

## DELINQUENT PROPERTY TAX SALE

Under and by virtue of certain tax F. Fa.'s issued by the Tax Commissioner of Union County, Georgia, in favor of the State of Georgia and County of Union, Georgia, as follows: The following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the Courthouse door in Blairsville, Union County, Georgia, between the legal hours of sale, on the first Tuesday in July, 2014, the same being July 1st, 2014, and continuing on July 2nd, 2014, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Union County, State of Georgia. The areas in which said F. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees. Any mobile home (s) situated on the parcels are excluded from sale unless otherwise noted. Any mobile home included will be considered a fixture of the property. All redemption rights given to the land will apply to the mobile home.

**Map & Parcel: 005007**  
Defendant in Fi-Fa: McClure, Eugene  
Current Record Holder: McClure, Eugene Estate & Heirs Known & Unknown of  
CRH Address: PO Box 1563  
Blairsville, GA 30514  
Amount Due: \$1,510.04  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lots 23 & 24, 8th District, 1st Section, being 2.00 acres, more or less. Or as further described in Deed Book 454, Page 796. Being known as Tax Map & Parcel 005007, Union County, Georgia.

**Map & Parcel: 005A005**  
Defendant in Fi-Fa: Saulz, Robert  
Current Record Holder: Saulz, Robert Estate & Heirs Known & Unknown of  
CRH Address: 220 Oak Hill Drive, Franklin, NC 28734 - 8067  
Amount Due: \$808.40  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 115/431  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 21, 8th District, 1st Section, being 0.5 acres, more or less. Being Lot 17, of Timberlake Acres Subdivision. As shown in Plat Book 6, Page 222. Or as further described in Deed Book 115, Page 431. Being known as Tax Map & Parcel 005A005, Union County, Georgia.

**Map & Parcel: 005A029**  
Defendant in Fi-Fa: Bell, Therese M.  
Current Record Holder: Bell, Therese  
CRH Address: 1295 Smithdale Road Cumming, GA 30040  
Amount Due: \$368.97  
Tax Years Due: 2013, 2012, 2011, 2010, 2009  
Deed Book: 267/253  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lots 21, 22 & 52, 8th District, 1st Section, being 0.31 acres, more or less. Being Lot 10, of Timberlake Acres Subdivision. As shown in Plat Book 6, Page 222. Or as further described in Deed Book 267, Page 253. Being known as Tax Map & Parcel 005A029, Union County, Georgia.

**Map & Parcel: 005A035**  
Defendant in Fi-Fa: Bell, Therese  
Current Record Holder: Bell, Therese  
CRH Address: 1295 Smithdale Road Cumming, GA 30040  
Amount Due: \$300.45  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 267/253  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 21, 8th District, 1st Section, being 0.37 acres, more or less. Being Lot 21, of Timberlake Acres Subdivision. As shown in Plat Book 6, Page 222. Or as further described in Deed Book 267, Page 253. Being known as Tax Map & Parcel 005A035, Union County, Georgia.

**Map & Parcel: 0061070**  
Defendant in Fi-Fa: Raper, Christine  
Current Record Holder: Raper, Christine  
CRH Address: 300 Old Epworth Road, Blue Ridge, GA 30513  
Amount Due: \$1,960.34  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 264/478  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 87, 8th District, 1st Section, being 1.00 acre, more or less. Being Tract 1, as shown in Plat Book 38, Page 93. Or as further described in Deed Book 264, Page 478. Being known as Tax Map & Parcel 0061070, Union County, Georgia.

**Map & Parcel: 008042102**  
Defendant in Fi-Fa: Gutshall, Debra N.  
Current Record Holder: Gutshall, Debra N.  
CRH Address: 8464 Maybelle Drive Brooksville, FL 34613 - 4017  
Amount Due: \$2,632.58  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 713/645  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 195, 8th District, 1st Section, being 1.662 acres, more or less. Being Lot 102, of Laurel Brooke Subdivision Phase III. As shown in Plat Book 54, Page 93. Or as further described in Deed Book 713, Page 645. Being known as Tax Map & Parcel 008042102, Union County, Georgia.

**Map & Parcel: 008042A80**  
Defendant in Fi-Fa: Gutshall, Debra N.  
Current Record Holder: Gutshall, Debra N.  
CRH Address: 8464 Maybelle Drive Brooksville, FL 34613 - 4017  
Amount Due: \$2,114.77  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 713/643  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 195, 8th District, 1st Section, being 1.092 acres, more or less. Being Lot 9, of Laurel Brooke Subdivision Phase II. As shown in Plat Book 53, Page 122. Or as further described in Deed Book 713, Page 645. Being known as Tax Map & Parcel 008042A80, Union County, Georgia.

**Map & Parcel: 022065A08**  
Defendant in Fi-Fa: Johnson, David E. & Laura Ward  
Current Record Holder: Yeend, John, Trustee of the Third Restatement of the Nancy N. Mathers Revocable Trust  
CRH Address: 1109 South Congress Avenue, West Palm Beach, FL 33406  
Amount Due: \$1,497.36  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 941/222  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 217, 9th District, 1st Section, being 1.00 acre, more or less. Being Lot 9, of Deer Run Subdivision. As shown in Plat Book U, Page 277. Or as further described in Deed Book 941, Page 224. Being known as Tax Map & Parcel 022065A08, Union County, Georgia.

**Map & Parcel: 034027**  
Defendant in Fi-Fa: Cordell, William D.  
Current Record Holder: Cordell, William D.  
CRH Address: 1626 Charleston Walk Atlanta, GA 30316  
Amount Due: \$4,345.83  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: PP/62  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 184, 9th District, 1st Section, being 1.077 acres, more or less. Being Lot 4, of Cabin Fever Retreat Subdivision. As shown in Plat Book 55, Page 145. Or as further described as a portion of the tract in Deed Book 436, Page 730. Being known as Tax Map & Parcel 045001A05, Union County, Georgia.

**Map & Parcel: 045001A05**  
Defendant in Fi-Fa: Green, Kevin & Scot Sismus  
Current Record Holder: Green, Kevin & Sismus, Scot  
CRH Address: PO Box 641  
Blairsville, GA 30514 - 0641  
Amount Due: \$2,638.87  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 436/730  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 291, 10th District, 1st Section, being 1.104 acres, more or less. Being Lot 3, of Cabin Fever Retreat Subdivision. As shown in Plat Book 55, Page 145. Or as further described as a portion of the tract in Deed Book 436, Page 730. Being known as Tax Map & Parcel 045001A05, Union County, Georgia.

**Map & Parcel: 045001A04**  
Defendant in Fi-Fa: Green, Kevin & Scot Sismus  
Current Record Holder: Green, Kevin & Sismus, Scot  
CRH Address: PO Box 641  
Blairsville, GA 30514 - 0641  
Amount Due: \$2,638.87  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 436/730  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 291, 10th District, 1st Section, being 1.104 acres, more or less. Being Lot 3, of Cabin Fever Retreat Subdivision. As shown in Plat Book 55, Page 145. Or as further described as a portion of the tract in Deed Book 436, Page 730. Being known as Tax Map & Parcel 045001A04, Union County, Georgia.

**Map & Parcel: 045001A03**  
Defendant in Fi-Fa: Green, Kevin & Scot Sismus  
Current Record Holder: Green, Kevin & Sismus, Scot  
CRH Address: PO Box 641  
Blairsville, GA 30514 - 0641  
Amount Due: \$2,638.87  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 436/730  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 291, 10th District, 1st Section, being 1.104 acres, more or less. Being Lot 3, of Cabin Fever Retreat Subdivision. As shown in Plat Book 55, Page 145. Or as further described as a portion of the tract in Deed Book 436, Page 730. Being known as Tax Map & Parcel 045001A03, Union County, Georgia.

**Map & Parcel: 045001A02**  
Defendant in Fi-Fa: Green, Kevin & Scot Sismus  
Current Record Holder: Green, Kevin & Sismus, Scot  
CRH Address: PO Box 641  
Blairsville, GA 30514 - 0641  
Amount Due: \$2,638.87  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 436/730  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 291, 10th District, 1st Section, being 1.104 acres, more or less. Being Lot 3, of Cabin Fever Retreat Subdivision. As shown in Plat Book 55, Page 145. Or as further described as a portion of the tract in Deed Book 436, Page 730. Being known as Tax Map & Parcel 045001A02, Union County, Georgia.

**Map & Parcel: 045001A01**  
Defendant in Fi-Fa: Green, Kevin & Scot Sismus  
Current Record Holder: Green, Kevin & Sismus, Scot  
CRH Address: PO Box 641  
Blairsville, GA 30514 - 0641  
Amount Due: \$2,638.87  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007  
Deed Book: 436/730  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 291, 10th District, 1st Section, being 1.104 acres, more or less. Being Lot 3, of Cabin Fever Retreat Subdivision. As shown in Plat Book 55, Page 145. Or as further described as a portion of the tract in Deed Book 436, Page 730. Being known as Tax Map & Parcel 045001A01, Union County, Georgia.

**Map & Parcel: 051A087**  
Defendant in Fi-Fa: Merritt, Carolyn Sue  
Current Record Holder: Merritt, Carolyn Sue  
CRH Address: PO Box 84  
Bon Air, AL 35032  
Amount Due: \$1,499.30  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 452/645  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 65, 9th District, 1st Section, being 1.08 acres, more or less. Being Lot 1, of Rocky Top Heights Subdivision, Phase III. As shown in Plat Book P, Page 86. Or as further described in Deed Book 452, Page 645. Being known as Tax Map & Parcel 051A087, Union County, Georgia.

**Map & Parcel: 051A089**  
Defendant in Fi-Fa: Merritt, Carolyn Sue  
Current Record Holder: Merritt, Carolyn Sue  
CRH Address: PO Box 84  
Bon Air, AL 35032  
Amount Due: \$1,499.30  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 452/645  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 65, 9th District, 1st Section, being 1.08 acres, more or less. Being Lot 1, of Rocky Top Heights Subdivision, Phase III. As shown in Plat Book P, Page 86. Or as further described in Deed Book 452, Page 645. Being known as Tax Map & Parcel 051A089, Union County, Georgia.

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Amount Due: \$1,499.30  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 452/645  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 65, 9th District, 1st Section, being 1.13 acres, more or less. Being Lot 3, of Rocky Top Heights Subdivision, Phase III. As shown in Plat Book P, Page 86. Or as further described in Deed Book 452, Page 645. Being known as Tax Map & Parcel 051A087, Union County, Georgia.

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Current Record Holder: Merritt, Carolyn Sue  
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Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 452/645  
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Current Record Holder: Merritt, Carolyn Sue  
CRH Address: PO Box 84  
Bon Air, AL 35032  
Amount Due: \$1,499.30  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 452/645  
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**Map & Parcel: 052B044**  
Defendant in Fi-Fa: McClure, Geneva & Eddie Graham  
Current Record Holder: McClure, Geneva & Graham, Eddie  
CRH Address: P O Box 1563  
Blairsville, GA 30514 - 1563  
Amount Due: \$3,533.45  
Tax Years Due: 2013, 2012, 2011, 2010, 2009  
Deed Book: 787/173; 391/19  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lots 135, 136, 153 & 154, 9th District, 1st Section, being 6.24 acres, more or less. Being Lots 3, 4, 5, 6, 7 & 8. As shown in Plat Book M, Page 138. Or as further described in Deed Book 391, Page 19 & as Tract 2 in Deed Book 787, Page 173. Being known as Tax Map & Parcel 052B044, Union County, Georgia.

**Map & Parcel: 053B009**  
Defendant in Fi-Fa: Mongelut, Renee J.  
Current Record Holder: Mongelut, Renee J.  
CRH Address: 21 River Road Drive Blairsville, GA 30512 - 4421  
Amount Due: \$2,402.21  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 429/354  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lots 210 & 223, 9th District, 1st Section, being 0.97 acres, more or less. Being Lot 9, of Eagles Bend Subdivision. As shown in Plat Book U, Page 75. Or as further described in Deed Book 429, Page 354. Being known as Tax Map & Parcel 053B009, Union County, Georgia.

**Map & Parcel: 0540039**  
Defendant in Fi-Fa: Fitch, Lynda Gail & Randy T. Galloway  
Current Record Holder: Galloway, Randy T.  
CRH Address: PO Box 1012  
Blue Ridge, GA 30513  
Amount Due: \$2,380.06  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 305/637  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 211, 9th District, 1st Section, being 0.60 acres, more or less. As shown in Plat Book T, Page 63. Or as further described in Deed Book 305, Page 637. Being known as Tax Map & Parcel 037C175, Union County, Georgia.

**Map & Parcel: 037C175**  
Defendant in Fi-Fa: Fitch, Lynda Gail & Randy T. Galloway  
Current Record Holder: Galloway, Randy T.  
CRH Address: PO Box 1012  
Blue Ridge, GA 30513  
Amount Due: \$2,380.06  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 305/637  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 211, 9th District, 1st Section, being 0.50 acres, more or less. Being a portion of Lot 1. Or as further described in Deed Book 910, Page 409. Being known as Tax Map & Parcel 037C175, Union County, Georgia.

**Map & Parcel: 037C188**  
Defendant in Fi-Fa: Fitch, Lynda Galloway & Randy T. Galloway  
Current Record Holder: Galloway, Randy T.  
CRH Address: PO Box 1012  
Blue Ridge, GA 30513  
Amount Due: \$2,380.06  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 910/409  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 211, 9th District, 1st Section, being 0.50 acres, more or less. Being a portion of Lot 1. Or as further described in Deed Book 910, Page 409. Being known as Tax Map & Parcel 037C188, Union County, Georgia.

**Map & Parcel: 038058A**  
Defendant in Fi-Fa: Betty, Anthony H.  
Current Record Holder: Betty, Anthony H.  
CRH Address: 333 Jonica Gap Road Morganton, GA 30560  
Amount Due: \$2,771.47  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005  
Deed Book: 685/547  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lot 251, 9th District, 1st Section, being 1.00 acre, more or less. Or as further described in Deed Book 685, Page 547. Being known as Tax Map & Parcel 038058A, Union County, Georgia.

**Map & Parcel: 039101B**  
Defendant in Fi-Fa: Bulldogwood Development, LLC  
Current Record Holder: Bulldogwood Development, LLC  
CRH Address: PO Box 218  
Blairsville, GA 30514 - 0218  
Amount Due: \$3,556.98  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 555/55  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lots 322 & 323, 9th and 10th District, 1st Section, being 2.95 acres, more or less. Being roadway of Old Birch Bend Subdivision, Phase III. As shown in Plat Book 54, Page 216 & Plat Book 56, Page 282. Or as further described in Deed Book 555, Page 55. Being known as Tax Map & Parcel 039101B, Union County, Georgia.

**Map & Parcel: 040A023**  
Defendant in Fi-Fa: Daniel, Billie Jean  
Current Record Holder: Shubert, Hazel Ruth Stepp & James Palmer, Jr.  
CRH Address: 48 Bunker Drive Blairsville, GA 30512  
Amount Due: \$417.48  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 403/478  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lots 32 & 41, 10th District, 1st Section, being 0.55 acres, more or less. Being Lot 3. As shown in Plat Book U, Page 172. Or as further described in Deed Book 694, Page 61. Being known as Tax Map & Parcel 040A023, Union County, Georgia.

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Defendant in Fi-Fa: Daniel, Billie Jean  
Current Record Holder: Shubert, Hazel Ruth Stepp & James Palmer, Jr.  
CRH Address: 48 Bunker Drive Blairsville, GA 30512  
Amount Due: \$417.48  
Tax Years Due: 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006  
Deed Book: 403/478  
Legal Description: All that tract of land being in the State of Georgia, County of Union, Land Lots 32 & 41, 10th District, 1st Section, being 0.55 acres, more or less. Being Lot 3. As shown in Plat Book U, Page 172. Or as further described in Deed Book 694, Page 61. Being known as Tax Map & Parcel 040A023, Union County, Georgia.

**Map & Parcel: 040A023**  
Defendant in Fi-Fa: Daniel, Billie Jean  
Current Record Holder: Shubert, Hazel Ruth Stepp & James Palmer, Jr.  
CRH Address: 48 Bunker Drive Blairsville, GA 30512  
Amount Due: \$417.48  
Tax Years Due: 2013, 2012, 2011, 2010, 20