

North Georgia News

Legal Notices for March 15, 2017

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of James Earl Watson,
All debtors and creditors of the estate of James Earl Watson, 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 7th day of March, 2017.
By: Troy James Watson
1350 Chattahoochee Run Dr.
Suwanee, GA 30024
Collene Dawn Lee
403 Arrowhatchee Dr.
Winder, GA 30680
N(Mar15,22,29,Apr5)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Eloise R. Harper,
All debtors and creditors of the estate of Eloise R. Harper, 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 10th day of March, 2017.
By: Kathy Nan Roberson
179 Cross Creek Rd.
Blairsville, GA 30512
N(Mar15,22,29,Apr5)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Joan B. Taylor,
All debtors and creditors of the estate of Joan B. Taylor, 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 7th day of March, 2017.
By: Catherine Ann Jenkins
647 Howells Cir Dr.
Ft. Myers, FL 33905
N(Mar15,22,29,Apr5)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Blanche Swain,
All debtors and creditors of the estate of Blanche Swain, 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 3rd day of March, 2017.
By: Benny Collins
150 Charlie Corn Dr., Apt 25
Young Harris, GA 30582
N(Mar15,22,29,Apr5)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Ruth Gladys Cantrell,
All debtors and creditors of the estate of Ruth Gladys Cantrell, 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 10th day of March, 2017.
By: Bill Cantrell
1467 Bunker Hill Rd.
Blairsville, GA 30512
N(Mar15,22,29,Apr5)B

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
In Re: Name Change of
Jesse Aldrich-Ames, Petitioner
Civil Action Case Number: 17-CV-56-SG
Notice of Petition To Change Name of Adult
Jesse Aldrich-Ames filed a petition in the Union County Superior Court on January, 2017, to change the name from: Jesse Aldrich-Ames to Jesse Josiah Smith. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Dated: 2/13/17
Jesse Aldrich-Ames
33 Autumn View
Blairsville, GA 30512
N(Feb22,Mar1,8,15)P

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
In Re: Name Change of
Celestial Joy Glass, Petitioner
Civil Action Case Number: 17-CV-57-SG
Notice of Petition To Change Name of Adult
Celestial Joy Glass filed a petition in the Union County Superior Court on January, 2017, to change the name from: Celestial Joy Glass to Celestial Joy Smith. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Dated: 2/13/17
Celestial Joy Glass
33 Autumn View
Blairsville, GA 30512
N(Feb22,Mar1,8,15)P

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Elmer Lee Dotson,
All debtors and creditors of the estate of Elmer Lee Dotson, 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 13th day of February, 2017.
By: Charles Daniel Dotson
1050 Mount McKinley Dr.
Grayson, GA 30017
N(Feb22,Mar1,8,15)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Frances Leavitt Beagle,
All debtors and creditors of the estate of Frances Leavitt Beagle, 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 February, 2017.
By: Barbara Beagle Zubriski
758 Dockery Creek Rd.
Young Harris, GA 30582
N(Mar1,8,15,22)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Charles Edward Heery, Sr.,
All debtors and creditors of the estate of Charles Edward Heery, 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 February, 2017.
By: Charles Edward Heery, Jr.
561 Rocky Top Mtn Rd.
Suches, GA 30572
N(Mar1,8,15,22)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Mary Kuntzler,
All debtors and creditors of the estate of Mary Kuntzler, 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 February, 2017.
By: Susan Burns
60 Caledonia Rd., Apt 314
Asheville, NC 28803
N(Mar1,8,15,22)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Linda Diane Stewart,
All debtors and creditors of the estate of Linda Diane Stewart, 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 24th day of February, 2017.
By: Pamela Kendall Floyd
P O Box 1114
Hiawassee, GA 30546
N(Mar1,8,15,22)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Pat Lee,
All debtors and creditors of the estate of Pat Lee, 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 February, 2017.
By: Willie L. Argroves
496 Jarrard Gap Rd.
Blairsville, GA 30512
N(Mar1,8,15,22)B

**IN THE SUPERIOR COURT OF UNION COUNTY,
STATE OF GEORGIA**
Civil Action No. 2017-Cv-45-Mm, Jack Lowery, Petitioner Vs. Stacy Aron Elliot, All Persons Unknown And All The World Who Claim Or Might Claim Adversely To Plaintiff's Title Property As Set Forth Lying And Being In Land Lot 22 Of The 8th District, 1st Section, Union County, Georgia, And Being Section 2a-1 And 2a-2, And Containing 2 Acres, More Or Less, As Per Plat At Plat Book W, Page 70, And Plat Book V, Page 241, Union County, Georgia Records. Respondents, You Are Hereby Notified That The Above-Styled Action Seeking To Quiet Title To Certain Real Property Located In Union County Was Filed In Said Court On February 8, 2017, And That By Reason Of An Order For Service Or Summons By Publication Entered By The Court On February 27, 2017, You Are Hereby Commanded And Required To File With The Clerk Of Said Court An Answer To The Petition Within Thirty (30) Days Of The Date Of The Order For Service By Publication. Witness The Special Master, E. Martin Putney, Iii. This 6th Day Of March, 2017. Judy Odum Clerk Of Superior Court Submitted By: Laura J. Ray Attorney For Petitioner, 506 West Main Street, Blue Ridge, Georgia, State Bar 598277.
N(Mar15,22,29,Apr5)B

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.**

A TRACT OF LAND IN LAND LOTS 304 AND 305, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 2.589 ACRES AND A TRACT OF 0.033 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: HERBERT E. ARROWOOD AND THERESA CROP n/k/a THERESA ANN ARROWOOD, AND OTHER PARTIES, KNOWN OR

UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.

Civil Action No. 16-CV-265-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 304 and 305 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 304 and 305, Union County, Georgia, consisting of Tract 1, containing 2.589 acres, and Tract 2, containing 0.033 acres, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC., Roger L. Owenby, G.R.L.S. No. 2763, filed of record in Plat Book 68, Page 275 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Being the same property described in Deed Book 982, Pages 224-225 and Deed Book 225, Page 86, Union County, Georgia records. Said property being further described as Union County Tax Map and Parcel B02210. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 9, 2016, and that by reason of an Order for Service by Publication entered by the Court on February 13, 2017, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b). Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 21st day of February, 2017.
Judy L. Odum
Clerk of Superior Court, Union County
N(Mar1,8,15,22)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE:
ERROL GENE KNIGHTON, DECEASED
ESTATE NO. 17-1
The petition of Sherrill Ann Frith Knighton for a year's support from the estate of Errol Gene Knighton, deceased, for decedent's surviving spouse and/or minor children, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before March 27, 2017 why said petition should not be granted. All objections to the petition must be in writing, setting for the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Mar1,8,15,22)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 Linda Blanchard and Charles P Blanchard to Transland Financial Services, Inc., dated May 7, 2001, recorded in Deed Book 403, Page 348, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 427, Page 798, Union County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 by assignment recorded in Deed Book 885, Page 590, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-TWO THOUSAND SIX HUNDRED FORTY-ONE AND 0/100 DOLLARS (\$62,641.00), 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 Tuesday in April, 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. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 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 Linda Blanchard and Charles P Blanchard or a tenant or tenants and said property is more commonly known as 432 Fern Valley Lane, Blairsville, Georgia 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. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4 as Attorney in Fact for Linda Blanchard and Charles P Blanchard McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurerehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 244 in the 9th District, 1st Section of Union County, Georgia, being Lot # 14 in Fernbrook Subdivision and having the same metes, bounds and dimensions as shown for said lot in that certain plat of survey by Rochester & Associates, Registered Land Surveyor #1534, dated July 30, 1997 which is recorded in Plat Book 40, page 184 in the Office of the Clerk of Superior Court of Union County, Georgia and which said plat and its record thereof, are by reference, incorporated herein for descriptive and all other legal purposes. Less and except any portion of the lot conveyed to Union County by ROW Deed at Deed Book 658, page 211, Union County Records. MR/pxl 4/4/17 Our file no. 562416 - FT5
N(Mar8,15,22,29)B

**NOTICE OF SALE UNDER POWER,
UNION COUNTY**
Pursuant to the Power of Sale contained in a Security Deed given by Sylvia Blocker to Mortgage Electronic Registration Systems, Inc., as nominee for COUNTRYWIDE HOME LOANS, INC. dated 7/31/2006 and recorded in Deed Book 659 Page 739 Union County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-32CB), conveying the after-described property to secure a Note in the original principal amount of \$ 100,000.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 04, 2017 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lots 177 & 190, 16th District, 1st Section, Union County, Georgia, containing 2.04 acres and being shown as a portion of Lot Twenty-Six (26) of the Hoyt Alexander Subdivision, on a plat of survey by Griffin Land Surveying, Inc. RS #2503, dated 10/27/04 and recorded in Plat Book 52, page 134, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.
Also conveyed herewith is the right to use water from the well located on Lot 25, as previously conveyed on the warranty deed recorded in Deed Book 89, page 185, Union County records. By acceptance of this right to use water, grantees agree to pay one-third of the expense of maintenance of water pump located on said Lot 25. Also conveyed herewith is the road right of way and easement across Lot 25 as shown on the warranty deed recorded in Deed Book 107, page 283, Union County records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 6694 GA 180 , 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): Sylvia Blocker or tenant or tenants.
Bayview Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Bayview Loan Servicing, LLC
Bayview Loan Counselor
4425 Ponca De Leon Blvd
5th Floor
Coral Gables, FL 33146
1.800.771.0299
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.
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-32CB) as agent and Attorney in Fact for Sylvia Blocker
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1098-288A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1098-288A
N(Mar8,15,22,29)B

**STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER**
Under and by virtue of the power of sale contained in a Security Deed from DAVID E. NYLEN and GLINDA NYLEN to UNITED COMMUNITY BANK, dated December 11, 2012, recorded December 19, 2012, in Deed Book 924, Page 627, Union County, Georgia records, said Security Deed being given to secure a Note from DAVID E. NYLEN dated December 11, 2012, in the original principal amount of Seventeen Thousand and 00/100 (\$17,000.00) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2017, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 26 of Union County, Georgia and more particularly described as follows:
Beginning at the north right of way of U.S. Highway 76 and a culvert at the intersection of this property and property formerly owned by Charlie Kelly; thence North 70 degrees 30 minutes West 161 feet to a 14 in oak; thence North 13 degrees 30 minutes East 114 feet to an iron pin and fence line; thence South 70 degrees 30 minutes East 204 feet to an iron pin and the west right of way of a road; thence South 33 degrees 00 minutes 30 feet to an iron pin on the right of way of U.S. Highway 76; thence following U.S. Highway 76, South 53 degrees 00 minutes West 104 feet to the Point of Beginning.
Said property being shown on that certain boundary survey dated December 7, 2012, recorded in Plat Book 66, Page 13, Union County, Georgia records.
Also conveyed is a non-exclusive perpetual easement for the use of Drake Drive, for ingress and egress to the above described property.
Included herewith is a 1982 Hamilton Mobile Home, VIN #5825A & 5825B.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is DAVID E. NYLEN and GLINDA NYLEN or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for DAVID E. NYLEN and GLINDA NYLEN
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03817
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Mar15,22,29)B

**STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER**
Under and by virtue of the power of sale contained in a Security Deed from RODNEY MOOSE to UNITED COMMUNITY BANK, dated September 26, 2016, recorded October 17, 2016, in Deed Book 1052, Page 732, Union County, Georgia records, said Security Deed being given to secure a Note from RODNEY MOOSE dated September 26, 2016, in the original principal amount of Sixteen Thousand Nine Hundred Eighty One and 11/100 (\$16,981.11) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2017, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 83 of Union County, Georgia, containing 1.00 acre, more or less, and being further identified as Lot 36A of Coosa Run Subdivision, Phase II, as shown on a plat of survey by Rochester & Associates, Inc., dated October 19, 1993 and recorded in Union County, Georgia records in Plat Book 45, Page 243. Said plat is incorporated into this instrument by reference hereto for a more complete and accurate description of the above conveyed property.
Subject to Restrictions as recorded in Union County, Georgia records in Deed Book 166, Pages 270-271. Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County, Georgia records in Deed Book 152, Page 748 and Deed Book 151, Pages 372-374. Subject to matters appearing on plat as recorded in Union County, Georgia records in Plat Book 45, Page 243.
Grantors also grants to Grantee a non-exclusive perpetual easement for the use of a 15 foot wide easement running from the subdivision road, along the NW side of Lot 37A and subdivision roads to the above described property.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is RODNEY MOOSE or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for RODNEY MOOSE
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03819
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Mar15,22,29)B

**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION**
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Marty R. Johnson (the "Grantor") to and in favor of Kenneth Jenkins (the "Lender") dated October 2, 2015 filed in Union County, Georgia records on October 7, 2015, in Deed Book 1019, Pages 444-445, (the "Deed to Secure Debt"); in the original principal sum of Forty-Four Thousand Five Hundred Seventy-Six and 92/100 DOLLARS (\$44,576.92) (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash before the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in April, 2017, that date being April 4, 2017, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:
All that tract or parcel of land lying and being in Land Lots 79, 79, 98 & 99, 16th District, 1st Section, Union County, Georgia and being Lot Sixteen (16) or Rivers Edge RV Park Phase Two containing 0.157 acres, more or less, as shown on a survey for Rivers Edge RV Park Phase Two by Southern Geosystems, LD, dated 03/29/2010, and being more fully described as follows:
BEGINNING at the centerline intersection of Old Sullivan Road and Allison Loop thence N 87 46'15" E 318.61 feet to a 1/2" rebar found, thence N 82 24 08' E 54.67 feet, N 82 24 08' E 5.85 reel, N 75 33 53' E 25.47 feet, N 75 33 53' E 40.76 feet, N 75 33 53' E 8.66 feet, N 74 28 12' E 31.03 feet, N 74 28 12' E 78.64 feet, N 74 28 12' E 1.78 feet, N 74 28 12' E 46.25 feet, N 74 28 12' E 6.49 feet to the TRUE POINT OF BEGINNING thence N 74 28 12' E 52.00 feet, N 74 28 12' E 63.58 feet, N 74 28 12' E 78.64 feet; S 19 37 45' W 39.75 feet; S 71 20 44' W 31.04 feet; S 71 20 44' W 126.74 feet; N 89 44 09' E 9.89 feet; N 89 44. 09' E 12.03 feet; N 03 45 06' W 36.09 feet to the TRUE POINT OF BEGINNING.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Deed to Secure Debt, therefor has become and is now foreclosable according to its terms. Accordingly, the premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Deed to Secure Debt.
The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.
The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorney's fees (notice of intention to collect attorney's fees having been given), then to the payment of all sums secured by the Deed to Secure Debt, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Deed to Secure Debt. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Deed to Secure Debt and to which the Deed to Secure Debt is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.
To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the Grantor.
Kenneth Jenkins as Attorney-in-Fact for Marty R. Johnson
N(Mar8,15,22,29)B