

North Georgia News

Legal Notices for September 30, 2015

TRADE NAME REGISTRATION STATE OF GEORGIA COUNTY OF UNION

The undersigned hereby certifies that they are conducting a business in the City of Blairsville, County of Union, State of Georgia, under the name of: The Wine Shoppe and the nature of the business is: Retail wine, cheese and cigar shop. And that said business is composed of the following limited liability company: Uptown Wine Shoppe, LLC. This affidavit is made in compliance with O.C.G.A. § 10-1-490 et seq, requiring the filing of such statement the Clerk of Superior Court of this county.

This 4th day of September, 2015
Uptown Wine Shoppe, LLC
By: William McGlamery, Managing Member

N[Sept15,16,23,30]P

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Patricia Gulick,
All debtors and creditors of the estate of Patricia Gulick, 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 4th day of September, 2015
By: Deborah Lynn Sitterly

58 Branchview Dr.
Ellsworth, ME 04605

N[Sept15,16,23,30]B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ellen Freeman Flowers
A/K/A Ellen Elizabeth Flowers,
All debtors and creditors of the estate of Ellen Freeman Flowers A/K/A Ellen Elizabeth Flowers 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 31st day of August, 2015.

By: Danna Lynn Flowers

1412 Ridgecrest Rd.
Johnson City, TN 37604

N[Sept15,16,23,30]B

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

TO: 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 PROPERTY BELOW.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).

TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described property, to wit:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 304 & 305, of Union County, Georgia, containing 2.90 acres, more or less and being a portion of that tract 12 acre, more or less, tract conveyed by Cora Butt Wellborn to H.M. Edge and Chloe Edge by Warranty Deed, dated 9-6-48 and recorded in Deed Book II, Page 168, of the Union County Records; Less and Except: that 9 acres, more or less, previously conveyed by Deed from Juanita Arrowood to Theresa Corp. (sic) as described in Deed Book 225, Page 86, Union County, Georgia Records.

As described in Deed Book 225, page 86, Union County, Georgia. Further described as Map & Parcel B02210.

will expire and be forever foreclosed and barred on and after November 10, 2015.

The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 224-225.

The property may be redeemed at any time before November 10, 2015, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC
P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square
P.O. Box 923
Blairsville, GA 30514
(706) 745-0032

N[Sept23,30,Oct7,14]B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

The undersigned hereby certifies that it is conducting a business at 125 Highway 515 East, City of Blairsville, County of Union, State of Georgia, under the trade name: The Palmetto Bank and the type of business it will conduct under said trade name is banking, and that said business is composed of the following corporation whose name and address is as follows: United Community Bank, 125 Highway 515 East, Blairsville, GA 30512.

N[Sept23,30]P

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 Larry Cunningham (the "Grantor") to and in favor Wilma Yates (the "Lender") dated July 28, 2013, filed for record on July 16, 2013, and recorded in Deed Book 947, Page 471, Union County, Georgia records (the "Deed to Secure Debt"); securing that certain Promissory Note from Larry Cunningham to and in favor of Wilma Yates, in the original principal sum of Ninety One Thousand Dollars and 00/100 DOLLARS (\$91,000.00) (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in October, 2015, that date being October 6, 2015, 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 the 16th District, 1st Section, Land Lot 13, of Union County, Georgia, containing 2.545 acres, more or less, as shown on a plat of survey by Alexander Surveying & Mapping, Inc., dated December 18, 2007, and recorded in Union County, Georgia records, in Plat Book 50, Page 27. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Deed to Secure Debt, therefore 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.

Wilma Yates As Attorney-in-Fact for
Larry Cunningham

N[Sept15,16,23,30]B

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DONALD LOCKE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S FIRST MORTGAGE LENDING CO., dated 04/24/2009, and Recorded on 04/30/2009 as Book No. 799 and Page No. 148-156, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$139,397.00, with interest at the rate specified therein, there will be sold by the undersigned 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 October, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 125 OF UNION COUNTY, GEORGIA, CONTAINING 0.884 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED APRIL 21, 1988, AND RECORDED IN UNION CITY, GEORGIA RECORDS IN PLAT BOOK V, PAGE 242. SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT, BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN AS RECORDED IN DEED BOOK 215, PAGE 146, DEED BOOK 144, PAGE 177-178, DEED BOOK 155, PAGE 575-576, UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY TO UNION CITY, GEORGIA AS RECORDED IN DEED BOOK 177, PAGE 114 AND DEED BOOK 117, PAGE 115, UNION COUNTY RECORDS. GRANTOR GRANTS TO GRANTEE A PERSONAL WATER RIGHT TO WATER FROM THE GRANTOR'S REMAINING PROPERTY AS SHOWN ON THE WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA RECORDS.

TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION CITY, GEORGIA BEING SHOWN AS TRACT TWO (2) CONTAINING 0.055 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT ONE (1) CONTAINING 0.059 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. 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. Because the debt remains 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).

U.S. BANK NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. U.S. BANK NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, U.S. BANK NATIONAL ASSOCIATION may be contacted at: U.S. BANK NATIONAL ASSOCIATION, 4801 FREDERICA ST, OWENSBORO, KY 42301, 855-698-7627. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2514 BALD MOUNTIAN CREEK ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: DONALD LOCKE or tenant/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; 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 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. U.S. BANK NATIONAL ASSOCIATION as Attorney in Fact for DONALD LOCKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004316246 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor or Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

N[Sept15,16,23,30]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 Matthew Bennett to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Capital Advisors, LC, its successors and assigns, dated January 24, 2012, recorded in Deed Book 892, Page 53, Union County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 967, Page 481, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED THREE AND 0/100 DOLLARS (\$113,703.00), 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 October, 2015, 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 Matthew Bennett or a tenant or tenants and said property is more commonly known as 142 Peanut 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. Wells Fargo Bank, NA as Attorney in Fact for Matthew Bennett McCalla Raymer, 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 9th District, 1st Section, Land Lot 216 of Union County, Georgia, being Lot 5c, containing 2.0 acres, more or less, as set forth on a plat of survey by Blairsville Surveying Co., dated April 6, 1999 and recorded in Union County Records in Plat Book 53, page 29. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Map Parcel No. 021 1141 MR/ 10/6/15 Our file no. 5184915 - FT12.

N[Sept15,16,23,30]B

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by John Partin Jr. and Frances I. Partin to Union Platers Bank, N.A dated September 24, 2003, and recorded in Deed Book 491, Page 417, Union County Records, securing a Note in the original principal amount of \$60,500.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, October 6, 2015, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 68 of Union County, Georgia, and being Lot 29 of Grandview Acres Subdivision, containing 0.88 acres, more or less, as shown on a plat of survey by M. E. Richards, dated November 10, 1986 and recorded in Union County records in Plat Book U, Page 203. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Said property is known as 3064 Diana Drive aka 18 Diana Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, 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.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of John Partin, Jr. and Frances I. Partin, a/k/a Frances I. Carver, successor in interest or tenant(s).

Regions Bank dba Regions Mortgage Inc. successor by merger to Union Platers Bank, NA as Attorney-in-Fact for John Partin Jr. and Frances I. Partin

File no. 15-054280

SHAPIRO PENDERGAST & HASTY, LLP*

Attorneys and Counselors at Law
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shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
09/09, 09/16, 09/23, 09/30, 2015
[FC-NOS]

N[Sept15,16,23,30]P