

North Georgia News

Legal Notices for July 12, 2017

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
(NJun26,Jul5,12,19)B

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
46 Safe Harbor Dr., #C1
Ocean City, NJ 08226
(NJun26,Jul5,12,19)B

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: Robert R. Rogers
9429 Blue Ridge Hwy.
Blairsville, GA 30512
(NJun26,Jul5,12,19)B

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
(NJun26,Jul5,12,19)B

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 19th day of June, 2017.
By: Richard ("Ricky") Anderson
182 Anderson Rd.
Blairsville, GA 30512
(NJun26,Jul5,12,19)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Minnie Iola Allison,
All debtors and creditors of the estate of Minnie Iola Allison, 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.
3732 Stallegate Dr.
Blairsville, GA 30512
(NJun26,Jul5,12,19)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS
STATE OF GEORGIA
COUNTY OF UNION
The undersigned does hereby certify that Joyce Clair conducting a business as Joyce Clair Art in the City of Blairsville County of Union in the State of Georgia, under the name of Joyce Clair Art and/or grant of certain powers contained in creating and selling art & crafts and art instruction and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Joyce Clair, 1373 Spring Cover Road, Blairsville, GA 30512.
(NJun12,19)P

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Petitioner: Holly Stephens and
Respondent: Tyler Stephens
Civil Action File: 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 filed 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
(NJun26,Jul5,12,19)P

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) 439-8006
(NJun26,Jul5,12,19)B

NOTICE OF LOCATION AND DESIGN APPROVAL
Project Number APD00-0056-02(029)
P. 1.122900
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 of SR 515 and Brasstown Creek Rd. crossing over SR 66 near the wastewater treatment plan, 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
mneedham@dot.ga.gov
942 Albert Reid Rd
Cleveland, GA 30528
(706) 349-4841
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.
(NJun21,28,Jul5,12)B

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
M.A.
DOB: 10-09-2013
SEX: MALE
CHILD UNDER THE AGE OF EIGHTEEN
CASE NO. 144-171-01A
NOTICE OF DEPENDENCY HEARING
TO: TERRY CHRIS ANDERSON, FATHER OF THE ABOVE-NAMED CHILD
By Order for Service by Publication dated the 5th day of July, 2017, you are hereby notified that on the 28th day of June, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephen L. Zeig 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. § 15-11-39.2 on the 2nd day of August, 2017, at 11:00 a.m., at the Towns County Courthouse, Hiawassee, 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 case no. 144-171-01A.
The child 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 August, 2017, at 9:00 a.m., at the Towns County Courthouse, Hiawassee, 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 one, 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 the 5th day of July, 2017.
Honorable Jeremy Clough
Judge, Juvenile Court
Union County Courthouse, Blairsville, Georgia
Enotah Judicial Circuit
(NJun12,19,26,Aug)B

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. 144-171-6A
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 to Terminate 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 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 or otherwise to 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,

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 the 13th day of June, 2017.
Honorable Raymond George
Judge by designation, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
(NJun21,28,Jul5,12)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of the Power of Sale contained in that certain Security Deed given from James A. Edison to Branch Banking and Trust Company, dated 08/14/2006, recorded 08/16/2006 in Deed Book 662, Page 399, Union County, Georgia records, and as modified, said Security Deed having been given to secure a Note of even date in the principal amount of SEVENTY-SIX THOUSAND AND 00/100 DOLLARS (\$76,000.00), 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 August 2017 by Branch Banking and Trust Company, as Attorney in Fact for James A. Edison, 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 LOTS 80, 81, 100 & 101, 9TH DISTRICT, 1ST SECTION, UNION COUNTY RECORDS, BEING LOT 125 CONTAINING 1.388 ACRES OF FOX LAKE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC DATED 7/6/06, AS RECORDED IN PLAT BOOK 58, PAGES 230-235, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN DEED BOOK 648, PAGE 710, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 650, PAGE 3, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 657, PAGES 152-164, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES, IF ANY; THE PROPERTY IS SUBJECT TO THAT CERTAIN RIGHT OF WAY IN FAVOR OF UNION COUNTY, GEORGIA FOR "OLD SMYRNA ROAD", AS THE SAME MAY AFFECT THE AFORESAID PROPERTY AND AS SET FORTH IN THAT RIGHT OF WAY DEED DATED FEBRUARY 17, 1992, AND RECORDED IN DEED BOOK 192, PAGE 162, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THAT RIGHT OF WAY AND EASEMENT FOR THAT ROAD NOW KNOWN AS RIZZITELLO LANE AS SET FORTH IN AN EASEMENT DEED NOVEMBER 6, 1979, AND RECORDED IN DEED BOOK 123, PAGE 163, OF THE UNION COUNTY RECORDS; THE PROPERTY IS SUBJECT TO THE ROAD RIGHT OF WAY, IF ANY, FOR IVY LOG ROAD, A PRESENTLY EXISTING 20 FOOT WIDE ASPHALT ROADWAY; NOTHING CONTAINED HEREIN, NOR BY THE DELIVERY AND ACCEPTANCE HEREOF, SHALL BE DEEMED BY GRANTORS NOR GRANTEE TO BE AN ACKNOWLEDGEMENT, AN ACQUISITION OR RECOGNITION OF THE 100 FOOT WIDE R/W FOR IVY LOG ROAD SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY AS BEING "PER UNION COUNTY ROAD DEPARTMENT". ALSO CONVEYED HEREIN ARE THE FOLLOWING: (A) ALL RIGHTS OF GRANTORS IN AND TO THE USE OF THE ROAD RIGHT OF WAY FOR RIZZITELLO LANE AS RESERVED IN THAT CONVEYANCE OF EASEMENT DATED NOVEMBER 6, 1989, RECORDED IN DEED BOOK 123, PAGE 163 OF THE UNION COUNTY RECORDS. (B) ALL GRANTORS RIGHT OF TITLE AND INTEREST IN AND TO THAT PORTION OF LAND LYING WITHIN THAT 100 FOOT WIDE R/W FOR IVY LOG ROAD SHOWN ON THE ABOVE REFERENCED PINT OF SURVEY AS BEING "PER UNION COUNTY ROAD DEPARTMENT", AND LYING NORTH AND NORTHEAST OF THE CENTERLINE OF IVY LOG ROAD, SUBJECT ONLY TO ANY ACTUAL, LAWFUL ROAD RIGHT OF WAY FOR SAID ROAD THROUGH THE PROPERTY HEREIN CONVEYED; SAID CONVEYANCE IS ONLY FOR SAID LAND APPURTENANT TO ABOVE DESCRIBED LOT. 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 James A. Edison 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, DR/L/MLU/Mortgage Default Group, 7701 Airport Center Dr, MC 527-99-04-15, Greensboro, NC 27409 TEL 866-909-4852. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Gehehen Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.
(NJul5,12,19,26)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of the Power of Sale contained in that certain Security Deed given from James A. Edison to Branch Banking and Trust Company, dated 08/14/2006, recorded 08/14/2016 in Deed Book 662, Page 408, Union County, Georgia records, and as modified, said Security Deed having been given to secure a Note of even date in the principal amount of FIFTY THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS (\$50,350.00), 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 August 2017 by Branch Banking and Trust Company, as Attorney in Fact for James A. Edison, 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 LOTS 80, 81, 100 & 101, 9TH DISTRICT, 1ST SECTION, UNION COUNTY RECORDS, BEING LOT 35 CONTAINING 1.004 ACRES OF FOX LAKE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC DATED 7/6/06, AS RECORDED IN PLAT BOOK 58, PAGES 230-235, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN DEED BOOK 648, PAGE 710, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 650, PAGE 3, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 657, PAGES 152-164, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES, IF ANY; THE PROPERTY IS SUBJECT TO THAT CERTAIN RIGHT OF WAY IN FAVOR OF UNION COUNTY, GEORGIA FOR "OLD SMYRNA ROAD", AS THE SAME MAY AFFECT THE AFORESAID PROPERTY AND AS SET FORTH IN THAT RIGHT OF WAY DEED DATED FEBRUARY 17, 1992, AND RECORDED IN DEED BOOK 192, PAGE 162, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THAT RIGHT OF WAY AND EASEMENT FOR THAT ROAD NOW KNOWN AS RIZZITELLO LANE AS SET FORTH IN AN EASEMENT DEED NOVEMBER 6, 1979, AND RECORDED IN DEED BOOK 123, PAGE 163, OF THE UNION COUNTY RECORDS; THE PROPERTY IS SUBJECT TO THE ROAD RIGHT OF WAY, IF ANY, FOR IVY LOG ROAD, A PRESENTLY EXISTING 20 FOOT WIDE ASPHALT ROADWAY; NOTHING CONTAINED HEREIN, NOR BY THE DELIVERY AND ACCEPTANCE HEREOF, SHALL BE DEEMED BY GRANTORS NOR GRANTEE TO BE AN ACKNOWLEDGEMENT, AN ACQUISITION OR RECOGNITION OF THE 100 FOOT WIDE R/W FOR IVY LOG ROAD SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY AS BEING "PER UNION COUNTY ROAD DEPARTMENT". ALSO CONVEYED HEREIN ARE THE FOLLOWING: (A) ALL RIGHTS OF GRANTORS IN AND TO THE USE OF THE ROAD RIGHT OF WAY FOR RIZZITELLO LANE AS RESERVED IN THAT CONVEYANCE OF EASEMENT DATED NOVEMBER 6, 1989, RECORDED IN DEED BOOK 123, PAGE 163 OF THE UNION COUNTY RECORDS. (B) ALL GRANTORS RIGHT OF TITLE AND INTEREST IN AND TO THAT PORTION OF LAND LYING WITHIN THAT 100 FOOT WIDE R/W FOR IVY LOG ROAD SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY AS BEING "PER UNION COUNTY ROAD DEPARTMENT", AND LYING NORTH AND NORTHEAST OF THE CENTERLINE OF IVY LOG ROAD, SUBJECT ONLY TO ANY ACTUAL, LAWFUL ROAD RIGHT OF WAY FOR SAID ROAD THROUGH THE PROPERTY HEREIN CONVEYED; SAID CONVEYANCE IS ONLY FOR SAID LAND APPURTENANT TO ABOVE DESCRIBED LOT. 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 James A. Edison 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, DR/L/MLU/Mortgage Default Group, 7701 Airport Center Dr, MC 527-99-04-15, Greensboro, NC 27409 TEL 866-909-4852. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Gehehen Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.
(NJul5,12,19,26)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, 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 August, 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 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 TRANSAMMISSION 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, 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., 135 Maxxess Rd., Melville, NY 11747, Telephone Number: 866-867-0330. THE MONEY SOURCE, INC. as Attorney in Fact for DONALD A. GLOCKELER
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. DM1-17-02746-1
Ad Run Dates 07/05/2017, 07/12/2017, 07/19/2017, 07/26/2017
www.rublinlublin.com/property-listings.phpc
(NJul5,12,19,26)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DONALD A. GLOCKELER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR BMMC MORTGAGE LLC dated February 21, 2015, recorded March 6, 2015, in Deed Book 998, Page 732-746, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Sixty-Two Thousand and 00/100 dollars (\$162,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to The Money Source, 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 August, 2017, all property described in said Security Deed including but not limited to the following described property:
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE UNION COUNTY GEORGIA, TO-WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 74 OF UNION COUNTY, GEORGIA AND BEING TRACT 1-C CONTAINING 2.070 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND AND COX LAND SURVEYING, LLC DATED OCTOBER 4, 2006 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 59, PAGE 184. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 681, PAGE 157 SUBJECT TO A ROAD EASEMENT AS SHOWN ON PLAT. SUBJECT TO 100 FOOT SPRINGS BUFFER AS SHOWN ON PLAT. GRANTORS ALSO GRANT TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. Said legal description being controlling, however the property is more commonly known as 284 STENNES GAP RD, 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 DONALD A. GLOCKELER, ESTATE AND/OR HEIRS-AT-LAW OF DONALD GLOCKELER, 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: The Money Source Inc., Loss Mitigation Dept., 135 Maxxess Rd., Melville, NY 11747, Telephone Number: 866-867-0330. THE MONEY SOURCE, INC. as Attorney in Fact for DONALD A. GLOCKELER
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. DM1-17-03495-1
Ad Run Dates 07/05/2017, 07/12/2017, 07/19/2017, 07/26/2017
www.rublinlublin.com/property-listings.phpc
(NJul5,12,19,26)B

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 April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, recorded on April 21, 2014 in Deed Book 972 at Page 573, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to loanDepot.com, LLC by Assignment and said Security Deed having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, 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 August 1, 2017, the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED MARCH 30, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and 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: Centar FSE, PO Box 77404, Ewing, NJ 08628, 800-223-6527. 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. Albertell Law Attorney for loanDepot.com, LLC as Attorney in Fact for Clayton Mason and Kristina Mason 100 Galleria Parkway, Suite 960 Atlanta, GA 30338 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 - 17-012368A-4623256 07/05/2017, 07/12/2017, 07/19/2017, 07/26/2017
(NJul5,12,19,26)B