

North Georgia News

Legal Notices for June 28, 2017

NOTICE OF SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Deborah Elizabeth Beckham, Plaintiff
vs.
Dylan Beckham, Defendant
CASE NO. 16-CV-405-RG
NOTICE OF SERVICE BY PUBLICATION
TO: Dylan Beckham
Address Unknown
By Order of the Court for Service by Publication dated May 10, 2017, you are hereby notified that on December 13, 2016, Deborah Elizabeth Beckham filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of May 10, 2017.
Witness, the Honorable Judge of Superior Court in Union County this day of May, 2017
Judy L. Odum
Clerk of Union County Superior Court
(NJun17,14,21,2018)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Timothy Milton Swartz,
All debtors and creditors of the estate of Timothy Milton Swartz, 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 20th day of June, 2017.
By: Thomas Edward Swartz Jr.
PO Box 462
Blairsville, GA 30514
(NJun28,Jul5,12,1918)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jonathan Paul Donnelly Sr.,
All debtors and creditors of the estate of Jonathan Paul Donnelly 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 estate are required to make immediate payment to the Personal Representative(s).
This 20th day of June, 2017.
By: Sally Ann Donnelly
6 Safe Harbor Dr., #C1
Ocean City, NJ 08226
(NJun28,Jul5,12,1918)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Marvin Gentry Dills,
All debtors and creditors of the estate of Marvin Gentry Dills, 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 20th day of June, 2017.
By: Matt Robert R. Rogers
meedham@dot.ga.gov
9429 Blue Ridge Hwy
Blairsville, GA 30512
(NJun28,Jul5,12,1918)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Edwin Bishop Jr.,
All debtors and creditors of the estate of James Edwin Bishop Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 22nd day of June, 2017.
By: Deborah B. Steed
308 Gray Rd.
Blairsville, GA 30512
(NJun28,Jul5,12,1918)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Roy Jack Anderson,
All debtors and creditors of the estate of Roy Jack Anderson, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 23rd day of June, 2017.
By: Dale A. Allison, Jr
372 Stategate Dr
Blairsville, GA 30512
(NJun28,Jul5,12,1918)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Petitioner: Holly Stephens
and Respondent: Tyler Stephens
Civil Action File No: 17-CV-207-SG
NOTICE OF FILING PETITION FOR DIVORCE
TO: Tyler Stephens
Pursuant to an Order of Publication signed by the Honorable N. Stanley Gunter on June 16, 2017, you are hereby notified that a Petition for Divorce has been filed in the Superior Court of Union County, Georgia, on June 22, 2017, a Petition which seeks to Obtain A Divorce. Generally, the Petition alleges that Petitioner is seeking a divorce from you.
You may obtain a copy of this Petition from the Clerk of Superior Court of Union County, located at 65 Courthouse Street, Blairsville, GA 30512.
After you review the Petition, you must file your written answer and objections to the Petition with this Clerk of Superior Court. You must also serve a copy of your answer upon the Petitioner, whose address is as follows: 864 Plott Town Road, Young Harris, GA 30582.
Your answer must be made within sixty (60) days of the date of the Order for Service by Publication.
Signed this 22 day of June, 2017
Judy Odum, Clerk Superior Court of Union County
(NJun28,Jul5,12,1918)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DONALD C. WINTERMUTE SR., DECEASED
ESTATE NO. 17-69
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Douglas G. Wintermute has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Donald C. Wintermute Sr., deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before July 24, 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 CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(NJun28,Jul5,12,1918)

NOTICE OF INTENT TO INCORPORATE
Notice is given that Articles of Incorporation which will incorporate Land Concrete Pumping, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 39 Taylors Court, Blairsville, Union County, Georgia 30512, and its initial registered agent at such address is Scott Land.
(NJun28,Jul51918)

NOTICE OF INTENT TO DISSOLVE
Notice is given that a notice of intent to dissolve Rogers Consultancy, LTD., a Georgia for profit corporation with its registered office at 3153 Sawyer Ct. NE, Marietta, Georgia 30066 will be delivered to the Secretary of State for filing in accordance with the Georgia Profit Corporation Code.
(NJun28,Jul51918)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
SANDRA MERCER LYNCH, DECEASED
ESTATE NO. 17-41
NOTICE
IN RE: The Petition for Letters of Administration with Will Annexed (Will Previously Probated) in the above-referenced estate having been duly filed,
TO: Nicholas B. Lynch
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 July 10, 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 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(NJun14,21,28,Jul518)

NOTICE OF LOCATION AND DESIGN APPROVAL
Project Number APD00-0056-02(029)
P. 1.1225
Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.
The date of location and design approval is: June 13, 2017
This project is located entirely within Land District 17. The project is located in Land Lots 98, 99, 118, 119, 135, 154, 171, 172, 184, 185, 186, 187, 188, 189, 210, 211, 212, 213, 214, 215, 216, 217, 234, 235, 268, 269 and 270.
This project proposes to widen SR 515/US 76 from a 3-lane highway to a 4-lane (2 lanes in each direction) highway between Blairsville and Young Harris. A 2-lane (1 lane in each direction) bypass is proposed around the west side of Young Harris, beginning at the intersection with SR 515 and Brasstown Creek Rd, crossing over SR 66 near the wastewater treatment plant, and ending at the intersection with SR 515 and Timberline Drive. The existing portion of SR 515 through downtown Young Harris will not be widened as part of this project.
Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:
Matt Needham, District 1, Area 4 Engineer
meedham@dot.ga.gov
942 Albert Reid Rd
Cleveland, GA 30528
(706) 348-4848
Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to: Albert V. Shelby III, State Program Delivery Administrator
Office of Program Delivery
Attn: Achor Njoku
Project Manager
Njoku@dot.ga.gov
600 West Peachtree St, 25th Floor
Atlanta, GA 30308
(404) 631-1550
Any written request or communication in reference to this project or notice SHOULD include the Project and P. I. Numbers as noted at the top of this notice.
(NJun14,21,28,Jul518)

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
S. V.
DOB: 10-17-2003
SEX: MALE
child under age of eighteen
CASE NO. 144-17J-6A
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING
TO: JOSHUA SHANE LONG AND ANY POSSIBLE BIOLOGICAL FATHER OF THE ABOVE-NAMED CHILD
By Order for Service by Publication dated the 13th day of June, 2017, you are hereby notified that on the 3rd day of February, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child and this Court found it to be in the child's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.
If the Court at the trial finds that the facts set out in the Petition for Termination of Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights to your child.
If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption of the child. You may participate in the proceedings. Your child will be legally freed to be adopted by someone else.
Even if your parental rights are terminated:
1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted;
2) Your child can still inherit from you unless and until your child is adopted; and
3) Your child can still pursue any civil action against you.
As to Joshua Shane Long and any possible biological father, under the provisions of O.C.G.A. § 15-11-260, et seq, you may lose all rights to the above-named child and will not be entitled to object to the termination of your rights to this child unless, within thirty (30) days of your receipt of this NOTICE TO PUTATIVE FATHER, you file:
a) A petition to legitimize the child; and
b) Notice of the filing of the petition to legitimize with the Juvenile Court of Union County.
If you fail to file a petition to legitimize or if your petition to legitimize is subsequently dismissed for failure to prosecute or the court does not find that you are the legal father of the child named in your petition to legitimize, this Court may enter an order terminating your parental rights.
This Court will conduct a provisional hearing upon the Petition for Termination of Parental Rights on the 19th day of June, 2017 at 1:30 p.m. in the Union County Courthouse, Blairsville, Georgia. This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 21st day of August, 2017 at 1:30 p.m. in the Union County Courthouse, Blairsville, Georgia.
The child 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.
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this 13th day of June, 2017.
Honorable Raymond George
Judge by designation, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
(NJun21,28,Jul5,1918)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Bobby Joe Collins,
All debtors and creditors of the estate of Bobby Joe Collins, 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 June, 2017
By: Joan Kaye Collins
1234 Pine Ridge Rd.
Blairsville, GA 30512
(NJun14,21,28,Jul518)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Bobby Joe Collins,
All debtors and creditors of the estate of Bobby Joe Collins, 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 June, 2017
By: Joan Kaye Collins
1234 Pine Ridge Rd.
Blairsville, GA 30512
(NJun14,21,28,Jul518)

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 E. Nafziger and Wendy M. Nafziger to Wells Fargo Bank, N.A., dated August 18, 2014, recorded in Deed Book 983, Page 718, Union County, Georgia Records and as re-recorded in Deed Book 1070, Page 105, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$134,750.00), 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, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Wednesday in July, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO 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 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). 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. Wells Fargo Bank, NA is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Donald E. Nafziger and Wendy M. Nafziger or a tenant or tenants and said property is more commonly known as 239 Oak Crest Dr, Morgantown, Georgia 30560. 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. Wells Fargo Bank, NA as Attorney in Fact for Donald E. Nafziger and Wendy M. Nafziger McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lots 94 and 95, of Union County, Georgia, and being Lot 12, containing 5.436 acres, more or less, of the Highlands Subdivision, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., dated March 14, 2012, and recorded in Union County, Georgia records in Plat Book 64, Page 62, said Plat incorporated herein, by reference hereto, for a full and complete description of the above described property. Subject to all easement and restrictions of records; is any, as recorded in Union County, Georgia records in Deed Book 129, Page 403. Subject to Right of way easement to State Highway Department of Georgia as recorded in Union County, Georgia records in Deed Book RR, Page 351. Subject to matters appearing on plat as recorded in Union County, Georgia records in Plat Book 42, Page 85, and as described above. MR/kdh 7/5/17
Our file no. 580116 - FT5
(NJun17,14,21,2018)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from KENYA L. PATTON to SOUTHERN HIGHLANDS MORTGAGE LLC, dated February 8, 2008, recorded February 13, 2008, in Deed Book 747, Page 625 (See Agreement Correcting Legal Description of Security Deed at Book 963, Page 139), Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Thirty-Three Thousand Two Hundred and 00/100 dollars (\$433,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Bayview Loan Servicing, LLC a Delaware Limited Liability Company, 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 Wednesday in July, 2017, 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 285, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 5.001 ACRES, AS DESCRIBED BY THAT PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, RLS #2894, DATED 9/29/06, RECORDED IN PLAT BOOK 59, PAGE 36, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY AS SHOWN ON PLAT.
GRANTOR GRANTS TO GRANTEE A TWELVE FOOT (12') PERPETUAL NON-EXCLUSIVE EASEMENT FROM APPLE VALLEY ROAD (NOW KNOWN AS MADELINE WAY) FOR UTILITY, PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS IN, TO, OVER ACROSS AND THROUGH THE ABOVE REFERENCED PROPERTY. THE PROPERTY ADDRESS ACCORDING TO THE SYSTEM OF NUMBERING CURRENTLY EMPLOYED IN UNION COUNTY, GEORGIA IS 98 MADELINE WAY, BLAIRSVILLE, GEORGIA 30512.
Said legal description being controlling, however the property is more commonly known as 98 MADELINE WAY F/K/A 320 APPLE VALLEY RD EAST, 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, but not yet 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 the Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KENYA L. PATTON, 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: BAYVIEW LOAN SERVICING, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299.
BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY
as Attorney in Fact for
KENYA L. PATTON
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. BVC-15-05916-2
Ad Run Dates 06/07/2017, 06/14/2017, 06/21/2017, 06/28/2017
www.rublinlublin.com/property-listings.phpc
(NJun17,14,21,2018)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the power of sale contained with that certain Security Deed dated September 27, 2007, from Elizabeth S. Gould and William J. Gould to Financial Freedom Senior Funding Corporation, recorded on October 17, 2007 in Deed Book 731 at Page 429, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to CIT Bank, N.A., by Assignment and said Security Deed having been given to secure a note dated September 27, 2007, in the amount of \$177,000.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on July 5, 2017, the following described real property (hereinafter referred to as the "Property"): 1.0 ACRE, MORE OR LESS, OF LAND LOT 94 OF THE 7TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY MADE BY M.E. RICHARDS, C.S., DATED JUNE 27, 1986, AND RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF UNION COUNTY, GEORGIA, IN PLAT BOOK 3, FOLIO 82. OWNERS: Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. BVC-15-05916-2
Ad Run Dates 06/07/2017, 06/14/2017, 06/21/2017, 06/28/2017
www.rublinlublin.com/property-listings.phpc
(NJun17,14,21,2018)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Sheena Elaine Murdock and Mathieu Murdock to The Support Center, a North Carolina Non-Profit Corporation, dated June 12, 2015, and recorded in Deed Book 1008, Page 680, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$200,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Wednesday in July, 2017, to wit: July 5, 2017, the following described property:
All that tract or parcel of land lying and being in Loan Lots 205 and 206 of the 9th District, 1st Section of Union County, Georgia, containing 3.688 acres, more or less, as shown on a plat of survey by Patterson & Dewar Engineers, Inc., dated April 22, 2013 and recorded in Plat Book 66, Page 51, Union County, Georgia Records, said plat being incorporated herein by reference.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 625 Rogers Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sheena Elaine Murdock or tenant or tenants.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the 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 paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:
Carolina Small Business Development Fund
3128 Highlands Boulevard, Ste 170
Raleigh, NC 29604
(919)803-1437
The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being
Carolina Small Business Development Fund
f/k/a The Support Center
as attorney in fact for
Sheena Elaine Murdock and Mathieu Murdock
Richard B. Maner, P.C.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328
(404)252-6385
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
RBM17-001
(NJun17,14,21,2018)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Sheena Elaine Murdock and Mathieu Murdock to The Support Center, a North Carolina Non-Profit Corporation, dated June 12, 2015, and recorded in Deed Book 1008, Page 680, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$200,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Wednesday in July, 2017, to wit: July 5, 2017, the following described property:
All that tract or parcel of land lying and being in Loan Lots 205 and 206 of the 9th District, 1st Section of Union County, Georgia, containing 3.688 acres, more or less, as shown on a plat of survey by Patterson & Dewar Engineers, Inc., dated April 22, 2013 and recorded in Plat Book 66, Page 51, Union County, Georgia Records, said plat being incorporated herein by reference.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 625 Rogers Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sheena Elaine Murdock or tenant or tenants.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Financial Freedom, 2900 Esperanza Crossing, Austin, TX 78758, 866-727-4303. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for CIT Bank, N.A. as Attorney in Fact for Elizabeth S. Gould and William J. Gould 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: James E. Albertelli, Esq. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. JEA - 17-006497 A-4621365 06/07/2017, 06/14/2017, 06/21/2017, 06/28/2017
(NJun17,14,21,2018)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by E. Nafziger and Wendy M. Nafziger to Wells Fargo Bank, N.A., dated August 18, 2014, recorded in Deed Book 983, Page 718, Union County, Georgia Records and as re-recorded in Deed Book 1070, Page 105, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$134,750.00), 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, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Wednesday in July, 2017, the following described property: SEE EXHIBIT "A" ATTACHED HERETO 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 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). 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. Wells Fargo Bank, NA is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Donald E. Nafziger and Wendy M. Nafziger or a tenant or tenants and said property is more commonly known as 239 Oak Crest Dr, Morgantown, Georgia 30560. 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. Wells Fargo Bank, NA as Attorney in Fact for Donald E. Nafziger and Wendy M. Nafziger McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lots 94 and 95, of Union County, Georgia, and being Lot 12, containing 5.436 acres, more or less, of the Highlands Subdivision, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., dated March 14, 2012, and recorded in Union County, Georgia records in Plat Book 64, Page 62, said Plat incorporated herein, by reference hereto, for a full and complete description of the above described property. Subject to all easement and restrictions of records; is any, as recorded in Union County, Georgia records in Deed Book 129, Page 403. Subject to Right of way easement to State Highway Department of Georgia as recorded in Union County, Georgia records in Deed Book RR, Page 351. Subject to matters appearing on plat as recorded in Union County, Georgia records in Plat Book 42, Page 85, and as described above. MR/kdh 7/5/17
Our file no. 580116 - FT5
(NJun17,14,21,2018)

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated September 27, 2007, from Elizabeth S. Gould and William J. Gould to Financial Freedom Senior Funding Corporation, recorded on October 17, 2007 in Deed Book 731 at Page 429, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to CIT Bank, N.A., by Assignment and said Security Deed having been given to secure a note dated September 27, 2007, in the amount of \$177,000.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on July 5, 2017, the following described real property (hereinafter referred to as the "Property"): 1.0 ACRE, MORE OR LESS, OF LAND LOT 94 OF THE 7TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY MADE BY M.E. RICHARDS, C.S., DATED JUNE 27, 1986, AND RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF UNION COUNTY, GEORGIA, IN PLAT BOOK 3, FOLIO 82. OWNERS: Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. BVC-15-05916-2
Ad Run Dates 06/07/2017, 06/14/2017, 06/21/2017, 06/28/2017
www.rublinlublin.com/property-listings.phpc
(NJun17,14,21,2018)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Sheena Elaine Murdock and Mathieu Murdock to The Support Center, a North Carolina Non-Profit Corporation, dated June 12, 2015, and recorded in Deed Book 1008, Page 680, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$200,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Wednesday in July, 2017, to wit: July 5, 2017, the following described property:
All that tract or parcel of land lying and being in Loan Lots 205 and 206 of the 9th District, 1st Section of Union County, Georgia, containing 3.688 acres, more or less, as shown on a plat of survey by Patterson & Dewar Engineers, Inc., dated April 22, 2013 and recorded in Plat Book 66, Page 51, Union County, Georgia Records, said plat being incorporated herein by reference.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 625 Rogers Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of