

North Georgia News

Legal Notices for February 3, 2016

NOTICE TO CREDITORS AND DEBTORS

RE: CHARLES AUSTIN GILLESPIE
All creditors of the estate of CHARLES AUSTIN GILLESPIE, deceased of Union County, Blairsville, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned.
Charles Austin Gillespie, Jr.
134 Hopes Circle
Demorest, GA 30535 and
David Canning Gillespie
321 Turkey Creek Dr.
Bald Ground, GA 30107
This 7th day of January, 2016.
Charles Austin Gillespie, Jr. and David Canning Gillespie, Co-Executors
N(Jan13,20,27,Feb3)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Carol D. Verdone,
All debtors and creditors of the estate of Carol D. Verdone, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 8th day of January, 2016.
By: Anthony R. Verdone, Jr.,
Personal Representative
504 Cozy Cove Rd.
Blairsville, GA 30512
N(Jan13,20,27,Feb3)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robbie Lee Berrong,
All debtors and creditors of the estate of Robbie Lee Berrong, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 8th day of January, 2016.
By: Peggy Sue Giles,
Personal Representative
P.O. Box 682
Gainesville, GA 30503
N(Jan13,20,27,Feb3)B

NOTICE OF PETITION TO CHANGE NAME

STATE OF GEORGIA

COUNTY OF UNION

16-CV-10-MM

Notice is hereby given that Genie Nichols LaLiberte, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 15th day of January, 2016, praying for a change in the name of petition from Genie Nichols LaLiberte to Genie Leigh Nichols. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
This 15th day of January, 2016
Judy Odom, Clerk Superior Court
Union County, Georgia
Cary D. Cox
Attorney for Petitioner
PO Box 748
Blairsville, Georgia 30514
N(Jan20,27,Feb3,10)P

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Joyce Setzer Robertson
All debtors and creditors of the estate of Joyce Setzer Robertson, deceased, of Union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 29th Day of January, 2016
By: Sharon R. Randolph
1825 Edgewater Canal Rd.
New Smyrna Beach, FL 32168
N(Feb3,10,17,24)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James Stewart Roberson
All debtors and creditors of the estate of James Stewart Roberson, deceased, late of Union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 25th Day of January, 2016
By: Carol Joanne Roberson
812 Rizzetello Ln.
Blairsville, GA 30512
N(Feb3,10,17,24)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Vivian Henriette Lajoie
All debtors and creditors of the estate of Vivian Henriette Lajoie, deceased, late of Union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 29th Day of January, 2016
By: Renee Estelle Lajoie
4300 W. Waco Dr., BR #163
Waco, TX 76710
N(Feb3,10,17,24)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of William Joseph Gray
All debtors and creditors of the estate of William Joseph Gray, deceased, late of Union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 28th Day of January, 2016
By: Jerry Helton
PO Box 1475
Blairsville, GA 30514
N(Feb3,10,17,24)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lee Oscar Bryant
All debtors and creditors of the estate of Lee Oscar Bryant, deceased, late of Union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 20th Day of January, 2016
By: Kay Cook Bryant
408 Arrowood Pl.
Blairsville, GA 30512
N(Feb3,10,17,24)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Joseph Louis Bisol
All debtors and creditors of the estate of Joseph Louis Bisol, deceased, late of Union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 25th Day of January, 2016
By: Laura Bisol Muschweck
1801 SW Norte Dame Ave.
Port Saint Lucie, FL 34953
Deborah Bisol
PO Box 882421
Port Saint Lucie, FL 34988
N(Feb3,10,17,24)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jimmie F. Beacham
All debtors and creditors of the estate of Jimmie F. Beacham, deceased, late of Union County, Georgia are hereby notified to render their demands any payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 22nd Day of January, 2016
By: Jimmy F. Beacham
2802 Post Oak Dr.
Marietta, GA 30062
Beth Beacham Sullivan
83 Ravenwood Hills Cir.
Nashville, TN 37215
N(Feb3,10,17,24)B

IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA

IN THE INTEREST OF:

J.M.

DOB: 04-20-2005

SEX: FEMALE

CASE NO 14-145J-131A

M.M.

DOB: 02-12-2001

SEX: FEMALE

CASE NO 14-145J-130A

childREN under the age of eighteen
NOTICE OF DEPENDENCY HEARING
TO: RONALD MAURER, FATHER OF THE ABOVE-NAMED CHILDREN
By Order for Service by Publication dated the 22nd day of January, 2016, you are hereby notified that on the 22nd day of December, 2015, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order (Dependency) against you as to the above-named children, alleging the children are dependent. This Court found it to be in the children's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to O.C.G.A. § 15-11-163 on the 3rd day of February, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The children shall appear personally before this Court at the provisional hearing.
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 30th day of March, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. If you have any questions concerning this notice, you may call the telephone number of the clerk's office.
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 22nd day of January, 2016.
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Jan27,Feb3,10,17)B

ENVIRONMENTAL PROTECTION DIVISION

PUBLIC ADVISORY

WATERSHED PROTECTION BRANCH

Advisory Issue Date: January 11, 2016
Advisory Close Date: February 10, 2016
City/County: Union County
Control Number: BV-144-15-02
South Shore Subdivision-Boat Ramp Construction

Activity
This advisory is issued to inform the public of a receipt of an Application for a variance submitted pursuant to a state environmental law. The public is invited to comment during the 30-day period on the proposed activity. Since the EPD has no authority to zone property or determine land use, only those comments addressing environmental issues related to air, water, and land protection will be considered in the application review process. Written comments should be submitted to: Program Manager, NonPoint Source Program, Erosion and Sedimentation Control, 2 MLK Jr., Dr., SW Suite, 1462 East, Atlanta, Georgia 30334
Type of Permit Application: Variance to encroach within the 25-foot State waters buffer.
Applicable Law: Georgia Erosion and Sedimentation Act O.C.G.A. 12-7-1 et seq.
Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7
Basis under which variance shall be considered (391-3-7.05 (2)(A-J)) : A

Description and Location of Proposed Activity: Applicant proposes to impact a total of 26 linear feet (1,274 ft²) of stream buffer along Lake Nottely to construct a concrete boat ramp to provide lake access for boater and is part of the common area for the Southshore Sub-division. The boat ramp will be 12' wide and approximately 200' long. Upon completion, the area will be stabilized with a vegetated geogrid 40" on each side of the boat ramp. The project is located 3,000ft upstream from Youngcane Creek off of Pat Colwell Rd.
Name and Address of Permit Applicant: Mr. Jason Henson
Blue Ridge Mountain Surveying
246 Lakemont Circle
Blairsville, Georgia 30512
Summary of Rules Requirements for Variance Application :

The application for a variance must include an Erosion and Sediment Control Plan with control measures based on sound conservation and engineering practices which meet or exceed the standards in the "Manual for Erosion and Sediment Control in Georgia" and which will minimize erosion and deposition of sediments on adjacent lands or into State waters.
For Additional Information Contact: Peggy Chambers, Environmental Specialist
EPD, Watershed Protection Branch
NonPoint Source Program
2 MLK Jr., Dr., SW
Suite 1462 East
Atlanta, Georgia 30334
Telephone : 404/651-8549 FAX: 404/651-8455
N(Jan20,27,Feb3,10)B

NOTICE OF FORECLOSURE

SALE UNDER POWER

UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Bruce S. Anderson to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Bank D/B/A Union Community Mortgage Services, Inc., dated July 17, 2013, and recorded in Deed Book 949, Page 370, Union County, Georgia Records, as last transferred to SunTrust Mortgage, Inc. by assignment recorded on November 6, 2015 in Book 1022 Page 65 in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Three Thousand Seven Hundred Eighty-Five and 0/100 dollars (\$103,785.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on March 1, 2016, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 34, of Union County, Georgia, and being Lot 47, of Chapel Hill Subdivision, containing 0.762 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated January 17, 1995, and recorded in Union County, Georgia records in Plat Book 36, Page 210. 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 the use of the subdivision roads 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Your mortgage servicer can be contacted at (800) 443-1032 - Loss Mitigation Dept, or by writing to PO Box 27767, Richmond, Virginia 23261, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Bruce S. Anderson or tenant(s); and said property is more commonly known as 371 Holly Cove Circle, Blairsville, GA 30512. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
SunTrust Mortgage, Inc. as Attorney in Fact for Bruce S. Anderson.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
404-789-2661
B&S file no.: 15-25415
N(Feb3,10,17,24)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Ray Groves and Wilma Groves to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc., its successors and assigns dated 07/14/08, recorded in Deed Book 768, Page 4271, Union County, Georgia Records, as last transferred to James B. Nutter & Company by assignment recorded to be recorded in the Office of the Clerk of Superior Court of Union County , Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$285,000.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash or certified check only before the courthouse door of Union County, Georgia within the legal hours of sale on March 1, 2016, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 261 of Union County, Georgia, containing 1.12 acres, more or less, and being further identified as Tract 2, as shown on plat of survey by Jack Stanley, dated March 31, 1977, and recorded in Union County Records in Plat Book F, Page 207. Said plat is incorporated herein, by reference hereto, for a full and complete description of 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

James B. Nutter & Company services the above referenced loan on behalf of the current owner of the loan. James B. Nutter & Company can be contacted at 800-315-7334 or by writing to Westport Plaza Office 4153 Broadway Kansas City, MO 64111, to discuss possible alternatives to foreclosure. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: James B. Nutter & Company, Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Ray Groves and Wilma Groves or a tenant or tenants and said property is more commonly known as 3474 Pat Colwell Rd, Blairsville, GA 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. RCO Legal, P.S. 2970 Clairmont Road NE, Suite 780 Atlanta, GA 30329 (770)-234-9181 www.rcolegal.com T\$#: 7870.20878 FEI # 2013.03669 02/03/2016, 02/10/2016, 02/17/2016,02/24/2016
N(Feb3,10,17,24)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

By virtue of the Power of Sale contained in that certain Security Deed given from John C. Culver to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Southern Highlands Mortgage, LLC, dated 05/29/2007, recorded 05/31/2007 in Deed Book 710, Page 718, Union County, Georgia records, and as modified in Deed Book 909, Page 550, Union County, Georgia records, and as last assigned to Branch Banking and Trust Company by virtue of assignment recorded in Deed Book 898, Page 123, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 DOLLARS (\$150,000.00), 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 March 2016 by Branch Banking and Trust Company, as Attorney in Fact for John C. Culver, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOTS 53 AND 56 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRES, MORE OR LESS, AND BEING LOT 4A OF SEVEN SPRINGS SUBDIVISION AS SHOWN ON THE PLAT OF SURVEY BY JACK STANLEY, DATED DECEMBER 28, 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK O, PAGE 238. SAID PLAT OF SURVEY BEING INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN ON THE PLAT SURVEY. SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 142, PAGES 180-181. Said property being known as 290 CHAPMAN LANE, BLAIRSVILLE, GEORGIA 30512 according to the present numbering system in Union County. The indebtedness secured by said Security Deed has been 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 and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is John C. Culver or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited 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: Branch Banking and Trust Company, 301 College Street, Greenville, NC 29601 TEL 800-827-3722. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.
N(Feb3,10,17,24)B

NOTICE OF SALE UNDER POWER,

UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Terry Plott and Coletta Plott to H&R Block Mortgage Corporation dated 9/21/2006 and recorded in Deed Book 670 Page 4, Union County, Georgia records; as last transferred to or acquired by Aspen Shackleton III LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 125,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on March 01, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:

All that tract or parcel of land lying and being in Union County, Georgia and being part of Lot of Land Nos. 33 & 40, District 10, Section One of said County and State, containing 8 acres, more or less, described as follows: BEGINNING at an iron pin on the road with the property line of Ed Plott, thence a West direction to a rock corner on the Ed Plott line; thence a North direction to an iron pin at the Hughes line; thence an East direction to the road; thence with the road a South direction to the point of beginning.
LESS AND EXCEPT

That certain Warranty Deed between Terry Plott and Mattie Plott to Eula Mae Harkins and Thomas G. Harkins, dated August 4th, 1995 and filed for record in Deed Book 234, Page 663, Union County, Georgia Records.
That certain Warranty Deed between Terry Plott and Mattie Plott to Eula Mae Harkins and Thomas G. Harkins, dated November 11th, 1994 and filed for record in Deed Book 225, Page 380, Union County, Georgia Records.
That certain Warranty Deed from Terry Plott to Larry Harkins and Jean Harkins, dated July 22, 1982, and filed for record in Deed Book 122, Page 402, Union County, Georgia Records.
That certain Warranty Deed from Terry Plott to Larry Harkins and Jean Harkins, dated July 22, 1982, and filed for record in Deed Book 122, Page 401, Union County, Georgia 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 is commonly known as 6037 Dock Jones Road W aka, 1050 Doc Jones Road, 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 belief of the undersigned, the party (or parties) in possession of the subject property is (are): Coletta Plott and Terry Plott or tenant or tenants.
Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Gregory Funding LLC
Gregory Funding
PO Box 25430
Portland, OR 97298
866-712-5698
Note, however, 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 constitute 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 redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial 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 immediately above.
Aspen Shackleton III LLC as agent and Attorney in Fact for Terry Plott and Coletta Plott
Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1144-158A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-158A
N(Feb3,10,17,24)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from WENDELL LEE GARRETT AND KATHIE JO GARRETT ("Grantor") to MELVIN E. BROWN ("Grantee"), dated JUNE 1, 1987, recorded JUNE 26, 1987, in Deed Book 269, Page 565, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of EIGHTY-TWO THOUSAND and 00/100 Dollars (\$82,000.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in MARCH, 2016, the following described real property to wit: 1.54 acres, more or less, of Land Lot 304, of the 9th District, 1st Section of Union County, Georgia, being Tract A as shown on a plat of survey of Wellborn Mountain Estate, made by M.E. Richards, Union County Surveyor, dated March 12, 1985, revised September 7, 1985, as recorded in Plat Book U, Page 12, Union County records, and reference is heremade to said plat for a full and complete description herein.
Subject to restrictions recorded in Deed Book 157, Pages 300-301, Union County, Georgia records.
Property Address: 496 EMORY CIRCLE, BLAIRSVILLE, GA 30512
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of Grantee, the above described property is in the possession of Gregory G. Cartier, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.
MELVIN E. BROWN
As Attorney in Fact for
WENDELL LEE GARRETT AND KATHIE JO GARRETT
02/03/16; 02/10/16
02/17/16; 02/24/16
N(Feb3,10,17,24)B