## North Georgia News

Legal Notices for April 23, 2014

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Burton D. Cathell, De-All debtors and creditors of the Estate of Burton D. Cathell, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of March, 2014.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr2,9,16,23)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Betty Swain Andrews, De-All debtors and creditors of the Estate of Betty Swain Andrews, 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 law, and all persons

indebted to said estate are required to make immediate payment to the Personal Representative(s). This 21st day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

N(Apr2.9.16.23)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

COUNTY OF UNION IN RE: Estate of Mary Elizabeth Rhodes, All debtors and creditors of the Estate of Mary Elizabeth Rhodes, deceased, late of Union County, Georgia, are hereby noti-

Union County, Georgia, are hereby notified to render their demands and payments
to the Personal Representative(s) of the
estate, according to law, and all persons
indebted to said estate are required to
make immediate payment to the Personal
Representative(s).
This 21st day of March, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Loretta Taylor Honea, De-

All debtors and creditors of the Estate of Loretta Taylor Honea, 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 law, and all persons

indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 25th day of March, 2014.
By: Kristin Stanley,
Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr2,9,16,23)B

COUNTY OF UNION IN RE: Estate of Frederick B. Williams, De-

NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the Estate of Frederick B. Williams, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 24th day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr2,9,16,23)B NOTICE TO DEBTORS AND CREDITORS

COUNTY OF UNION IN RE: Estate of Opal L. Campbell, De-All debtors and creditors of the Estate of

Opal L. Campbell, deceased, late of Union County, Georgia, are hereby notified to

render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to Representative(s). This 4th day of April, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

N(Apr9,16,23,30)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Virginia E. Spiva, Deceased All debtors and creditors of the Estate of

Virginia E. Spiva, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 5th day of April, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF UNION IN RE: Estate of Steve Sutton, Deceased All debtors and creditors of the Estate of Steve Sutton, deceased, late of Union Coun-

ty, Georgia, are hereby notified to render their demands and payments to the Per-sonal Representative(s) of the estate, acsorial nepresentative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 8th day of April, 2014.

By: Kristin Stanley,
Clerk of the Probate Court
68 Courthouse Street Suits 8 65 Courthouse Street, Suite 8 N(Apr16,23,30,May7)B

STATE OF GEORGIA NOTICE TO DEBTORS & CREDITORS
RE: Estate of Joanne S. Rhodes
All debtors and creditors of the estate

of Joanne S. Rhodes, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment to the Personal Representative(s) of the es-tate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal This 16th day of April, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 STATE OF GEORGIA NOTICE TO DEBTORS & CREDITORS RE: Estate of Sondra McQuate aka Sondra

All debtors and creditors of the estate of

Sondra McQuate aka Sondra Dottor Mc-Quate, deceased, late of Palm Beach County, Florida, are hereby notified to render their demands and payment to the Personal Rep-resentative of the estate, according to the law, and all persons indebted to said estate

are required to make immediate payment to the Personal Representative.

By: Gary Carl McQuate 255 Ranch Ln West Palm Beach, FL 33406 N(Apr23,30,May7,14)P IN THE PROBATE COURT

STATE OF GEORGIA IN RE: ESTATE OF Arthur Jeffry Estes, DECEASED ESTATE NO. 14-34

NOTICE An order for service was granted by THIS COURT ON MARCH 25, 2014, REQUIR-ING THE FOLLOWING: (For use if an heir is required to be served by publication)

COUNTY OF UNION

TO: Arthur Jeffry Estes
(List here all heirs having unknown addresses to be served by publication)
This is to notify you to file objection, if there
is any, to the above referenced petition, in
this Court on or before April 28, 2014.
BE NOTIFIED FIRTHER All phietings to the BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

grounds of any such objections. 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. 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6006 Telephone Number Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF Tabith Lee Pratt, DECEASED ESTATE NO. 14-35 NOTICE AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON MARCH 26, 2014, REQUIR-

ING THE FOLLOWING: (For use if an heir is

Clerk/Deputy Clerk of the Probate Court N(Apr2,9,16,23)B

required to be served by publication)
TO: Barbara Ann Rutherford and Robert Sterling Fomby (List here all heirs having unknown ad-dresses to be served by publication) This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2014.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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. 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6006 Telephone Number Description Mainuse Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk/Deputy Clerk of the Probate Court N(Apr2,9,16,23)B NOTICE OF SALE

Notice is given that Gumlog Storage will sell the contents of rental unit #9, said contents belonging to Crystal Dunkle. Said sale shall take place on Saturday, April 26, 2014 at 9am outside the Gumlog Storage Units located at the intersection of 129N (Mur-phy Hwy) and Gumlog Road, Blairsville, Georgia. NOTICE OF SEIZURE OF PERSONAL PROPERTY **VALUED AT LESS THAN \$25,000** Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following

property is hereby notified that on the 17th day of February, 2014, said property was seized by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: One thousand and eighty & 00/100 (\$1080.00) in United States Cur-

PROPERTY TWO: Apple iPad mini Conduct giving rise to said seizure: Said property was found in the possession of Sherry Marie Brooks, and was found

in close proximity to a quantity of METH-AMPHETAMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE, or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances were seized from Sherry Marie Brooks, while she was in possession of a quantity of METHAMPHETAMINE, at the time of her event is likely Course. arrest in Union County, Georgia.

The owner of said property is purported to

Any party claiming an interest in said prop-erty is hereby further notified that you must file any claim in accordance with O.C.G.A.

Sherry Marie Brooks, 11 Cortle Drive, Rome,

Georgia 30165

§16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested. day of District Attorney
Enotah Judicial Circuit
SEIZING AGENCY:

Sgt. T. Miller Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 ADVERTISEMENT FOR PROPOSALS

Bowen & Watson, Inc. is soliciting Propos-als for Work Packages for the Engineering

Lab at Union County High School and would appreciate receiving a quote from your company. Bid time is 2 PM April 29, 2014. Proposals may be sent via Fax to either the owner's office (706) 745-5025 or to the office of Bowen & Watson, Inc. (706) 886-3010 or they may be submitted by Email to bids@ bowen-watson.com All proposals must ar-rive before the stipulated bid time. Project Names: Union County High School: Engineering Lab Project size is 3,0000 sq. Architect: Southern A&E

Architect Southern A&E
Owner: Union County Schools
Description of Project: Project includes
Work Packages #1- Concrete & Masonry,
2- Hollow Metal and Wood Doors, 3- Doors',
Hardware Installation, 4- Glass and Glaz-

ing, 5- Drywall, Acoustical Ceilings, Metal Stud Framing, 6- Visual Display Boards, 7- Building Sprinkler System, 8- Plumbing, 9- HVAC, 10- Electrical David Keener will be the estimator for this project. Email davidkeener@bowen-Special Requirements: No bonds will be required for this work.

Bid Documents: Plans and specifications are available on our website at Bowen-Watson.com, under the "Jobs Bidding" tab, the password is "uceng".
Please fax the following information below and indicate by fax to 706-886-3010 your intentions to propose: Company Name, Work Package, Scope of Work, Phone and Fax, Intend or do NOT intend to propose. NOTICE OF PETITION TO FILE FOR YEAR'S

GEORGIA, UNION COUNTY PROBATE COURT IN RE: Estate of George Edwin Rohrbaugh, Estate No. 14-41

The petition of Sharon Odom Rohrbaugh, for a year's support from the estate of George Edwin Rohrbaugh, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before May 12, 2014, why said petition All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. 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 **Probate Court Clerk** 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 IN THE SUPERIOR COURT OF UNION COUNTY

TO: Jeremy Chase Civil Action No. RG12-A-10-8 NOTICE OF PUBLICATION By Order for Service by Publication date the 10th day of April, 2014, you are hereby notified that on the 1st day of October 2012,

STATE OF GEORGIA IN RE: L.M.C., Plaintiff

Tammy Mason filed suit against you for Termination of Parental Rights and Step-Parent Adoption. You are required to file with the Clerk of the Superior Court and to serve upon plaintiff's attorney, Gayle S. Graziano, PO Box 767,

Hiawassee. GA 30546 an Answer in writing within sixty (60) days of the date of the or der for publication. Witness, the Honorable Raymono Georgia, Judge of this Superior Court This the 15th day of April, 2014 NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY Probate Court of Union County
RE: Petition of Jerry C. Thornton for Discharge as Executors of the Estate of Hugh
D. Thornton, Deceased.
To Whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before May 5, 2014. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 Court Clerk 65 Courthouse Street Blairsville, Ga. 30512

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

USED FOR THAT PURPOSE.

USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Keith Evans and Michelle Evans to Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated March 26, 2007, recorded in Deed Book 699, Page 761, Union County, Georgia Records, as last transferred to The Bank of New York Mel-lon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SE-RIES 2007-7 by assignment recorded in Deed Book 903, Page 246, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED

SIXTY-THREE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$263,700.00), with interest thereon as set forth therein, there will be sold at public outcry to the high-est 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 May, 2014, 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's (notice of intent to collect attorney's aving been given). Said property 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. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 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: Specialized Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, CO 80129,

800-306-6059. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Keith Evans and Michelle Evans or a tenant or tenants and said property is more commonly known as 138 Eagle Bend Rd, Blairsville, Georgia 30512-1817. 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. The Bank of New York

Mellon FKA The Bank of New York, as Trust-ee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 as Attorney in Fact for Keith Evans and Michelle Evans McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/kr8 5/6/14 Our file no. 567314-FT1 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 223 of Union County, Georgia, containing 1.000 acre, more or less, and being more particularly described as Tract One (1) as shown on a plat of survey by Southern Geo-systems, Ltd., RLS #2298, dated March 31, 2004, last revised January 16, 2006, filed and recorded in Plat Book 58, Page 209 in Union County, Georgia records. Said plat is

incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property. Said property is subject to the pow-erline easement as shown on the above referenced plat. Said property is subject to the following restrictions: 1. The property is for single family residential purposes only. 2. No junk, trash, rubbish or hazardous materials or waste, or anything which emits a foul or obnoxious odor shall be kept, stored or buried upon the property. 3. No utility

trailer, no wrecked, unlicensed (untagged) motor vehicle, nor household appliance shall be kept or stored on the property. 4. No animals, birds, livestock, poultry, or fowl of any kind shall be raised, kept or bred on the property, except for ordinary pets (i.e. cats, dogs, pet birds) which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants,

documents as Attorney-in-fact for Sammy but not for any commercial use or purpose. Pigs are not to be considered household pets. This deed is given subject to all easements and restrictions of record, if any. MR/ kr8 5/6/14 Our file no. 567314 - FT1

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY of UNION

By virtue of the power of sale contained in that certain Deed to Secure Debt from BIRDIE M. WHITE to MORTGAGE ELECTRON-IC REGISTRATION SYSTEMS, INC., AS NOMI-NEE FOR PRIMARY CAPITAL ADVISORS, LC dated June 24, 2003, filed for record June 30, 2003, and recorded in Deed Book 475, Page 359, UNION County, Georgia Records, and as re-recorded in the Deed Book 496, Page 197, UNION County, Georgia Records, as last transferred to BANK OF NEW YORK as last transferred to BANK UF NEW YORK AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-31A by assignment recorded in Deed Book 958, Page 472, UNION County, Geor-gia Records, said Deed to Secure Debt having hear given to secure 3. Note dated having been given to secure a Note dated June 24, 2003 in the original principal sum of TWO HUNDRED NINETEEN THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$219,250.00), with interest from date at the rate stated in said Note 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 May, 2014, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 184, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BE-

ING SHOWN AS TRACT ONE (1) CONTAINING 0.51 ACRE AND TRACT TWO (2) CONTAINING 0.05 ACRE, ALSO KNOWN AS LOT D, AS SHOWN ON A PLAT OF SURVEY BY BLAIRS-VILLE SURVEYING CO., RS #2228, DATED JUNE 2, 1997, LAST REVISED JUNE 6, 1997, AS RECORDED IN PLAT BOOK 39, PAGE 37, UNION COUNTY RECORDS.
SUBJECT TO A 30-FOOT ROAD AND UTILITY EASEMENT AS SHOWN ON PLAT. SUBJECT TO THE WATER METER AS SHOWN ON PLAT.

SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 132, PAGE 565, UNION COUNTY RE-SUBJECT TO AN EASEMENT TO TVA BELOW THE 1780 CONTOUR OF LAKE NOTTLEY AS SHOWN ON PLAT. To the best of the knowledge and belief of

the undersigned, the party in possession of the property is BIRDIE M. WHITE or a ten-ant or tenants. Said property is more com-monly known as: 6890 HONAKER DRIVE 4, BLAIRSVILLE, GA 30512. The debt secured by said Deed to Secure Debt has been and is hereby declared due

because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is CITIMORTGAGE, INC., 5280 CORPORATE DR, FREDERICK, MD 21703-8351; (866) 272-4749.
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.

might be disclosed by an accurate survey and inspection of the property, any as-sessments, 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 (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. 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 foreclo-sure documents may not be provided until final confirmation and audit of the status

paragraph.
Said property will be sold as the property of Said property will be sold as the property of BIRDIE M. WHITE. BANK OF NEW YORK AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPO-RATION MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2003-31A As Attorney-in-Fact for BIRDIE M. WHITE Phelan Hallinan & Jones, LLC 303 Perimeter Center North, Suite 800

of the loan as provided in the preceding

Atlanta, GA 30346 Telephone: 770-393-4300 Fax: 770-393-4310 PH # 18029 This law firm is acting as a debt collector. Any information obtained will be used for that purpose.

**NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-

LECTOR ATTEMPTING 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 Bob-by D. Hardy to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., its successors and as-signs, dated September 14, 2009, recorded in Deed Book 813, Page 130, Union County, Georgia Records, as last transferred to Bank of America, N.A. by assignment recorded in Deed Book 958, Page 316, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY THOUSAND FIVE HUN-DRED SEVENTY-FIVE AND 0/100 DOLLARS (\$120,575.00), 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, Geor-gia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in ay, 2014, the following described proper-: 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 dis-closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out above. Bank of America. N.A. is the holder above. Bank of America, N.A. is the noiner 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 mortagage with the debtor is: Bank of America, N.A., 7105 Corporate Drive, Plano, TX 75024, (661) 951-5100. To the best knowledge and belief of the undersigned, the party in possession of the property is Bobby D. Hardy or a tenant or tenants and said property is more commonly known as 69 Cedar Branch Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirma-tion 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. Bank of America, N.A. as Attorney in Fact for Bobby D. Hardy McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/tkn 5/6/14 Our file no. 5127314-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 272 of Union County, Georgia, and being further described as Lot 1, containing 3.079 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc., dated July 25, 1996, and recorded un Union County, Georgia records in Plat Book 44, Page 246, said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property. Also conveyed is a perpetual non-exclusive easement for ingress and egress to the above described property. Less and Except: All that tract or parcel of land lying and being in Land Lot 272, 8th District, 1st Section, Union County, Georgia, containing 1.314 acres, and being Lot One-B (1-B) as shown on a plat of survey by Southern Geosystems, Ltd., RS#2788, dated 8/6/2007 and recorded in Plat Book 60, Page 185, Union County Records, which

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the power of sale

**NOTICE OF SALE UNDER POWER** 

N(Apr9,16,23,30)B

description on said plat is hereby incorpo-rated by reference and made a part hereof. MR/tkn 5/6/14 Our file no. 5127314 - FT11

GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.

contained in the Security Deed dated May 10, 2007, from Sammy J. Guy to Lendmark Financial Services, Inc. and filed for record on May 31, 2007, and recorded in Deed Book 710, Page 536, and last assigned to Branch Banking and Trust Company, in the office of the Clerk of the Superior Court of Union County, Georgia, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse in Union County, Georgia, on the first Tuesday in May, 2014, to the highest bidder for cash, the following described real property: All that tract or parcel of land lying and being in Land Lot 154 of the 9th District and 1st Section of Union County, Georgia and being designated as containing 0.500 acres, as shown on that plat of survey by Cleveland & Cox Land Surveying, LLC, dated the 16th day of March, 2007, and being recorded in Plat Book 57, Page 92, in the Office of the Clerk of Superior Court of Union County. Pursuant to O.C.G.A. 44-2-28, refer-ence is hereby made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed.

This conveyance is made subject to and together with the right of ingress and egress, all covenants, easements, restrictions, rights-of-way, zoning, local ordinances, and subdivision regulations as set forth

The debt secured by said Security Deed is evidenced by a Note dated May 10, 2007, in the principal amount of Thirty-Two Thousand Six Hundred Sixty-Four and 16/100 Dollars (\$32,664.16) executed by Sammy J. Guy in favor of Lendmark Financial Ser-The debt secured by said Security Deed and evidenced by said Note has been and is hereby declared due and payable because

in said plat of survey or as appearing of

of grantor's failure to comply with certain terms and conditions in said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying said in-debtedness including all accrued and un-paid interest thereon and attorney fees and all expenses of said sale. Said property will be sold subject to any outstanding ad valorem taxes (including

which are a lien, but not yet due and pay-able), 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, easements, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best of the undersigned's knowledge

and belief, said property is also known as 101 Guy Lane, Blairsville, Georgia 30514, and the party in possession of the property is Sammy J. Guy or tenants of Sammy J. Notice has been given of intention to en-force provisions for collection of attorney fees and foreclosure in accordance with legal requirements and the terms of said Security Deed and Mortgage Note.

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 Branch Banking and Trust Company, by Green Tree Servicing LLC, as Servicer with delegated authority under the transaction

J. Guy Carellas & Newberry, P.C. Post Office Box 2599 Rincon, Georgia 31326 912-826-7100

NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA COUNTY OF UNION

By virtue of a Power of Sale contained

in that certain Security Deed from Billy Schmeltz and Chasidy Schmeltz to Clyde and Donna Carroll, dated 26th day of June, 2013, recorded in Deed Book 946, Page 55, Union County, Georgia records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thousand and 00/100 (\$100,000.00) Dollars 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 May 6, 2014, the following described property:

All that tract or parcel of land lying and being in Land Lot 289, 9th District, 1st Section of Union County, Georgia, and being Tract 1, containing 0.88 acres, more or less, and being more particularly described on that certain plat of survey by Landtech Services, Inc., James L. Alexander, GRLS, dated 3/21/07 and recorded in Plat Book 61, Page 141, Union County records. Said plat is in-corporated herein by reference and made a part hereof.

The property is conveyed subject to the "Proposed 25' Easement" as shown on the aforesaid plat. atoresaid plat.
The property is conveyed subject to the roads as shown on said plat.
Grantor retains access for ingress and egress along the "Proposed 25' Easement" from State Route 325, also known as Nottely Dam Road, to Grantors property, being Tract 2 on the afforesaid plat

Tract 2 on the aforesaid plat. Said property is commonly known as: 386 Nottely Dam Road, 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, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorney's 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: 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; spe-cial assessments; all outstanding bills for public unities which constitute liens upon public unities which constitute heist 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 parties in possession of the property are Billy Schmeltz and Chasidy Schmeltz or tenant(s). CLYDE CARROLL and DONNA CARROLL as Attorney in Fact for BILLY SCHMELTZ and CHASIDY SCHMELTZ

Contact: Cary D. Cox CARY D. COX, P.C. P.O. Box 748
Blairsville, GA 30514
(706) 745-7420
THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.

THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Herbert Ernst to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS NOMINEE
FOR AMERICAN BROKERS CONDUIT, dated

**NOTICE OF SALE UNDER POWER** 

GEORGIA. UNION COUNTY

April 17, 2007, recorded in Deed Book 704, Page 98, Union County, Georgia records, as last transferred to DEUTSCHE BANK NA-TIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSET TRUST 2007-4 by assignment recorded or to be recorded, Union County, Georgia records conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00); with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2014 the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND REIMS IN THE 107TH DISTRICT SET SET AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 84 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 OF STONEBRIDGE DEVELOPMENT, CONTAINING 0.82 ACRES, SURVEY BY BLAIRSVILLE SURVEYING CO., DATED OCTOBER 23, 1992, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 27, PAGE 188. SAID PLAT IS INCORPORATED HEREIN. BY REFERENCE HERETO. FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROAD FOR INGRESS AND

has been and is hereby declared due be-cause 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity 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 in-

liens, encumbrances, zoning ordinances,

restrictions, covenants, and matters of re-cord superior to the Security Deed first set

The entity that has full authority to nego-

EGRESS TO THE ABOVE DESCRIBED PROP-

The debt secured by said Security Deed

tiate, amend, and modify all terms of the mortgage with the debtor is: Ocwen Loan Servicing LLC, Attention: Home Reten-tion Department, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, Fax 407-737-5693. Please understand that the negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Herbert Ernst or a tenant or tenants and said property is more com-monly known as 44 Miller Cove Branch Rd, Blairsville, GA 30512.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited

under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security DEUTSCHE BANK NATIONAL TRUST COM-PANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSET TRUST 2007-4 As Attorney in Fact for Herbert Ernst Weissman, Nowack, Curry & Wilco, PC Attn: Ocwen Team One Alliance Center 3500 Lenox Road

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Edward P. Endres and Hope A. Endres to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc. dated 7/31/2009 and

Atlanta, GA 30326

(866) 357-8501 Our File# 019202

recorded in Deed Book 811 Page 4, UNION County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$308,475.00, 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 May 06, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: Tax ID Number(s): 104 055 Land situated in the County of Union in the ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 210, 17TH D1STRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING A TOTAL OF 5.232

ACRES AND BEING SHOWN AS LOT TWEN-TY-FOUR-A (24-A) (2.609 ACRES) AND TWENTY-FOUR-B (24-B) (2.623 ACRES) OF TRACKROCK OVERLOOK, ON A PLAT OF SURVEY BY GRIFFIN LAND SURVEYING, INC. ES #2772, DATED 11/9/98 AND RECORDED IN PLAT BOOK 43, PAGE 242, UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFER-ENCED AND MADE A PART HEREOF. Commonly known as: 4600 Hemlock Hol-low, Blairsville, GA 30512 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 pro-vided 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 4600 Hemlock Holw, Blairsville, GA 30512 to-gether 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 prop-erty is (are): Edward P. Endres and Hope A Endres or tenant or tenants.

Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Ocwen Loan Servicing, LLC Foreclosure Loss Mitigation 1661 Worthington Road West Palm Beach, FL 33409

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 sew-age bills that constitute a lien against the

1-877-596-8580

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 foreclo-sure documents may not be provided until

final confirmation and audit of the status of the loan as provided immediately above. Ocwen Loan Servicing, LLC as agent and Attorney in Fact for Edward P. Endres and Hope A. Endres
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL

BE USED FOR THAT PURPOSE, 1165-5411A

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 DEBRA L. ALEMAN and RUBEN J. ALEMAN to UNIT-ED COMMUNITY BANK, dated May 1, 2007, recorded May 2, 2007, in Deed Book 706, Page 204, Union County, Georgia records, said Security Deed being given to secure a Note from DEBRA L. ALEMAN and RUBEN J. ALEMAN dated May 1, 2007, in the original principal amount of Forty Six Thousand Two Hundred Eighty Seven and 50/100 (\$46,287.50) Dollars, as modified, with in-terest from date at a rate per cent per an terest from date at a rate per cent per an-num on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash be-fore the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Treeday in May 2014 the following the first Tuesday in May, 2014, the following described property: All that tract or parcel of land lying and

being in the 9th District, 1st Section, Land Lots 205 & 206 of Union County, Georgia and being Lot 54 of Pinehurst Subdivision, containing 1.297 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., last revised May 10, 2005 and recorded in Union County records in Plat Book 55, Pages 297 & 298. Said plat is incorporated by reference hereto, for a full and complete description of the above described property.

Subject to the Declaration of Covenants,

**Conditions and Restrictions for Pinehurst** Subdivision as recorded in Deed Book 580, Page 346, Union County Georgia records. Subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 564, Page 436, and recorded in Deed Book 564, Page 437, Union County Georgia Re-The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the number of naving the same

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 in-spection 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 DEBRA L. ALEMAN and RUBEN J. ALEMAN or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for DEBRA L. ALEMAN
and RUBEN J. ALEMAN L. Lou Allen Stites & Harbison, PLLC 520 West Main Street

520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 748A4-03638 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-

LECTOR ATTEMPTING 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 Wil-liam Lee to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender, its successors and assigns, dated June 7, 2007, recorded in Deed Book 712, Page 380, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 by assignment recorded in Deed Book 827, Page 160, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (CLED 000 00). With interest therease accept (\$150,000.00), 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 law-fully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2014, the following described prop-erty: 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 paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection 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 Bank of New York Mel-lon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 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: Specialized Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, CO 80129, 800-306-6059. To the best knowledge and belief of the undersing the next linear terms. belief of the undersigned, the party in pos-session of the property is William Lee or a tenant or tenants and said property is more commonly known as 8474 Timber Ridge Rd N, Blairsville, Georgia 30512-5115. 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. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 as Attorney in Fact for William Lee McCalla Raymer, LLC 1544 Old Alabama Road Roswell Georgia 30076 www.foreclosurehotline.net MR/krc1 5/6/14 Our file no. 5316912-FT1 EXHIBIT "A" All that tract or parcel of land lying and being in the 7th District, 1st Sec-tion, Land Lot 56 of Union County, Georgia, and being Tract 1, containing 2.000 acres, more or less, as shown on a plat of sur-vey by Rochester & Associates, Inc., dated December 22, 1998, and recorded in Union County Records in Plat Book 45, Page 158. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed herewith is a perpetual 40

mark Financial Services, Inc., recorded in Deed Book 700, Page 126, Union County, Georgia Deed Records, as modified by that certain Loan Modification Agreement, dated November 19, 2012, and recorded in Deed Book 921, Page 338, Union County, Georgia

foot easement from Timber Ridge Road

MR/krc1 5/6/14 Our file no. 5316912 - FT1

Because of a default in the payment of the

indebtedness secured by that certain Secu-rity Deed, dated March 21, 2007, executed by David Woody and Crystal Woody to Lend-

(County Road #113) to the subject p

**NOTICE OF SALE UNDER POWER** 

N(Apr9,16,23,30)B

**STATE OF GEORGIA** 

**COUNTY OF UNION** 

Deed Records, and securing a Note in the original principal amount of \$71,000.00, said Security Deed last having been as-signed to BRANCH BANKING AND TRUST COMPANY, the current holder thereof, by Green Tree Servicing LLC, as servicer with delegated authority, has declared the entire amount of said indebtedness evidenced by amount of said indebtedness evidenced by the Note immediately due and payable and pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in May, 2014 to-wit: May 6, 2014, during the legal hours of sale, before the Union County Courthouse door, sell at public outcry to the highest bidder for cash, the following described real property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING in Land Lot 343 of the 11th District and 1st Section of Union County, Georgia and being described as contain-ing 1.3 acres, more or less, and being more particularly described as follows: TRACT 1 BEGINNING at a point in the original East-

along and with the Patricia LeCroy property line 270 feet to a point in the North right of way line of Georgia Highway 60; thence along and with said North right of way line in an Easterly direction 105 feet; thence in Northerly direction 372 feet to a point in the above described original land lot line; thence in a Westerly direction 210 feet to the POINT OF BEGINNING. Pursuant to O.C.G.A. 44-2-28, reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein THIS CONVEYANCE IS MADE SUBJECT TO

West land lot on the North side of Land Lot #343, said point being 120 feet from the original Northwest land lot corner of Land

Lot #343; thence in a Southwest direction

forth in said plat of survey or as appearing BEGINNING at a point on Highway 60 at the line of Bessie Morris; thence ¼ acre up the highway; thence in a North direction ¼ acre; thence parallel with the highway in an East direction to the Bessie Morris line; thence with the Bessie Morris line to the POINT OF BEGINNING. Pursuant to O.C.G.A. 44-2-28, reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein

and together with the right of ingress and

nances, and subdivision regulations as set

all covenant, easements, restrictions, rights-of-way, zoning, local ordi-

THIS CONVEYANCE IS MADE SUBJECT TO and together with the right of ingress and egress, all covenant, easements, restric-tions, rights-of-way, zoning, local ordi-nances, and subdivision regulations as set forth in said plat of survey or as appearing THE ABOVE DESCRIBED PROPERTIES are

the same property that was conveyed from Paul David Wood to David D. Woody by Warranty Deed dated the 13th day of April, 2005. Said deed is recorded in Deed Book 576, Page 612, in the Office of the Clerk of Superior Court of Union County, Georgia. The aforedescribed real property is also known as 3883 State Highway 60, Suches, GA 30572, according to the present system of numbering houses in Union County, This 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 as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the borrower has not reinstated the loan prior to the foreclosure sale.

The name, address and telephone number of the individual or entity with full authority to negotiate, amend and modify all terms of the Note and Security Deed is Green Tree Servicing LLC, Attn: Loss Mitigation, 7360 S. Kyrene Road, Mail Stop P-214, Tempe, AZ 85283. The telephone number is (877) 337-

4141. The fax number is (877) 265-9717. Said real property will be sold subject to any outstanding ad valorem taxes (includany outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet 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 real property, any as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Deed first set out above. Upon information and belief, said real property is presently in the possession or control of David Woody and Crystal Woody and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attor-

ney's fees, all as provided in said Security Deed and the excess proceeds, if any, will be distributed as provided by law. BRANCH BANKING AND TRUST COMPANY, by Green Tree Servicing LLC, as service with delegated authority as Attorney-in-Fact for DAVID WOODY and CRYSTAL WOODY Ellis, Painter, Ratterree & Adams LLP 2 East Bryan Street, 10th Floor Savannah, Georgia 31401 (912) 233-9700

THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER By virtue of the power of sale contained in a Deed to Secure Debt by JESSE J MCCOV to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Taylor, Bean & Whitaker Mortgage Corp., dated May 21, 2009 and filed for record May 22, 2009 in Deed Book 801, Page 506-520, Union County Georgia records and secure. Union County, Georgia records, and secur-ing a Note in the original principal amount of \$162,244.00; last transferred to BANK OF AMERICA, N.A. by Assignment, filed for record in Deed Book 936, Page 585-586, Union County, Georgia records, there will be sold at a public outery for cash to the highest bidder before the Courthouse door of Union County, Georgia, between the legal hours of sale on the first Tuesday in May, 2014, by BANK OF AMERICA, N.A. as Attorney-in-Fact for JESSE J MCCOY the following property to with

Attorney-in-react for uses 2 motors the following property to-wit:
ALL THAT TRACT or parcel of land lying and being in the 9th District, 1st Section, Land Lot 308 of Union County, Georgia, containing 0.83 acres, and being Lot Twenty-Seven (27) of Pinebrook Subdivision as shown on a plat of survey by North Georgia and Sura plat of survey by North Georgia Land Surveyors, dated February 16, 1984, recorded in Plat Book J, Page 295, Union County Records which description on said plat is incorporated herein by reference.

The above described property is also known as 359 PINEBROOK DRIVE, BLAIRS-WILLE GA 30512 VILLE, GA 30512.
The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this

sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees, if applicable. The property will be sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, assembles rights of have security deads. easements, rights-of-way, security deeds, or encumbrances of record; all valid zoning ordinances; matters which would be disclosed by an accurate survey of the prop-erty or by any inspection of the property; all outstanding taxes, assessments, unpaid bills, charges, and expenses that are a lien against the property whether due and payable or not yet due and payable. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to peculiate a mend or modifier.

full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Bank of America, N.A. Home Loan Assistance Dept 7105 Corporate Drive Plano TX 75024 Plano, 1X 75024
1-800-669-6650
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Bank of America, N.A. to negotiate, amend or modify the terms of the Deed

to Secure Debt described herein. to Secure Debt described herein.
BANK OF AMERICA, N.A.
as Attorney-in-Fact for
JESSE J MCCOY
SHUPING, MORSE & ROSS, L.L.P.
By: S. Andrew Shuping, Jr. 6259 Riverdale Road, Riverdale, GA 30274 770-991-0000 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT.

ANY INFORMATION OBTAINED WILL BE

**IISED FOR THAT PURPOSE.** 

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF: Jada Barnhardt DOB: 01-11-2011 Sex: Female Sex: Female
Child under the age of eighteen
CASE NO. 144-13J-160A
NOTICE OF DEPRIVATION HEARING
TO: TONY BARNHARDT, father of the above-

By Order for Service by Publication dated the 25th day of March, 2014, you are hereby notified that on the 3rd day of Janu-

ary, 2014, the Union County Department of Family and Children Services, Georgia De-partment of Human Services, filed a Petition for Temporary Custody 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 Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 10th day of June, 2014, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia. The child or children and other parties in-volved may be represented by a lawyer at all stages of these proceedings. If you want 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 ap-pointed to represent you. If you want a lawrer appointed to represent you, you must et the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 25th day of

Judge Gerald W. Bruce Union County Juvenile Court **Enotah Judicial Circuit** NOTICE TO THE PUBLIC YOU ARE HEREBY NOTIFIED that on the 5th day of May 2014, at 9:00 A.M., at the

March 2014

Union County Courthouse in the City of Blairsville, Georgia, the Presiding Judge of the Superior Court of Union County will hear the case of STATE OF GEORGIA vs. UNION COUNTY, GEORGIA, Civil Action File No. 14CV19ORG, in the Superior Court of Union County the same being a proceed. Union County, the same being a proceeding to confirm and validate \$10,000,000 in aggregate principal amount of general obligation bonds (the "Bonds") to be issued for the purpose of providing funds to pay the cost of the following capital outlay projects to be owned or operated or better projects to be owned or operated or both by Union County, Georgia: (1) Acquisition of Union County Community Center pursuant to an Intergovernmental Contract with the Urban Redevelopment Agency of Union County; (2) County Administrative Facilities Upgrades, Improvements, Equipment, and Vehicles; (3) Library Upgrades, Improvements, and Equipment; (4) Public Safety Facilities, Vehicles, and Equipment; (5) Roads, Streets, and Bridges; (6) Parks and Recreation Upgrades, Improvements, Equipment; and Vehicles; (7) Solid Waste Upgrades, Improvements, and Equipment; and (8) Economic Development Facilities and Land Acquisition. Any citizen of the and Land Acquisition. Any citizen of the State of Georgia residing in Union County, Georgia, or any person wherever residing, who has a right to object, may intervene and become a party to this proceeding. WAIVER OF PUBLIC ACCOUNTABILITY: NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW UNDER SECTION 36-82-100 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED SHALL BE CONDUCTED WITH RESPECT TO THE BONDS This the 18th day of April 2014.

**NOTICE OF SEIZURE** OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000 Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 14th day of February, 2014, said property was

CLERK, Superior Court of Union County,

Judy Odom

Georgia

seized by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: Six Hundred & Fifty-nine & 00/100 (\$659.00) in United States Currency PROPERTY TWO: 1997 Honda Accord, VIN 1HGCD5601VA136677 Conduct giving rise to said seizure: Said property was found in the possession

of Mitchell Paul Ritchey, and was found in close proximity to a quantity of METH-AMPHETAMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances were seized from Michael Paul Ritchey, while he was in possession of a quantity of METHAMPHETAMINE, at the time of his

The owner of said property is purported

Michael Paul Ritchey, 634 Bethlehem Road,

Madisonville, TN 37354
Any party claiming an interest in said prop-

erty is hereby further notified that you must

file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the sec-ond publication of this Notice of Seizure in

arrest in Union County, Georgia.

the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested. This \_\_\_\_ day of \_\_\_\_ District Attorney Enotah Judicial Circuit SEIZING AGENCY: Sgt. T. Miller Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 N(Apr16,23,30)B