

# North Georgia News

## Legal Notices for January 10, 2018

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Jean M. Davis,  
All debtors and creditors of the estate of Jean M. Davis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 11th day of December, 2017.  
By: Terry D. Haney  
594 Young Cane Crk. Rd.  
Blairsville, GA 30512  
N(Jan10,17,24,31)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Dean C. Self,  
All debtors and creditors of the estate of Dean C. Self, 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 28th day of November, 2017.  
By: Hazel Faye Brown  
319 Russell Scenic Hwy.  
Blairsville, GA 30512  
N(Jan10,17,24,31)B

**IN THE PROBATE COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF  
FLORA NELLE PRICE, DECEASED  
ESTATE NO. 16-125  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Frances J-Nelle Collins, Christina "Last Name Unknown", Misty "Last Name Unknown" This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before January 16, 2018.

**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Jan10,17,24,31)B

**IN THE PROBATE COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF  
SHELLY MURIEL EBY, DECEASED  
ESTATE NO. 17-135  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Jessica Anne Tolbe has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Shelly Muriel Eby, 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 January 16, 2018. 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 CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Jan10,17,24,31)B

**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 January 15, 2018, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. Sabrina Cook Unit E14. 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 owner and obligated party.  
N(Jan3,10)B

**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 January 15, 2018, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. Lagene Nantz Unit F15. 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 owner and obligated party.  
N(Jan3,10)B

**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 January 15, 2018, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. Mike Burksar Shops 8, 9. 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 owner and obligated party.  
N(Jan3,10)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Steven F. Brena,  
All debtors and creditors of the estate of Steven F. Brena, 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 5th day of January, 2018.  
By: Bank of America c/o Christopher Men-inno, Vice President  
Mail Code FL9-870-07-01  
One Town Center Rd., Suite 701  
Boca Raton, FL 33486  
N(Jan10,17,24,31)B

**IN THE PROBATE COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
IN RE: BARBARA R. SESSIONS, DECEASED  
ESTATE NO. 18-3  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The Petition of Gerald Sessions for a year's support from the estate of Barbara R. Sessions Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before February 5, 2018, why said Petition should not be granted.  
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.  
Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Jan10,17,24,31)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Cynthia Sue Lynd,  
All debtors and creditors of the estate of Cynthia Sue Lynd, 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 29th day of December, 2017.  
By: Benjamin Edward Geiger  
3024 Barnhard Dr., Apt 366  
Tampa, FL 33613  
N(Jan10,17,24,31)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Patricia C. Hermann,  
All debtors and creditors of the estate of Patricia C. Hermann, 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 29th day of December, 2017.  
By: Amy McCombs  
2226 Owltown Rd.  
Blairsville, GA 30512  
N(Jan10,17,24,31)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Patricia C. Hermann,  
All debtors and creditors of the estate of Patricia C. Hermann, 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 2nd day of January, 2018.  
By: Joseph H. Tillman  
3269 North Valdosta Rd.  
PO Box 3488  
Valdosta, GA 31604  
N(Jan10,17,24,31)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Donald Arthur Gloeckler,  
All debtors and creditors of the estate of Donald Arthur Gloeckler, 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 2nd day of January, 2018.  
By: Caroline Jackson Magruder Nealis  
284 Stonewall Cir.  
Blairsville, GA 30512  
N(Jan10,17,24,31)B

**NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION**  
TO: ESTATE OF WILLIAM DAVID CORDELL, HEIRS KNOWN OR UNKNOWN; ESTATE OF BONNIE V. CORDELL, HEIRS KNOWN OR UNKNOWN; WILLIAM D. CORDELL, JR.; ESTATE OF DENNIS G. CORDELL, HEIRS KNOWN OR UNKNOWN; ESTATE OF DAVID B. CORDELL, HEIRS KNOWN OR UNKNOWN; ESTATE OF MINNIE OWNBEY, HEIRS KNOWN OR UNKNOWN AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:  
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.  
The right to redeem the following described property, to wit:  
All that tract or parcel of land lying and being in the Ninth District. Beginning at corner by Blairsville-Murphy Highway which joins Ard Rich's land in lot No. 3 going west two hundred and ten feet then turning 30° South East for two hundred and ten feet then turning and following a line due East for two hundred and ten feet then turning 30° North West for two hundred and ten feet joining up with the starting point. The line 30° North West runs parallel with Murphy-Blairsville Highway, the line running west follows Ard Rich's boundary line, and lines running 30° S.E. and due East will follow S.L. Cagle's boundary line. The beginning corner of this lot of land is located by Blairsville-Murphy Highway and is also corner for Ard Rich's land, which is the North West corner.  
As described in Deed Book KK, Page 545. Further described as Map & Parcel 034027. will expire and be forever foreclosed and barred on and after February 15, 2018.  
The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 200-201, and the corrective tax sale deed dated the 3rd day of January, 2017, and recorded in Deed Book 1061 at Pages 98-99. The property may be redeemed at any time before February 15, 2018, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:  
Akims & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akims & Davenport, PC  
Attorney for Youngstown Group, LLC  
Georgia Bar No. 821237  
80 Town Square  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
NDec27,Jan3,10,17)B

**NOTICE**  
Announcement for GMRC Workforce Development Board Meeting  
The Georgia Mountains Regional Commission, Workforce Development Board will meet on January 25, 2018 at 4:00 p.m. The meeting will be held at the Cornelia Community House located at 601 Wylie Street, Cornelia, GA 30531.  
N(Jan10)B

**NOTICE OF SALE**  
Be advised that the personal property listed below, presently at Mountain Country Storage Inc., 118 Min Country Lane, Blairsville, GA 30512, (706) 632-7422, will be sold at public auction on January 29, 2018 at 12:00 pm to the highest bidder. Auction will be held on www.storage-treasures.com. Auction will start January 15, 2018 & close January 29, 2018 at 12:00 pm. Said property will be sold to recover outstanding storage charges in accordance with the leasing agreements executed between Mountain Country Storage Inc and the below named parties. The property and the location of the same are as follows:  
Unit #72-Gloria Benjamin: TV trays, luggage, sewing machine, small cabinets, crock pot, misc. boxes  
N(Jan10,17)B

**NOTICE OF INTENT TO DISSOLVE**  
Notice is given that a Notice of Intent to Dissolve Henry's Trading Post and Pawn, Inc., a Georgia corporation with its registered office at 46 Blue Ridge Street, Blairsville, GA 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code O.C.A. #14-2-1402. Effective date of dissolution is to be December 21, 2017.  
N(Jan10,17)B

**INVITATION FOR BIDS**  
**SALE OF SURPLUS PROPERTY**  
The Georgia Department of Transportation will receive sealed bids to purchase property located at SR 515 and Lee Industrial Drive, Blairsville, GA until 12:00 P.M. on January 24, 2018 for 8.749 acres, under Project #ACAPD-0056-02(008)10, P# 170033-, Parcel # 105R and 106R, Union County, Georgia. The Appraised Value is \$52,500.00.  
Bids must be submitted on a Bid Proposal Form issued by the Georgia Department of Transportation, Office of Right of Way, 600 West Peachtree Street, N.W., Atlanta, Georgia. 30308.  
The Department of Transportation reserves the right to reject any or all bids. For more information or to obtain a Bid Package, contact Anne-Rose Loy at (404) 347-3157 and refer to PM #3429.  
N(Jan3,10)B

**IN THE SUPERIOR COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
Courtney Quillen Pedine, Plaintiff,  
v.  
Jared Zachary Pedine, Defendant.  
CIVIL ACTION  
FILE NO. 2017-CV-352-SG  
ORDER FOR SERVICE BY PUBLICATION  
Plaintiff having moved the court for an order directing service to be made upon the Defendant in the above-styled action by publication of summons, and it appearing from the affidavit attached thereto that Defendant cannot be found within the state, it is hereby ORDERED that service be made upon the Defendant by publication. On this \_\_\_ day of December, 2017.  
The Honorable Judge N. Stanley Gunter  
Lumpkin County Superior Court  
Enotah Judicial Circuit  
Prepared by:  
The Law Office of Alfred Chang, PC  
81 Crown Mountain Place, 300E  
Dahlonega, Georgia 30533  
(706)867-3103  
N(Jan3,10,17,24)B

**PUBLIC NOTICE OF A PUBLIC HEARING for the DEVELOPMENT OF the 2018-2022 CONSOLIDATED PLAN**  
To inform the development of its 2018-2022 Consolidated Plan (Plan), the State of Georgia will host a public hearing on housing and community development needs. At this hearing, the State of Georgia will present initial needs assessments, received stakeholder and resident feedback, and proposed strategies and actions for affirmatively furthering fair housing before the proposed Plan is published for comment. This Public Hearing for the 2018-2022 Consolidated Plan will be held:  
January 25, 2018 - 12:00 p.m. (Conference Room 202)  
Georgia Department of Community Affairs (DCA)  
60 Executive Park South NE  
Atlanta, GA 30329-2231  
View information about the Plan: <http://www.dca.state.ga.us/communities/communityinitiatives/programs/consolidatedplan-2018-2022.asp>  
To request copies of data used, send an email to [conplan@dca.ga.gov](mailto:conplan@dca.ga.gov).  
The Plan indicates how anticipated funds received from the U.S. Department of Housing and Urban Development (HUD) will be implemented over 2018-2022 for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (NHTF) Programs.  
The Plan will provide strategies and investments of resources to address housing and community development needs, barriers to fair housing, and lead-based paint hazards. The Plan will include all records of citizen participation/consultation. The Plan also includes the:  
FFY 2018/SFY 2019 Annual Action Plan, the first-year implementation of the five-year (2018-2022) Consolidated Plan.  
Citizen Participation Plan, the document that outlines how the State of Georgia will engage residents and stakeholders in the development of the Consolidated Plan and subsidiary documents.  
The State of Georgia encourages all of its residents, sub-recipients and grantees, public agencies, and other interested parties to attend this public hearing and submit any written comments to the agency.  
By mail:  
Georgia Department of Community Affairs  
ATTN: CONSOLIDATED PLAN PUBLIC COMMENTS  
60 Executive Park South, Atlanta, Georgia 30329  
By email: [conplan@dca.ga.gov](mailto:conplan@dca.ga.gov)  
By TDD: 404-679-4915  
Please contact DCA at [conplan@dca.ga.gov](mailto:conplan@dca.ga.gov) (TDD: 404-679-4915) for any necessary accommodation:  
Call-in information to virtually participate in this public hearing.  
DCA is prepared to provide appropriate language services for non-English-speaking (LEP) individuals. Spanish, Chinese, Korean, and/or Vietnamese interpreters can be made available upon request. Please identify any language services needed 10 days prior to the public hearing, including in which language(s) such services are required.  
Traducción de la notificación y servicios de interpretación para este evento están disponibles a pedido.  
DCA complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or special modification to participate in the public comment process should call (404) 679-4915 or email [conplan@dca.ga.gov](mailto:conplan@dca.ga.gov).  
N(Jan10)B

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
By virtue of a Power of Sale contained in that certain Security Deed from SARAH SHULIN and THOMAS M. SHULIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MOUNTAIN LAKES MORTGAGE INC., dated July 1, 2016, recorded July 1, 2016, in Deed Book 1042, Page 237, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Seven Thousand Six Hundred Eighty-Six and 00/100 dollars (\$97,686.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to First Community Mortgage Inc, 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 February, 2018, all property described in said Security Deed including but not limited to the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA SURVEYORS DATED AUGUST 1, 1986 AND RECORDED IN PLAT BOOK S, PAGE 242, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT U.S. HIGHWAY 129, THENCE S 70 26 W 930 FEET ALONG STATE ROUTE 325 TO AN IRON PIN WHICH IS THE BEGINNING POINT OF THE PROPERTY; THENCE S 71 57 W 101.16 FEET ALONG STATE ROUTE 325 TO AN IRON PIN; THENCE S 71 57 W 97.52 FEET ALONG STATE ROUTE 325 TO AN IRON PIN; THENCE N 19 27 W 380.39 FEET TO AN IRON PIN; THENCE S 72 25 08 E A DISTANCE OF 199.52 FEET TO AN IRON PIN; THENCE S 27 59 E A DISTANCE OF 265.34 FEET TO AN IRON PIN WHICH IS THE BEGINNING POINT OF THE PROPERTY. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO A TRANSMISSION LINE EASEMENT AS RECORDED IN DEED BOOK 90 PAGES 339-340, UNION COUNTY, GEORGIA RECORDS.  
Said legal description being controlling, however the property is more commonly known as 10869 ST HWY 325, 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 SARAH SHULIN and THOMAS M. SHULIN, or tenants(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  
Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: First Community Mortgage, Inc., Loss Mitigation Dept., 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370.  
FIRST COMMUNITY MORTGAGE INC  
as Attorney in Fact for  
SARAH SHULIN AND THOMAS M. SHULIN  
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. DMI-17-02746-8  
Ad Run Dates 01/10/2018, 01/17/2018, 01/24/2018, 01/31/2018  
[www.rubinelublin.com/property-listings.php](http://www.rubinelublin.com/property-listings.php)  
N(Jan10,17,24,31)B

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**  
Under and by virtue of the power of sale contained in a Security Deed from DOUGLAS A. DOWDY and SARA A. DOWDY to UNITED COMMUNITY BANK, dated November 22, 2006, recorded December 1, 2006, in Deed Book 680, Page 171, Union County, Georgia records; as modified by Modification of Security Deed dated January 6, 2012, recorded in Deed Book 893, Page 88, Union County, Georgia records; further modified by Modification of Security Deed dated January 6, 2012, recorded in Deed Book 893, Page 91, Union County, Georgia records, said Security Deed being given to secure a Note from DOUGLAS A. DOWDY and SARA A. DOWDY dated January 6, 2012, in the original principal amount of Fifteen Thousand One Hundred Forty One and 00/100 (\$15,141.00) Dollars; said Security Deed also given to secure a Note dated January 6, 2012, in the original principal amount of Sixteen Thousand Six Hundred Fifty One and 13/100 (\$16,651.13) Dollars, with interest due 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 February, 2018, the following described property:  
All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia containing 1.0 acre, and being Lot Fourteen (14) of Saddle Ridge as shown on a plat of survey by Leaned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W, Page 63, Union County Records, which description on said plat is incorporated herein 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 recorded in Deed Book 142, Pages 28-31 and in Deed Book 188, Pages 452-455, Union County Records, along with all valid amendments thereto.  
The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168, Page 499, 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.  
To the best knowledge and belief of the undersigned, the party in possession of the property is DOUGLAS A. DOWDY and SARA A. DOWDY or a tenant or tenants.  
UNITED COMMUNITY BANK,  
as attorney in Fact for BRANDON E. RICH  
L. Lou Allen  
Stites & Harbison, PLLC  
520 West Main Street  
Blue Ridge, Georgia 30513  
(706) 632-7923  
File No. 7484A-03807  
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(Jan10,17,24,31)B

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
By virtue of a Power of Sale contained in that certain Security Deed and Agreement from William Michael Brown and Tina S. Brown to Bank of the Ozarks, successor by merger to Community & Southern Bank as assignee of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia records, by Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank ("BOTO"), dated November 26, 2007, filed and recorded December 18, 2007 in Deed Book 739, Page 682, Union County, Georgia records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND EIGHT HUNDRED AND NO/100THS DOLLARS (\$196,800.00) (as amended, modified, or revised from time to time, the "Note"), 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 for sale on the first Tuesday in February, 2018, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):  
All that tract or parcel of land lying and being in the 16th district, 1st section, land lot 153, of union county, georgia, and being that tract of land containing 1.002 acre more or less, as shown on a plat of survey by rochester & associates, inc., dated september 4, 1998, and recorded in union county, georgia records in plat book 43, page 21. said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.  
also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property.  
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 nonpayment of 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 attorneys' fees and 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 inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property. To the best of the knowledge and belief of the undersigned, the party in possession of the property is William Michael Brown, Tina S. Brown or tenant(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  
This law firm is acting as a debt collector. Any information obtained will be used for that purpose.  
BOTO as Attorney-in-Fact for WILLIAM MICHAEL BROWN AND TINA S. BROWN  
Contact: Brian Pierce, Esq.  
Adams and Reese LLP  
3424 Peachtree Road, N.E.  
Suite 450  
Atlanta, GA 30326; (470) 427-3700  
This communication is an attempt to collect a debt and any information obtained will be used for that purpose.  
N(Jan10,17,24,31)B

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**  
Under and by virtue of the power of sale contained in a Security Deed from BRANDON E. RICH to UNITED COMMUNITY BANK, dated December 6, 2006, recorded December 12, 2006, in Deed Book 681, Page 409, Union County, Georgia records, as modified by Modification of Security Deed dated August 20, 2007, recorded in Deed Book 724, Page 252, Union County, Georgia records, said Security Deed being given to secure a Note from BRANDON E. RICH dated August 20, 2007, in the original principal amount of Seventy Two Thousand Twenty Three and 10/100 (\$72,023.10) Dollars, with interest due 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 February, 2018, the following described property:  
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 172, of Union County, Georgia, containing 1.65 acre, more or less, as shown on a plat of survey by Lane S. Bishop and Associates, dated April 13, 1998, and recorded in Union County, Georgia records in Plat Book 40, Page 193. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed 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 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.  
To the best knowledge and belief of the undersigned, the party in possession of the property is BRANDON E. RICH or a tenant or tenants.  
UNITED COMMUNITY BANK,  
as attorney in Fact for BRANDON E. RICH  
L. Lou Allen  
Stites & Harbison, PLLC  
520 West Main Street  
Blue Ridge, Georgia 30513  
(706) 632-7923  
File No. 7484A-03807  
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(Jan10,17,24,31)B

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
By virtue of a Power of Sale contained in that certain Security Deed and Agreement from William Michael Brown and Tina S. Brown to Bank of the Ozarks, successor by merger to Community & Southern Bank as assignee of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia records, by Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank ("BOTO"), dated November 26, 2007, filed and recorded December 18, 2007 in Deed Book 739, Page 682, Union County, Georgia records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND EIGHT HUNDRED AND NO/100THS DOLLARS (\$196,800.00) (as amended, modified, or revised from time to time, the "Note"), 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 for sale on the first Tuesday in February, 2018, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):  
All that tract or parcel of land lying and being in the 16th district, 1st section, land lot 153, of union county, georgia, and being that tract of land containing 1.002 acre more or less, as shown on a plat of survey by rochester & associates, inc., dated september 4, 1998, and recorded in union county, georgia records in plat book 43, page 21. said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.  
also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property.  
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 nonpayment of 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 attorneys' fees and 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 inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property. To the best of the knowledge and belief of the undersigned, the party in possession of the property is William Michael Brown, Tina S. Brown or tenant(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  
This law firm is acting as a debt collector. Any information obtained will be used for that purpose.  
BOTO as Attorney-in-Fact for WILLIAM MICHAEL BROWN AND TINA S. BROWN  
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