North Georgia News

Legal Notices for July 9, 2014

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William F. Schultz All debtors and creditors of the estate of William F. Schulz, 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 Demand Representative(s). tate are required to flake minerals to the Personal Representative(s). This 13th day of June, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 STATE OF GEORGIA

NOTICE OF UNCLAIMED PROPERTY

VALUE AT MORE THAN 575
Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on June 17, 2014, said property

was located in the evidence room of the Union County Sheriff's Office in Union County, Geor

gia.

Property Seized:
Property Description Owner
Man's Wallet and contents Jesse Wright
South Carolina Tag 274-SCR Bruce Owings
Girls Panties Jeremiah Joaquin

FEG PA-63 pistol, serial # AL27533, and a Char-

2 foot long sword with black scabbard Un-

Disposition of Unclaimed Property in the North

Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden, owner must be able to prove which case the items as well it as the store of the control of

the items was seized from or have valid proof

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75 Pursuant to O.C.G.A 17-5-54, any party claim-

4) Herbert Lee Hedden (74) 12 gauge rounds, (3) 16 gauge rounds, (10) 30-30 rounds, (83) .22 caliber rounds. 5) UNKNOWN Miscellaneous ammunition

6) Anthony Payne Paint Chip 7) Laurie Adle Schutte UGA wallet and Georgia

9) Unknown Money bands 10) Tracey Welch Black in color personal or-

ganizer
11) Timothy Powell Remington 870 Shotgun, serial number R954793 and (4) 12 gauge shot-

gun shells
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with 0.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim

to the undersigned seizing agency by certi-fied mail, return receipt requested. The serial

fled mail, return receipt requested. Ine serial numbers to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.

Mack Mason, Sheriff

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

claiming an interest in the rollowing property is hereby notified that on the 22nd day of April, 2014, said property was seized by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: Four hundred and eighty-two & 00/100 (\$482.00) in United States Currency

00/100 (\$482.00) in United States Currency
Conduct giving rise to said seizure:
Said property was found in the possession of
RICHARD LARRY SELPH, and was found in close
proximity to a quantity of METHAMPHETAMINE,
a Schedule II controlled substance, and MARI-

a Schedule II controlled substance, and MARI-JUANA, in a quantity greater than four ounces, 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 and/or MARI-JUANA, or was the proceeds of said activity, in violation of the Georgia Controlled Substances

Act. Further, the said property and the con-trolled substances were seized from RICHARD LARRY SELPH, at the time of his arrest in Union

LARRY SELPH, at the time of his arrest in Union County, Georgia. The owner of said property is purported to be: Richard Larry Selph 24 Gator Trail Lake CC Tifton, Georgia 31794 Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with 0.C.G.A. §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.

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

FOR DISCHARGE FROM

Probate Judge

By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

FOR DISCHARGE FROM
OFFICE AND ALL LIABILITY
PROBATE COURT OF UNION COUNTY
RE: PETITION OF COBY ANN COVE FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF
MARYAN A. PRUZANSKY, DECEASED.

MANTAN A. PRUZANSKT, 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 July 21, 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.

grounds of any such objections. An preadings 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

Descriptions

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Tosha R. White, Plaintiff

No. 1 No. 1

CITATION FOR TEMPORARY LETTERS OF GUARD-IANSHIP: NOTICE OF PETITION FOR TEMPORARY LETTERS

Date of mailing, if any: N/ADate of second publication, if any: July 16, 2014
TO: AMBER MILNER

You are hereby notified that Claude Duffey and/ or Myra Duffey has filed to be appointed tem-

porary quardian(s) of the above-named minor. All objections to the Petition described above All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s) must be in writing, set forth the grounds of any such objections, and be filed with this Court no later than fourteen (14)

days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All pleadings must be signed before a notary public or Geografia probate court clerk and filling fee

lic or Georgia probate court clerk and filing fees

must be lendered with your pleadings, unless you qualify to file as an indigent party. Contact Probate Court personnel at the below address, telephone number for the required amount of

NOTE: If a natural guardian files an objection to

the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian inflies an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to

the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing. 65 Courthouse St., Ste. 8

Blairsville, GA 30512

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court

(706) 439-6006 Telephone Number Dwain Brackett

of the Superior Court This the 3 day of July, 2014 Judy L. Odom, Clerk Union County Superior Court

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

ASHLEIGH T. DUFFEY

OF GUARDIANSHIP OF MINOR

Driver's License 8) Cathy Rich Schrade CH 7 USA Knife

Mack Mason, Sheriff

Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051

(706)439-6066

gun shells

Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066

1 foot long Bowie Knife Unknown

Cattargys Knife Unknown

Hen and Roster Toledo Knife Unknown Chippewa Dagger Unknown White Tail Dagger Unknown Roster Staghorn knife Unknown Klein Tools lock blade knife Unknown

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Gail N. Ruff,

RE: Estate of Gail N. Ruff,
All debtors and creditors of the estate of Gail N.
Ruff, 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). Representative(s).
This 13th day of June, 2014.
By: Kristin Stanley,
Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of William H. Cross,
All debtors and creditors of the estate of William H. Cross, 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 nepresentative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 16th day of June, 2014. By: Kathleen M. Wiley, Personal Representative

1738 Voylestown Rd. Blairsville, GA 30512 STATE OF GEORGIA STATE OF GEORGIA
UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Clayton Nix,
All debtors and creditors of the estate of
James Clayton Nix, 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).
By: Elba Vernelle Nix,
Personal Representative
62 Nix-Lance Dr
Blairsville, GA. 30512
N(Jun25,Jul2,9,16)8

N(Jun25,Jul2,9,16)B STATE OF GEORGIA STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Tabitha Lee Pratt,
All debtors and creditors of the estate of
Tabitha Lee Pratt, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 20th day of June, 2014.
Bis: Patsy Howington. By: Patsy Howington, Personal Representative 65 Magenta Rd. Blairsville, GA 30512

STATE OF GEORGIA NATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Howard W. Walters,
All debtors and creditors of the estate of
Howard W. Walters, 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 Demand Poweracteristic (s). une are required to make immedia to the Personal Representative(s). This 20th day of June, 2014. By: Wendy W. Bush, Personal Representative 5700 McCoy Rd. Acworth, GA. 30101

STATE OF GEORGIA STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Birdie Mae White,
All debtors and creditors of the estate of
Birdie Mae White, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 20th day of June, 2014 Personal Representative 336 Blackbirch Rd.

336 Blackbirch Rd.
Dahlonega, GA. 30533
Terry A. White,
Personal Representative
3203 Hummingbird Ln.
Hiawassee, GA. 30546
N(Jun25,Jul2,9,16)8 STATE OF GEORGIA STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sondra Dottor-McQuate,
All debtors and creditors of the estate of Sondra Dottor-McQuate, 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 30th day of June, 2014. to the Personal Alepresentauve(s). This 30th day of June, 2014. By: Jarrett Christian Aaron Dottor, Personal Representative 926 SW 101st St Gainesville, FL 32607

N(Jul9,16,23,30)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Eudora Jane Brackett
All debtors and creditors of the estate of Eudora Jane Brackett, 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). tate are required to make nimierals to the Personal Representative(s). This 1st day of July, 2014. Sheila T. Chapman P.O. Box 723 Blairsville, GA 30514 N(Jul9,16,23,30)8 STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Daniel K. Witt,

All debtors and creditors of the estate of Dan-All debtors and creditors of the estate of Daniel K. Witt, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 20th day of June, 2014.

By: W. (Sonny) McMichael, Jr., Personal Representative 282 McRae Dr. Canton, GA. 30115 McMichael, Jr., 1618

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
Lisa M. Brown, Petitioner
In Re: Emily Jade Cislak, a minor,
and Autumn Faith Cislak, a minor
Civil Action No. 14-CV-324-SG
Order for Notice of Petition to Change Name
A petition has been filed in the Superior Court
of Union County, Georgia, on the 10 day of June,
2014, praying for a change in the name of the
minor children of the Petitioner from Emily
Jade Cislak to Emily Jade Brown and Autumn
Faith Cislak to Autumn Faith Brown. Notice is
hereby given pursuant to law to any interested
or affected party to appear in said Court and
to file objections to such name change. Objections must be filed with said Court within 30
days of the filing of said Petition. uons must be riled with said Co days of the filing of said said petition. This 10 day of June, 2014 Judy Odom, Clerk Union County Superior Court Enotah Judicial Circuit N(Jun18,25,Jul2,9)P NOTICE OF INCORPORATION
Notice is given that articles of incorporation
that will incorporate Northshore Property Own-

unat will incorporate Northshore Property Own-ers Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 57 Sears Way, Blairsville, GA 30512 and its initial registered agent at such address is lack Lange. is Jack Lance. Jr The Lance Law Firm, P.C. Jack Lance, Jr., Attorney at Law N(Jul2,9)P

NCMUZ-SPP

STATE OF GEORGIA

UNION COUNTY

NOTICE TO Ronald Keith Beaver
A Pre-Warrant Hearing will be held in Magistrate Court on July 22, 2014 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest of the offense of Endangering Security Interest O.C.G.A. §516-9-51.

By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse St., Suite 10

Blairsville, GA 30512

706-439-6008

NUMZ-SPP IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF OMAH L. ROGERS, DECEASED

ESTATE NO. 14-78 ESTATE NO. 14-78
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: WHOM IT MAY CONCERN: Nancy Rogers Dyer has petitioned to be appointed
Administrator(s) of the estate of Omah L. Rog-

ers Dyer has petitioned to be appointed Administrator(s) of the estate of Omah L. Rogers, deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. \$53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filled with the court on refore July 21, 2014. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filling 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 filling 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

Judge of the Probate Court

By Courthouse St., Ste. 8

Blaissyille, 63, 30512 65 Courthouse St., Ste. 8 Blairsville, GA 30512 Address Audress (706) 439-6006 Telephone Number N(Jun25,Jul2,9,16)B IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
IIN RE: Petition of Patricia Lager
and Edward Lager
For the Adoption of C.L.G., Minor Child

Civil Action Adoption File No. MM-14-A1-1 NOTICE NOTICE TO: Herbert Lewis Gulley Address Unknown By Order of the Court for Service By Publication

Routess Unknown and the Survice By Publication dated June 12, 2014, you are hereby notified that on January 8, 2014, Patricia Lager and Edward Lager filed a Petition for Adoption. Pursuant to OCGA § 19-8-12, you will lose all rights to the child and will neither receive notice nor be entitled to object to the adoption of the child unless, within thirty (30) days of receipt of this notice or sixty (60) days from the date of the publication order stated above, whichever is later, you or a representative file on your behalf: (1) A petition to legitimate the child pursuant to Code Section 19-7-22; and (2) Notice of filing of the petition to legitimate with the Union County Superior Court, the court in which this adoption is pending and to Petitioner's Counsel, Michelle Vaughan, Attorney at Law, PO Box 1657, 360 Highway 515 West, Blairsville, Georgia 30514, 706-745-7052. WITNESS, the Honorable Judge of Superior Court of Union County, this 13th day of June, 2014 of Union County, this 13th day of June, 2014 Judy L. Odom Clerk of Union County Superior Court

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

IISED FOR THAT PURPOSE

USED FOR IMAI PURPUSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Joyce Jones and J Ervin Jones to Washington Mutual Bank, dated November 20, 2007,
recorded in Deed Book 739, Page 203, Union County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by as-signment recorded in Deed Book 947, Page Baby Outfit, Baby Blanket Jason Silvers
Springfield Savage 12 gauge Shotgun, serial #
4331464 John Congress
Winchester Model 70, serial # G1973012 Jackie 26, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FOUR THOUSAND AND 0/100 DOLLARS (\$154,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highning BLR, serial # 3377731, (6) rounds of Ammunition and leather case Thomas Patvieu Large Kitchen Knife Robert totherow .40 caliber round (1) and (1) spent .40 caliber will be sold at public outery 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 August, 2014, the following described property: SEE EVILIBIT. round Unknown
Series EE, \$50.00 Savings Bond, serial #
L59983646ZEE Gracie Wentz
Clothing Dusty Ramey
VHS Tape (2), pens and paper Unknown
Dagger with black sheath Dan P. Edwards
\$16.00 in US Currency, Star 9MM pistol, serial
48359 following described property: SEE EXHIBIT
"A" ATTACHED HERETO AND MADE A PART
HEREOF The debt secured by said Security 9MM Rounds (8), H&R 922 Pistol, serial # Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as F2071, Interarms Dragon 44 magnum pistol, serial # 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 PEG PA-63 pistol, serial # AL27533, and a Char-ter Arms
Black plastic rifle stock Jerald Jenkins
9MM magazine and (1) 9MM round Josh Wright/ Alicia Dockery
Keys and Foreign Coins Ben Bass 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 valorl foot long sword Unknown foot long survival knife with black scabbard em 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. Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with Cattargys Knite Unknown
Miscellaneous woman's clothing Unknown
Power Shot SB300 Digital camera, serial num-ber 0123629458 Unknown
Kodak Easy Share C613, serial number
KC9HR74184833 Unknown 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, Sprint Blackberry Phone, no serial number Un-Known
Black Fanny Pack Unknown
Davis Industries UM-22 Derringer, serial number 532629 Unknown
2 revolver cylinders Unknown
Magnovox DVD Player, model DP170MN8B, serial 800-306-6059. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Joyce Jones and J Ervin Jones or a tenant or tenants and said property is more commonly known as 7087 Copperhead Road, Blairsville, Georgia number U24926899 Unknown Straight Knife w/ wood handle "Brewer" Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office 30512. The sale will be conducted subject (1) to confirmation that the sale is not pro-hibited under the U.S. Bankruptcy Code was stored in the union county Sherm's Ornice Evidence Room for over 90 days and no person has laid claim to said property.

Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Specialized Loan Servicing LLC as Attorney in Fact for Joyce Jones and J Ervin Jones McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/sju 8/5/14
Our file no. 5256014-FT1 EXHIBIT "A" The land referred to in this policy is situated in the State of GA, County of Union, City of Blairsville and described as follows: All that tract or parcel of land lying and being in the 8th District 1st Section Land Lot in the 8th District, 1st Section, Land Lot 271 of Union County, Georgia, and being a portion of Lot 6 of Sharptop View Subdiviof purchase indicating the complete serial number. sion, containing 1.392 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc., dated August 8, 1994 and recorded in Union County Records in Plat Book 32, Page 75. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above described property. APN 023 044000 With the appurtenances thereto. APN: 023 044000 ing an interest in the following property is hereby notified that on January 1, 2014, said property was located in the evidence room of the Union County Sheriff's Office in Union MR/sju 8/5/14 Our file no. 5256014 - FT1 County, Georgia.

Owner' Name Property Description

1) Unknown First name, Kaser Bag of Clothing

2) Shayne Gialobini (3) green horse leads

3) Anthony Thomas underwear and exercise STATE OF GEORGIA

By virtue of the power of sale contained in that certain Deed to Secure Debt from LUCY E. HOLLEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE

COUNTY OF UNION NOTICE OF SALE UNDER POWER

FOR APPALCHIAN COMMUNITY BANK dated November 5, 2007, filed for record November 6, 2007, and recorded in Deed Book 734, Page 218, UNION County, Georgia Records, as last transferred to NATIONSTAR MORT-GAGE LLC by assignment recorded in Deed Book 976, Page 47, UNION County, Georgia Records, said Deed to Secure Debt having been given to secure a Note dated November 5, 2007 in the original principal sum of ONE HUNDRED THREE THOUSAND FIVE HUN-DRED AND 0/100 DOLLARS (\$103,500.00), 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 August, 2014, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST
SECTION, LAND LOT 100 OF UNION COUNTY,
GEORGIA, AND BEING LOT 4 OF EL-MAR
ESTATES SUBDIVISION, CONTAINING 0.378
ACRES, MORE OR LESS, AS SHOWN ON A
PLAT OF SURVEY BY JACK STANLEY, UNION
COUNTY GEORGIA SURVEYOR, DATED FEBRUARY 22, 1984, AND RECORDED IN UNION
COUNTY RECORDS IN PLAT BOOK, J. PAGE
299. 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 ROADS FOR INGRESS AND
EGRESS TO THE ABOVE DESCRIBED PROPERTY, AND ANY RIGHTS TO USE COMMUNITY
WIFT!

To the best of the knowledge and belief of To the best of the knowledge and belief of the undersigned, the party in possession of the property is LUCY E. HOLLEY or a tenant or tenants. Said property is more commonly known as: 428 RIZZITELLO LANE, 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 reinstallments on said loan. The debt re-maining in default, this sale will be made for the purpose of paying the same and all

ERTY, AND ANY RIGHTS TO USE COMMUNITY

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 CENLAR FSB, 425 PHIL-LIPS BLVD, EWING, NJ 08618-1430; (877) 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 against

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 of the loan as provided in the preceding paragraph. Said property will be sold as the property of LUCY E. HOLLEY. NATIONSTAR MORTGAGE LLC As Attorney-in-Fact for LUCY E. HOLLEY Phelan Hallinan & Jones, LLC 303 Perimeter Center North, Suite 800 Atlanta, GA 30346 Telephone: 770-393-4300

Fax: 770-393-4310 PH # 18572 This law firm is acting as a debt collector. Any information obtained will be used for that purpose. N(Jul9.16.23.30)B 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 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 prop-erty to secure a Note in the original prin-cipal 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 August 05, 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 State of GA STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 210, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING A TOTAL OF 5.232 ACRES AND BEING SHOWN AS LOT TWEN-

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 Hemilock Hol-Commonly known as: 4600 Hemlock Hollow, Blairsville, GA 30512
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 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 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): Edward P. Endres, Hope A. Endres and Eward P Endres or tenant or 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 1-877-596-8580 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 (includ-

ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sew-age 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 foreclo-sure documents may not be provided until final confirmation and audit of the status of mial commence 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. 1017-656718A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-656718A

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.

AND 0/100 DOLLARS (\$153,000.00), and a Security Deed given by Robert Lee Moore and Cynthia Ward Moore to State Employ-ees' Credit Union, dated , recorded in Deed Book 948, Page 480, Union County, Georgia Records conveying the after-described property to secure a Note in the original principal amount of TWENTY-EIGHT THOU-SAND AND 0/100 DOLLARS (\$28,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house 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 August, 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 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 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 MOUNTAIN EMC AS RECORDED IN DEED BOOK 132, PAGE 565, UNION COUNTY REproperty, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior covenants, and matters of record superior to the Security Deed first set out above. State Employees' Credit Union 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: State Employees Credit Union, 3101 Wake Forest Road, Raleigh, NC 27609, 919-839-5018. To the best knowledge and belief of the undersioned. knowledge and belief of the undersigned, the party in possession of the property is Robert Lee Moore and Cynthia Ward Moore because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt reor a tenant or tenants and said property is more commonly known as 120 Enchanted Woods Dr, 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. State Employees' Credit Union as Attorney in Fact for Robert Lee Moore and Cynthia Ward Moore McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/rkd 8/5/14 Our file no. 5273514-FT17 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 115, of Union County, Georgia, and being Lot 6, of Enchanted Woods Estate Subdivision, containing 2.090 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated January 20, 2003, and recorded in Union County, Georgia re-cords in Plat Book 53, Page 127. 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 roads for ingress and egress to the above described property. MR/rkd 8/5/14 Our file no. 5273514 - FT17

indebtedness secured by that certain Se-curity Deed, dated November 29, 2000, ex-ecuted by Ricky Hughes to Bank One, N.A., recorded in Deed Book 360, Page 12, Union County, Georgia Deed Records, and secur-ing a Note in the original principal amount

COUNTY OF UNION
Because of a default in the payment of the

NOTICE OF SALE UNDER POWER STATE OF GEORGIA

of \$91,200.00, said Security Deed last hav-ing been assigned to CENTRAL MORTGAGE COMPANY, the current holder thereof, has declared the entire amount of said indebt-edness evidenced by the Note immedi-ately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in August, 2014 to-wit: August 5, 2014, during the legal hours of sale, before the Union County highest bidder for cash, the following de-All that tract or parcel of land lying in Land Lot 253, District 17, Section 1 of Union County, Georgia, containing 1.1 acres, more or less, as shown on a plat of survey by Jack Stanley, C.S., recorded in Plat Book H, Page 37, Union County records on May 5, 1978. Said plat is incorporated herein by reference thereto for a complete and accurate description of the property hereby. curate description of the property hereby

known as 476 Alfred Hughes Road, Blairsville, GA 30514 a/k/a 335 Alfred Hughes Road, Blairsville, GA 30512, according to the present system of numbering houses in Union County, Georgia. 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 Central

The aforedescribed real property is also

Mortgage Company, Attn: Homeowner's Assistance Department, 801 John Barrow Road, Suite 1, Little Rock, AR 72205. The telephone number is 1-800-366-2132, Option 1, ext. 5609. Said real property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the real property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security

Deed first set out above.

Upon information and belief, said real property is presently in the possession or control of Ricky Hughes AND/OR Mary Ann Walker and the proceeds of said sale will be applied to the payment of said indebtedness and all the aveners of said sale including. and all the expenses of said sale, including attorney's fees, all as provided in said Se-curity Deed and the excess proceeds, if any, will be distributed as provided by law. CENTRAL MORTGAGE COMPANY as Attorney-in-Fact for RICKY HUGHES Ellis, Painter, Ratterree & Adams LLP 2 East Bryan Street, 10th Floor 2 Last Bryan states, 10df 17001 Savannah, Georgia 31401 (912) 233-9700 THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in

a Security Deed given by Martin J. Cough-lin, II and Elizabeth Jo Coughlin to Mortgage Electronic Registration Systems, Inc. as nominee for Appalachian Community Bank dated 1/6/2010 and recorded in Deed

Book 823 Page 483, UNION County, Georgia records; as last transferred to or acquired by Matrix, conveying the after-described property to secure a Note in the original principal amount of \$ 163,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public will be sold by the undersigned at public outcry to the highest bidder for cash be-fore the Courthouse door of UNION County, Georgia, within the legal hours of sale on August 05, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 199 of Union County, Georgia containing 2.165 acres, more or less, and being further described as Lots 8 and 9 of Dean Gap Acres Subdivision, as shown on a plat of survey by Rochester & Associates, Inc.,

dated October 27, 1993 and recorded in Union County, Georgia records in Plat Book 30, Page 49. Said plat is incorporated herein, by reference hereto, for a full and com-plete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above

described property.
LESS AND EXCEPT
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 199 of Union County, Georgia, and being Lot 9 of Dean Gap Acres Subdivision, containing 10 077 agree more or less as containing 0.977 acres, more or less, as shown on a plat of survey by North Georgia Surveyors, dated June 19, 1987, and recorded In Union County, Georgia records in Plat Book S, Page 258. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above

full and complete description of the above described property.

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 purpose of paying 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 (notice of intent to conect attorney's fees having been given).

Said property is commonly known as 39 Union Drive, 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 par-ties) in possession of the subject property

is (are): Martin J. Coughlin, II and Elizabeth Jo Coughlin or tenant or tenants. Flagstar Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Flagstar Bank Loss Mitigation 5151 Corporate Drive Mail Stop: S-142-3 (800) 393-4887 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 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 with the disclosed by an accurate purpose 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. Matrix as agent and Attorney in Fact for Martin J. Coughlin, II and Elizabeth Jo

Lougniin Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7400. 1095-332A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1095-332A STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NUTICE OF SALE UNDER POWER
By virtue of the power of sale contained
in that certain Deed to Secure Debt from
BIRDIE M. WHITE to MORTGAGE ELECTRONICR REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMARY CAPITAL ADVISORS, LC Under and by virtue of the Power of Sale contained in a Security Deed given by Rob-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 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, Georgia Records, said Deed to Secure Debt having been given to secure a Note dated ert Lee Moore and Cynthia Ward Moore to State Employees' Credit Union, dated April 2, 2012, recorded in Deed Book 899, Page 381, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND 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 August, 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) CONTAIN-ING 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 SUBJECT TO AN EASEMENT TO BLUE RIDGE

> 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 tenant or tenants. Said property is more commonly 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

maining 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 wight 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. Deed INST SET OUT BOOVE.
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 9-13-1721 which allows for certain procedures.

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 of the loan as provided in the preceding of the loan as provided in the precenning paragraph.
Said property will be sold as the property of BIRDIE M. WHITE.
BANK OF NEW YORK AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATE CEDIES 2002-21A HATION WORTGAGE PASS-THROUTIFICATES, SERIES 2003-31A
AS Attorney-in-Fact for
BIRDIE M. WHITE
Phelan Hallinan & Jones, LLC
11675 Great Oaks Way, Suite 375

Alpharetta, GA 30022 Telephone: 770-393-4300 Fax: 770-393-4310 PH # 19726 This law firm is acting as a debt collector. Any information obtained will be used for that purpose. **NOTICE OF SALE UNDER POWER,** UNION COUNTY
Pursuant to the Power of Sale contained in

Pursuant to the Power of Sale contained in a Security Deed given by John P Pocius III to Chase Manhattan Mortgage Corporation dated 11/27/1996 and recorded in Deed Book 259 Page 33, UNION County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m Chase Manhattan Mortgage Corporation, conveying the after-described property to secure a Note in the original principal amount of \$59,150.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry 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 August 05, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
All that tract or parcel of land lying and being in Land Lot 68, 9th District, 1st Section of Union County, Georgia, containing 1.676 acres as shown on a plat of survey by B. Keith Rochester & Associates, Inc., RS 2653, dated 11/20/96 and recorded in Plat Book 36 page 230 Union County records which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the pow-erline easement as shown on said plat. 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 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 5294 Rocky Top Road, 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): John P Pocius III or tenant or JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify

all terms of the mortgage. JPMorgan Chase Bank, NA Homeowner's Assistance Department

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

3415 Vision Drive Columbus, Ohio 43219 1-866-550-5705

Said property will be sold subject to: (a) any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sew-age 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. Deed INST SET OUT BOOVE.
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 9-13-1721 which allows for certain procedures.

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. JPMorgan Chase Bank, National Associa-tion s/b/m Chase Home Finance, LLC s/b/m Chase Manhattan Mortgage Corporation as agent and Attorney in Fact for John P Pocius III Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1031-72343A 1031-72343A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-72343A

N(Jul9,16,23,30)P

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR 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 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 on March 26, 2014 and recorded in Deed Book 971, Page 520, in the office of the Clerk of the Superior Court of Union County, Geor-gia, 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 August, 2014 to the highest hidder for cash the 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 be-ing 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, reference is bereby made to said recorded reference is hereby made to said recorded plat of survey for the purpose of incorpo-rating 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 in said plat of survey or as appearing of The debt secured by said Security Deed is evidenced by a Note dated May 10, 2007, in the principal amount of Thirty-Two Thou-

sand 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 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 unpaid interest thereon and attorney fees and all expenses of said sale. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any

spection 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

taxing authority, any matters which might be disclosed by an accurate survey and in-

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 documents as Attorney-in-fact for Sammy J. Guy Carellas & Newberry, P.C. Post Office Box 2599 Rincon, Georgia 31326 912-826-7100

final confirmation and audit of the status