and Registration Tag Number RAR9551 (hereinafter Property 1); and \$15,760.62 (Fitteen Thousand, Seven Hundred, and Sixty Dollars in United States Currency (hereinafter Property 2) and a mixture of greater than 200 (Two Hundred) grams of Methamphetamine, a listed Schedule II Controlled Substance, at 433 Brackett Creek Lane, Blairsville, Union County, Georgia, during Lane, Blairsville, Union County, Georgia, during the course of a law enforcement investigation and the execution of a related Search Warrant for Soid Promises

and the execution of a related Search Warrant for Said Premises. The seized property was directly or indirectly used or intended for use to facilitate the dis-tribution of trafficking in Methamphetamine, a listed Schedule II Controlled Substances, in Union County, Georgia, in violation of 0.C.G.A. §16-13-30(b) and is therefore subject to the forfeiture provisions of 0.C.G.A. §16-3-49(b). And further, that said property is/are the pro-ceeds derived or scalized therefore and/or use And nurriner, mat said property is/are the pro-ceeds derived or realized therefrom and/or was found in close proximity to Methamphetamine, and therefore is further subject to forfeiture pursuant to the provisions of the same. FURTHER TAKE NOTICE

The purported owner[s] or claimant[s] of said property is said to be: Christie Ann Blair

(a/k/a Christie Ann Goode) 473 Brackett Creek Lane Blairsville, GA 30512 Matthew Ryan Vaughn 433 Brackett Creek Lane

Matmew Kyan Vaugnn 433 Brackett Creek Lane Blairsville, GA 30512 AND FURTHER TAKE NOTICE that the owner or interest holder, or any other individual hold-ing a claim to said property, may file a claim to the seized property within thirty (30) days after service by sending the claim to the Dis-trict Attorney for the Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, GA 30512 by certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claim-ant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claim-ant obtained the interest and the name of the person or entity that transferred the interest to person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claim ant's possession supporting his or her claim and 7) Any additional facts supporting his or her claim. This 17th day of August, 2017

Jeff Langley District Attorney Enotah Judicial Circuit BY: Buck Levins Assistant District Attorney 48 Piwer Stroot Suite A 48 River Street, Suite A Hiawassee, GA 30546 (706) 896-6489 Office of the Sheriff of Union County 378 Beasley Street Blairsville, GA 301512 (03/29; 04/05; 04/12) NOTICE OF SALE UNDER POWER OF SALE

ROTIGE OF SALE ONDER FORMER OF SALE GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THAT PURPOSE. Under and by virtue of the power of sale con-tained in that certain deed to secure debt given by Johnny Peter Gray to Appalachian Commu-nity Bank dated June 2, 2008, and recorded in Deed Book 763, Page 296, as corrected by Scrivener's Affdavit 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 Heine Courtie Covering converging the 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 Septem-ber, 2017, to wit September 5, 2017, the follow-ion described property

ber, 2017, to wit September 5, 2017, the follow-ing 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 heing newround in Olte Book 51, Done 78 being recorded in Plat Book 51, Page 178, (erroneously referred to as 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 376, Page 685) in the Office of the Clerk of the Superior Court of Union County, Georgia, Pur-curat to 0, C & A SAU-28 reference is barc Superior Court of Information, Georgia, Par-suant to O.C.G.A. § 44-2-28, reference is here-by made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed. Subject to and together with the right of in-

press and egress, all covenant, easements, restrictions, rights-of-way, zoning, local or-dinances, and subdivision regulations as set forth in said plat of survey or as appearing of

Subject to that certain Boundary Line Agree-

Subject to that certain Boundary Line Agree-ment dated the 19th day of May, 2003, and re-corded in Deed Book 472, Page 82, in the Office of the above said Clerk. The debt secured by said security deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, as provided in Security Deed and by law, including attorney's fees

Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, lien, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Deed first set out above. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Johnny Pete Gray or tenant or tenants and said property is more commonly known as 457 Paradise Lane, *alk/a* 5353 Para-dise Lane, Blairesville, GA 30512. The sale will be conducted subject (1) to con-function that the solic is not architected on the same same limetical tent the solic is not architected on the solic solic solic tent of the solic solic

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. This 25th day of July, 2017. Apex Bank as Attorney in Fact for Johnny Pete

Apex bails as Automot, in cost as Co Gray By: C. Chad Young Patty & Young Attorneys at Law, LLC Attorneys for Apex Bank P.O. Box 727 Ringgold, GA 30736

N(Aug9,16,23,30)E

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

Notice of SALE onder Power Because of a default under the terms of the Security Deed executed by Charles B. Hum-phrey to Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A., and its successors and assigns dated July 2, 2015, and recorded in Deed Book 1011, Page 183, Union County Records, said Security Deed having hean last cold assigned transferred having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, se-curing a Note in the original principal amount of \$174,500.00, the holder thereof pursuant to said Deed and Note thereby secured has de-clared the entire amount of said indebtedness the order outple and the pursuant to the apound due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 5, 2017, 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-with Deed. to-wit:

All that tract or parcel of land lying and be-ing in Land Lot 132, 9th District, 1st Section, Union County, Georgia, containing 0.751 acre and being shown as Lot Thirteen (13) of lyy Log Creek Estates on a plat of survey by Rochester & Associates, Inc., RS #2653, dated July 19, 1996 and recorded in Plat Book 36, page 147, Union County Records. Said plat is incorpo-rated herein by reference hereto, for a full and complete description of the above described properly. The road easement and water meter as shown on the above referenced plat. The restrictions recorded in Deed Book 252, pages 585-589, amended in Deed Book 294, page 30, Union County Records. The power line easement to Blue Ridge Moun-tain EMC recorded in Deed Book 252, pages 252-253. Union County Records. NOTICE OF SALE UNDER POWER

NUTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the power of sale con-tained in that certain Deed to Secure Debt given by Eva-Marie King and Thomas P. King and John L. King (the "Grantor") to and in favor of Melvin A. White and Susanna A. White (the of Melvin A. White and Susamia A. White (the "Lender") dated March 12, 2012 and recorded on March 12, 2012 in Union County, Georgia records in Deed Book 896, Pages 225-226, (the "Deed to Secure Debt"); in the original prin-cipal amount of \$99,500.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2017, the following described property:

All of the first nestary in september, 2017, the following described property: All that tract or parcel of land lying and be-ing in the 9th District, 1st Section, Land Lots 35 and 38 of Union County, Georgia and being Lot 1B of lyy mill estates subdivision, contain-The born of the states subursion, contain-ing 1.060 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated may 10, 1999, last revised september 13, 2000, and recorded in Union County, Georgia records in Plat Book 49, Page 81. Said plat is incorporated herein by reference hereto for a full and complete description of the about defull and complete description of the above de-

scribed property. The debt secured by said Deed to Secure Debt scrined 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. Because the debt re-mains 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 (no-tice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: MELVIN A. WHITE AND SUSANNA A. WHITE 1048 Gibbs Rd., Blairs-ville, GA 30512. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage secting creating is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in pos-session of the subject property known as 202 Havenwood Rd, Blairsville, GA 30512 is/are: Havenwood Rd, Blairsville, GA 30512 is/arc: Eva-Marie King and Thomas P. King and John L. King or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning or-dinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code; and (2) to final (2) to final etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der 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. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preced-ing paragraph. Melvin A. White and Susanna A. White as Attorney in Fact for Eva-Marie King and Thomas P. King and John L. King. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOEMANNS, P.C.. 44B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142 (706) 745-2142

NAugg16.23.30)8 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the power of sale con-tained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated june 3, 2004 and recorded on June 11, 2004 in Union County, Georgia records in Deed Book 529, Page 607, (the "Deed to Secure Debt"); in the original principal amount of \$44,280.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2017, the following described property:

In September, 2017, the following decense-property: All that tract or parcel of land lying and be-ing in the 9th District, 1st Section, Land Lot 34 of Union County, Georgia and being Lot 41 containing 0.856 acres, more or less AND Lot 43 containing 1.120 acres, more or less AND Lot 43 containing 1.120 acres, more or less, OF Chapel Hill Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated January 17, 1995 and recorded in Union Coun-ty, Georgia records in Plat Book 36, Page 210. c) debug a records in rial book so, rage 210. 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 now the indebtdeness as and when

b), along other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt re-mains 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 the use including thereaved fore (are Debt and by law, including attorney's fees (no-tice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CHARLES J. WALTER, JR. AND BABARA A. WALTER 192 Palm Meadows Drive, Eustis, FL 32726. Please understand that the secured creditor is not re-quired to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowl-edge and belief of the undersigned, the party/ parties in possession of the subject property known as: Lot 43 of Chapel Hill Subdivision and Lot 41 of Chapel Hill Subdivision, Blairs-ville, GA 30512 is/are: R. A. Klopp Construction, Inc. or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning or-dinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) Debt and by law, including attorney's fees (noassessments, liens, enclumorances, zoning or-dinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code; and (2) to final confirmation and audit of the status of the loan der inte D.S. Dainkupte) obue, and Q. Ho Iman 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 rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-graph. CHARLES J. WALTER, JR. and BARBARA A. WALTER as Attorney in Fact for R. A. KLOPP CONSTRUCTION. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOE-MAINS, P.C. 44B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142 N(Aug9,16,23,30) N(Aug9,16,23,30)

NOTICE OF SALE UNDER POWER.

UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Glen William Ragland and Sandra Kay Ragland to Mortgage Electronand Sandra Kay Ragland to Mortgage Electron-ic Registration Systems, Inc. as a nominee for Century Mortgage Corporation dated 2/1/2005 and recorded in Deed Book 565 Page 759 and modified at Deed Book 923 Page 305 Union County, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$ 318,725.00, with interest at the rate specified therein, there will interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Union County, Georgia (or such other area as designated by Order of the Su-perior Court of said county), within the legal hours of sale on September 05, 2017 (being the first Turodeu of paid month values are and first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the follow-ing docentry

Inits of the rest induces and monthly the follow-ing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 484, 524 AND 525, 11TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONSISTING OF 5.92 ACRES, MORE OR LESS, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, AS SET OUT AS LOTS 6, 7, AND 8 OF SETTLERS RIDGE AND THE TRACT TO THE WEST ON A PLAT OF SURVEY DATED SEPTEMBER 3, 1992, PREPARED FOR GEORGIA BANKERS BANK, BARRY GRANT AND ALETA GRANT BY NICK A. PAGE, JR., GEORGIA REG-ISTERED LAND SURVEYOR. THIS PLAT IS RE-CORDED IN PLAT BOOK 27, PAGE 126, UNION COUNTY RECORDS, AND IS INCORPORATED HEREIN BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

DESCRIPTION. LOTS 6, 7, AND 8 ARE CONVEYED SUBJECT TO A CERTAIN ROAD MAINTENANCE AGREE-MENT FOR THE SETTLER'S RIDGE SUBDIVISION MENT FOR THE SET ILER'S RIDGE SUBDIVISION DATED OCTOBER 3, 1987, AND RECORDED IN DEED BOOK 156, PAGES 17-18, UNION COUNTY RECORDS, AND IS CONVEYED SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COV-ENANTS FOR SETTLERS RIDGE DATED JULY 23, 1987, AND RECORDED IN DEED BOOK 154, PAGE 23, UNION COUNTY RECORDS. THE TRACT TO THE WEET IS CONVEYED SIB LEFT TO THORE PAGE 23, UNION COUNTY RECORDS. THE TRACT TO THE WEST IS CONVEYED SUBJECT TO THOSE RESTRICTIONS CONTAINED IN A CERTAIN WAR-RANTY DEED FROM JOHN T. WOITESEK TO GLENYS M. KERSEY DATED MARCH 12, 1980, WHICH IS RECORDED IN DEED BOOK 112, PAG-ES 442-445, UNION COUNTY RECORDS. THIS CONVEYANCE IS MADE SUBJECT TO EASE-MENTE FOR DIDLY PAGE

MENTS FOR PUBLIC ROADS AND UTILITIES

NOW IN USE. THIS CONVEYANCE IS MADE SUBJECT TO ANY EASEMENTS OF RECORDS OR EASEMENTS LO-CATED ON THE PROPERTY ABOVE DESCRIBED. EASEMENTS OF HELDRUS ON EASEMENTS LO-CATED ON THE PROPERTY ABOVE DESCRIBED. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 562 Wildhog Creek Circle, Suches, GA 30572 together with all fixtures and personal prop-erty attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Glen William Ragiand and Sandra Kay Ragland or tenant to rebants.

Seterus, Inc. is the entity or individual desig-nated who shall have full authority to negoti-ate, amend and modify all terms of the mort-

gage. Seterus, Inc.

Loss Mitigation PO Box 4121 Beaverton, OR 97076-4121 866.570.5277

Note, however, that such entity or individual

 Note, nowever, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
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) unpaid water or sewage bills that consti-tute a lien grainet the approximation that has due (b) unpaid water of sewage bins that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) and expection of the property. survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) con-

The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankrupty Code; and (2) final confir-mation 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 rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Federal National Mortgage Association ("Fan-nie Mae"), a corporation organized and ex-isting under the laws of the United States of America as agent and Attorney in Fact for Glen William Raqland and Sandra Kay Raqland

America as agent and Attorney in Fact for Glen William Ragland and Sandra Kay Ragland Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637. 1168-5116A 1168-5116A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-5116A N(Aug9,16,23,30)B

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale con-tained in a Security Deed from ARTHUR O. JORDAN to UNITED COMMUNITY BANK, dated JUHJAN to UNITED CUMMUNITY BANK, dated July 27, 2011, recorded September 8, 2011, in Deed Book 878, Page 215, Union County, Georgia records, as last modified by Modifi-cation of Security Deed dated May 28, 2014 recorded in Deed Book 980, Page 656, Union County, Georgia records so, Page 656, Onion County, Georgia records so, Page 656, Onion GREENWICH INVESTORS XLVIII REO, LLC by As-signment to be recorded in the Union County, Georgia records, said Security Deed being given to secure a certain indebtedness from APPALACHIAN DENTAL LAB, INC. dated May 92, OOL4 with intervent therease are the unpaci-APPALACHIAN With interest thereon 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 September, 2017, the following described supports:

of sale on the first Tuesday in September, 2017, the following described property: All that tract or parcel of land lying and being in Land Lot 96 of the 9th District, 1st Section of Union County, Georgia as shown on that Plat of Survey prepared for Forrest L. King, containing 13.68 acres and being more particularly de-scribed in Plat Book '5', Folio 158, recorded and flied March 24, 1987, in the Clerk's Of-fice, Superior Court of Union County, Georgia records.

records. LESS AND EXCEPT: All that tract or parcel of Land Jying and being in Land Lot 96 of the 9th District, 1st Section of Union County, Georgia as shown on that Plat of Survey prepared by Blairsville Surveying Company dated 3/29/95, containing 1.14 acres and being more par-ticularly described as follows: BEGINNING at the centerline intercention of Smyra Church the centerline intersection of Smyrna Church Road and Fort Gum Log Road and proceed-ing northeastery along the Centerline of Fort Gum Log Road, 2,409 feet to a point in the Centerline of Fort Gum Log Road and the True Point of Beginning; thence proceeding North 10 degrees 54 minutes 45 seconds West (and bisecting a well), 211.95 feet to a marked 12" Oak Tree; thence North 45 degrees 44 minutes 14 seconds East, 205.58 feet to a marked 15" bent tree; thence North 62 degrees 40 minutes 56 seconds East, 99.05 feet to a point on the Ridge; thence following the Ridge South 31 the centerline intersection of Smyrna Church 56 seconds East, 99.05 feet to a point on the Ridge; thence following the Ridge South 31 degrees 39 minutes 36 seconds East, 46.79 feet to a point; thence leaving the ridge South 45 degrees 11 minutes 24 seconds West, 223.60 feet to an iron pin; thence South 41 degrees 50 minutes 36 seconds East, 218.45 feet to a point in Fort Gum Log Road; thence along Fort Gum Log Road, South 66 degrees 53 minutes 24 seconds West, 35.11 feet; South 80 degrees 51 minutes 24 seconds West, 76.11 feet; South 83 degrees 39 minutes 24 seconds West, 99.94 feet to THE TRUE POINT OF BEGIN-NING. Said excluded tract being a part of that West, 99.94 feet to THE TRUE POINT OF BEGIN-NING. Said excluded tract being a part of that tract of land shown in the Plat Book S, Page 158 in the Union County Records and being North and West of that tract of land shown in the Plat Book G, page 20 in the Union County Records. THE ABOVE-DESCRIBED PROPERTY IS CONVEYED TOGETHER WITH ALL RIGHTS, EASE-MENTS AND APPURTENANCES BELONGING TO, CONVEYED TO OR RESERVED BY THE GRANTOR, INCLUDING, BUT NOT BY WAY OF LIMITATION, THE RIGHTS OF INGRESS AND EGRESS OVER THOSE CERTAIN 8' GRAVEL ROADS TRAVERS-ING THE TWO ADJACENT PARCELS TO THE SOUTH FORMERLY OWNED BY GRANTOR. A. H THOSE CERTAIN 8' GRAVEL ROADS TRAVERS-ING THE TWO ADJACENT PARCELS TO THE SOUTH FORMERLY OWNED BY GRANTOR, A. H. EVANS AND GARY M. RUDDELL, THE RIGHT TO ACCESS AND CONNECT TO EXISTING UTILITIES AND UTILITY EASEMENTS, AND THE RIGHT TO USE OF THE EXISTING WELL BISECTED BY THE PROPERTY LINE OF THE ABOVE-DESCRIBED EXCLUDED PARCEL, ALL OF WHICH SHALL BE DEEMED APPURTENANT TO THE ABOVE-DESCRIBED EXCLUDED PARCEL, ALL OF WHICH SHALL RUN WITH THE LAND IN PERPETUITY. Grantor grants to United Community Bank its heirs and assigns access for ingress and egress to the above described tract across grantor's adjoining property to Fort Gumlog Road, thence to a public road. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, failure to pay the indebtedness as and when due and in the security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, easements, en-

any matters which might be disclosed by an accurate survey and inspection of the prop-erly, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is ARTHUR 0. JORDAN or a tenant or tenants. GREENWICH INVESTORS XLVIII REO, LLC, as attorney in Fact for ARTHUR 0. JORDAN L. Lou Allen Stites & Harbison, PLLC 520 West Main Street

520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. GR306-0GR12 N(Aug9.16.23.30)B

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Julius Kermit Chambers, All debtors and creditors of the estate of Ju-lius Kermit Chambers, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 11th day of August, 2017. By: Angela Kay Chambers Dills 223 Hicks Gap Rd. Blairsville, GA 30512 NAvgust6.23.0.Sept0j

N(Aug16,23,30,S

IN THE PROBATE COURT County of Union State of Georgia In RE: Estate of

ROGER ALLEN DYER, DECEASED

IN RE: ESTATE OF ROGER ALLEN DYER, DECEASED ESTATE NO. 17-95 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Pamela R. Pitts has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Roger Allen Dyer, 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-ing, setting forth the grounds of any such ob-jections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, 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 objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted.

tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 (706) 439-6006 ug16,23,30,Sept6)E

IN THE PROBATE COURT COUNTY OF UNION

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF RICKEY M. NCILVOY, DECEASED ESTATE NO. 17-91 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Kayla Renee Majors has petitioned (for Let-ters of Administration) to be appointed Ad-ministrator of the estate of Rickey M. MCIlvoy, 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 noti-fied 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 September 11, 2017. 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 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

hearing. Dwain Brackett DWain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

CUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF NANCY SUE TINSLEY, DECEASED ESTATE NO. 17-83 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Emmett J. Arnold, Esq. has petitioned (for Let-ters of Administration) to be appointed Ad-ministrator of the estate of Nancy Sue Tinsley, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are hereby noti-fied 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 Exptember 11, 2017. 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 LERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Aug16.23.30.Sept6)B

1g16,23,30,Sept6)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of the Power of Sale contained in that certain Security Deed given from Earl R. Rob-erts to Generation Mortgage Company, dated 12/10/2008, recorded 12/18/2008 in Deed Book 783, Page 185, Union County, Georgia records, and as last assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Com-pany by virtue of assignment recorded in Deed Book 966, Page 694, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the princi-pal amount of SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00), 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 sale on the first Tuesday in September 2017 by Na-tionstar Mortgage LLC d/b/a Champion Mort-gage Company, as Attorney in Fact for Earl R. Roberts, all property described in said Security Deed including but not limited to the follow-ing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 28 AND 29 OF THE ROCKY TOP ESTATES, BEING LOTS 28 AND 29 OF THE ROCKY TOP ESTATES, BEING MORE COMPLETELY DESCRIBED IN A PLAT AND SUR-VEY BY G. DWIGHT PLESS, R.S., DATED NOVEM-BER 1, 1973 AND RECORDED IN PLAT BOOK D, PAGE 247, SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT BY REFERENCE HERTO, FOR A COMPLETE AND ACCURATE DESCRIP-TION OF THE ABOYE DESCRIBED PROPERTY. PARCEL ID NUMBERS: 066-128 and 066-129. SUBJECT TO ANY EASEMENTS OR RESTRIC-TIONS OF RECORD. Said property being known as 3008 SWTNA RO, YOUNG HARRIS, GEORGIA 30582 according to the present numbering system in Union County. The indebtedness se-cured by said Security Deed and Note. The indebtedness se-cured by said Security Deed and Note. The indebtedness se-cured by said Security Deed sof record; all zoning orthin Ang affect the title to said property: ensi which may affect the title to said property: any superior Secu the property; any obstanting taxes, includ-ing but not limited to ad valorem taxes, which constitute liens upon said property; special as-sessments; all outstanding bills for public util-ities 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 knowl-edge and belief of the undersigned, the party in possession of the property is Earl Roberts or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohib-ited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage LLC, 8950 Cypress Waters Blvd., Cop-pell, TX 75019 TEL 1-855-683-3095. THIS LAW INFORMATION OBTAINED WILL BE USED FOR INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Generen Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

252-253, Union County Records. The flood hazard area as shown on the above referenced plat. Grantors also grant to grantee a non-exclusive perpetual easement for the use of the subdivi-sion roads for ingress and egress to the above described unmostly.

perpetual easement for the use of the subdivi-sion roads for ingress and egress to the above described property, Tax ID: 068 111 C13 Said property is known as 190 Grand View Ridge, Young Harris, GA 30582, 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 out-standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the 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 provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Charles B. Humphrey, successor in interest

or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact File no. 17-065640 SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 270 200 26546 770-220-2535/SJ 770-220-2535/SJ shapiroandhasty.com *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 08/09,08/16,08/23,08/30,2017

[FC-NOS] Aug9,16,23,30)E

NOTICE OF SALE UNDER POWER,

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Mitchell A. Gunter and Donna J Gunter to Mortgage Electronic Registration Systems, Inc., as nominee for AMERICAN MORTGAGE NETWORK, INC. dated 2/10/2006 and recorded in Deed Book 630 Page 138 Union County, Georgia records; as last transferred to or acquired by MTGLQ In-vestors, L.P., conveying the after-described property to secure a Note in the original prin-cipal amount of \$ 189,600.00, 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 (or such other area as Union Country, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 05, 2017 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described property:

All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 74 of Union County, Georgia, and being Lot 28 of Blue Ridge Acres Subdivision, containing 212 cores core revealed by the section of the land

Ary of Union County, Georgia, and being Lot 28 of Blue Ridge Acres Subdivision, containing 2.13 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated March 20, 2005 and recorded in Union County Records in Plat Book 56, Page 18. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 6925 Log Cabin Rd, , Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belier of the under-signed, the party (or parties) in possession of the subject property is (are): Mitchell A. Gunter or tenant or tenants. Selene Finance, LP is the entity or individual designated who shall have fuil authority to negotiate, amend and modify all terms of the mortgage.

Selene Finance, LP is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Selene Finance, LP 9990 Richmond Avenue, Suite 400 South Houston, TX 77042 1-877-735-3637 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the Ioan. 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) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation ad audit of the status of the loan with the holder of the Security Deed first set out above. The sale will be conducted subject to (1) con-firmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. MTGLQ Investors, L.P. as agent and Attorney in Fact for Mitchell A. Gunter and Donna J Gunter Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637. 1078-023A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1078-023A N/Aug9.16.23.3018

NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from ARTHUR O. JORDAN to UNITED COMMUNITY BANK, dated JORDAN to UNITED COMMUNITY BANK, dated January 28, 2006, recorded February 13, 2006, in Deed Book 630, Page 77, Union County, Georgia records, as last modified by Modifi-cation of Security Deed dated May 28, 2014 recorded in Deed Book 983, Page 129, Union County, Georgia records; as last transferred to GREENWICH INVESTORS XLVIII REO, LLC by As-signment to be recorded in the Union County, Georgia records, aid Security Deed being given to secure a certain indebtedness from APPALACHIAN DENTAL LAB, INC. dated May 28, 2014, with interest thereon on the unpaid

APPALACHIAN DENTAL I AB, INC. dated May 28, 2014, with interest thereon 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 September, 2017, the following described property: All that tract or parcel of land lying and be-ing in Land Lot 96, 9th District, 1st Section, Union County, Georgia, containing a total of 13.14 acres and being Tract Three (3) (6.864), Tract Four (4) (2.218 acres) and Tract Seven (7) (4.067 acres), more or less, as shown on a plat of survey by Land Tech Services, Inc., RS #2653, dated 6/17/03 and recorded in Plat Book 54, Page 47, Union County records, which is incorporated herein by reference and made a part hereof.

a part hereof. The property is subject to the road easement

Is incorporated interim by reference and induce a part hereof. The property is subject to the road easement as shown on said plat. LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 96, 9th District, 1st Section, Union County, Georgia, consisting of 0.693 acre and being shown as Tract Nine (9) on a plat of survey by LandTech Services, Inc., dated 5/1/04 and recorded in Plat Book 56, Page 283, Union County records, which is incorporated herein by reference 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 Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the best knowledge and belief of the under-signed, the party in possession of the prop-erty is ARTHUR 0. JORDAN or a tenant or tenants. GREENWICH INVESTORS XLVIII REO, LLC, as attorney in Fact tor ARTHUR 0. JORDAN L Lou Allen

L. LOU Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. GR306-0GR12 N(Aug9,16,23,30)B