North Georgia News

Legal Notices for July 30, 2014

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sondra Dottor-McQuate,
All debtors and creditors of the estate of Son-

dra Dottor-McQuate, deceased, late of Union dra 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 es-tate are required to make immediate payment

tate are required to make immedia to the Personal Representative(s). This 30th day of June, 2014. By: Jarrett Christian Aaron Dottor, Personal Representative 926 SW 101st St Celegative El 2007.

N(Jul9,16,23,30)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

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).
This 1st day of July 2014

to the Personal Represent This 1st day of July, 2014. Sheila T. Chapman P.O. Box 723 Blairsville, GA 30514

N(Jul9,16,23,30)E STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Arthur Jeffry Estes
All debtors and creditors of the estate of Arthur Jeffry Estes, 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 es-

the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 7th day of July, 2014.
By: Patricia S. Neil,
Personal Representative
5326 S. Russell St., Tampa, FL 33611 N(Jul16,23,30,Aug6)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Betty J. Evans,
All debtors and creditors of the estate of
Betty J. Evans, 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 11th day of July, 2014.
By: David H. Evans,
Personal Representative
494 Scouts Overlook
Morganton, GA. 30560
M(Jul 16.23,30,Aug6)B

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Juanita L. Fair,
All debtors and creditors of the estate of
Juanita L. Fair, 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 11th day of July, 2014.

By: Vickie Cox, Personal Representative 228 Paradise Ln. Blairsville, GA. 30512 N(Jul16,23,30,Aug6)I

STATE OF GEORGIA UNION COUNTY

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Betty Louise Wrigley,
All debtors and creditors of the estate of
Betty Louise Wrigley, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 7th day of July, 2014.
By: Steve Wrigley,

111is 7th day of July, 2014 By: Steve Wrigley, Personal Representative 1410 Bent Creek Rd. Watkinsville, GA. 30677 N(Jul16,23,30,Aug6)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME,
PARTNERSHIP OR OTHERS STATE OF GEORGIA

COUNTY OF UNION
The undersigned does hereby certify that
Mary Elizabeth Wiles, DD, PC, conducting
a business as Blairsville Internal Medicine
in the City of Blairsville, County of Union, in the State of Georgia, under the name of Blairsville Internal Medicine, and that the nature of the business is Medical and that

in mannes and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Mary Elizabeth wiles. NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA

COUNTY OF OWN 14-CV-391-SG Notice is hereby given that Jessie Harrold West a/k/a Jessee Harold West, the undersigned, filed his petition to the Superior Court of Union filed his petition to the Supérior Court of Únion County, Georgia on the 9th day of July, 2014, praying for a change in the name of petitioner from Jessie Harrold West a/k/a Jessee Harold West to Jesse Harold West. 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. This 9th day of July, 2014. Judy Odom, Clerk Superior Court Union County, Georgia Moulz33,04,046,13)8

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 28th day of May, 2014, said property was seized by the undersigned agency in Union County, Georgia. PROPERTY ONE: 2005 Nissan 350Z Coupe veli

hicle. VIN JN1AZ34DX5M607907.

PROPERTY ONE: 2005 Nissan 350Z Coupe vehicle, VIN JN1AZ34DX5M607907,
Ga. Tag ALN8699
PROPERTY TWO: HP laptop computer, Serial No. 50D2521MC0
PROPERTY THREE: Hisense flat screen television, Serial No. 3TE50G12250511702526
PROPERTY THREE: Hisense flat screen television, Serial No. 3TE50G12250511702526
Conduct giving rise to said seizure:
Said property was found in the possession of TERRELL BRUNSON BROWN III, and was found in close proximity to a quantity of ALPRAZO-LAM, a Schedule IV controlled substance, and was, directly or indirectly, used or intended for use to facilitate the possession with intent to distribute, and/or distribution and sale of ALPRAZOLAM, 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 TERRELL BRUNSON BROWN III, at the time of his arrest in Union County, Georgia.
The owner of said property is purported to be: Terrell Brunson Brown
3027 Georgia Highway 180 East
Balisryville, Georgia 20512

The owner of said property is purported to be: Terrell Brunson Brown
3027 Georgia Highway 180 East
Blairsville, Georgia 30512
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.
This 17th day of June, 2014.
District Attorney
Enotah Judicial Circuit
SEIZING AGENCY:
Lt. C. Deyton
Union County Sheriff's Office
940 Beasley Street
Blairsville, Georgia 30512
(706) 439-6066
By: Cathy A. Cox-Brakefield

(706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 N(Jul23,30,Aug6)B

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 28th day of May, 2014, said property was seized by the undersigned agency in Union County, Georgia.

PROPERTY ONE: Five Hundred & Fifty-one & 00/100 (\$551.00) in United States Currency Conduct qiving rise to said seizure:

00/100 (\$501.00) in United States Currency Conduct giving rise to said seizure: Said property was found in the possession of Christopher Steele, and was found in close proximity to a quantity of METHAMPHETAMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use 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 Christopher Steele, at the time of his arrest in Union County, Georgia. The owner of said property is purported to be: Chistopher Lee Steele 69 Creekmont Drive Blairsville, Georgia 30512
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

gia 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, re-turn receipt requested. This 17th day of June, 2014. District Attorney Enotah Judicial Circuit SEIZING AGENCY: SEIZING AGENCT: Lt. C. Deyton Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512

(706) 439-6066 (706) 439-6066
By: Cathy A. Cox-Brakefield
Chief Assistant District Attorney
65 Courthouse Street, Box 6
Blairsville, Georgia 30512
(706) 439-6027

NOTICE OF ARTICLES OF INCORPORATION
Notice is given that articles of incorporation
that will incorporate Twin Creeks RV Resort
Homeowners' 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 136 Mountain
Creek Road, Blairsville, GA 30512 and its initial
registered agent at such address is Kenneth
Notturno.

NOTICE OF ARTICLES OF INCORPORATION

NOTICE OF INTENT TO DISSOLVE A notice of intent to dissolve Blue Ridge Moun-tain Estates, Inc., a Georgia Corporation with registered office at 414 Julius Chambers Drive,

registered office at 414 Julius Chambers Drive, Blairsville, Georgia 30512, has been delivered to the Secretary of State by said corporation and filed by her on June 2, 2014, in accordance with the applicable provisions of the Georgia Business Corporation Code.

Persons with claims against said corporation may present them by sending written notice setting forth in detail any and all claims to Ruenelle Allen, PO Box 1702, Blairsville, Georgia 30514. Except for claims that are contingent at the time of the filing of the notice of intent to dissolve, a claim against the corporation not otherwise barred will be barred unless a proceeding to enforce the claim is commenced

proceeding to enforce the claim is commenced within two years after the publication of this IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA Tosha R. White, Plaintiff

VS.
Richard J. White, Defendant
Civil Action No. 14-CV-385-SG
NOTICE OF PUBLICATION NOTICE OF PUBLICATION
By order for service of publication dated the 3rd
day of July, 2014, you are hereby notified that on
the 3 day of July, 2014, Tosha R. White, filed suit
against you for complaint for divorce.
You are required to file with the Clerk of the You are required to file with the Clerk of the Superior Court, and serve upon the Plaintiff an answer in writing within sixty (60) days of the date of the order for publication.

Witness, the Honorable N. Stanley Gunter, Judge of the Superior Court
This the 3 day of July, 2014
Judy L. Odom, Clerk
Union County Superior Court
NUMB 16:23.08

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.
Under and by virtue of the Power of Sale Under and by virtue of the Power of Sale con-Under and by write 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 assignment recorded in Deed Book 947, Page 26, Union County, Georgia Records, conveying the after-described property. Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FOUR THOU-SAND AND 0/100 DOLLARS (\$154,000.00), 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 lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August 2014, the following described property: August, 2014, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Se-curity 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 en). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Specialized Loan Servicing LLC 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 44-14-102.2. The entity that has full authorny 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 possession of the property is Joyce Jones and J Ervin Jones or a tenant or tenants and said property is more commends. is Joyce Jones and J Ervin Jones of a tenant or tenants and said property is more commonly known as 7087 Copperhead Road, 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 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. 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 271 of Union County, Georgia, and being a portion of Union County, Georgia, and being a portion of Lot 6 of Sharptop View Subdivision, 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 incorporated 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 MR/sju 8/5/14 Our file no. 5256014 - FT1 STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
By virtue of the power of sale contained in
that certain Deed to Secure Debt from LUCY E. that certain Deed to Secure Debt from LUCY E. HOLLEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE 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 MORTGAGE 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 HUNDRED AND 0/100 DOLLARS (\$103,500.00), with 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 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 WELL.

THE ABOVE DESCRIBED PROPERTY, AND ANY RIGHTS TO USE COMMUNITY WELL.

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

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 non-payment or the montaining 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 page 15 and modify all terms of

to negotiate, amend, and modify all terms of the loan is CENLAR FSB, 425 PHILLIPS BLVD, EWING, NJ 08618-1430; (877) 909-9416. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, whether or not now due and which are a hear, whether or not how use and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first eat out about covenants, and matters or record superior to the Security Deed first set out above. The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. Pursuant

with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraphs. paragraph.
Said property will be sold as the property of LUCY E. HOLLEY.
NATIONSTAR MORTGAGE LLC NATIONSTAR MONTGAGE LLC
AS Attorney-in-Fact for
LUCY E. HOLLEY
Phelan Hallinan & Jones, LLC
303 Perimeter Center North, Suite 800
Atlanta, 6A 30346
Telephone: 770-393-4300
Fax: 770-393-4310
PH # 1872

PH # 18572
This law firm is acting as a debt collector.
Any information obtained will be used for that

NOTICE OF SALE UNDER POWER,

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 property to secure a Note in the original principal amount of \$308,475.00, with interest at the rate specified therein, there will 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 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 LYING 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 TWENTY-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 HERBY INCORPORATED BY REFERENCED AND MADE A PART HEREOF.

Commonly known as: 4600 Hemlock Hollow, Blairsville, GA 30512 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 provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees thaying been given).

torney'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 atached 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 tenants.

Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of

to negotiate, amend and modify all terms of the mortgage.
Ocwen Loan Servicing, LLC
Foreclosure Loss Mitigation
1661 Worthington Road

Suite 100 West Palm Beach, FL 33409 1-877-596-8580 1-677-596-6560 Mote, 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 Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 belder of the Costs. Dead December 1. mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as regulded immediately above.

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 COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE.

THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Robert 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 AND 0/100 DOLLARS (\$153.00.00), and a Security Deed given by (\$153,000.00), and a Security Deed given by Robert Lee Moore and Cynthia Ward Moore to Robert Lee Moore and Cynthia Ward Moore to State Employees' 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 THOUSAND 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 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Secu-EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOT 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 attorpay's fees (notice of intent to sale, as provided in Secturity been and by faw, 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 reporty and rate 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. State Employees' Credit Union is the holder of the Security Deed to the property in accordance with OGGA § 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 undersigned, the party in possession of the property is Robert Lee Moore and Cynthia Ward Moore or 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. rate survey and inspection of the property, any 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 EX-HIBIT "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, 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 records in Plat Book 53, Page 127. Said plat is incorporated herein, by reference hereto, for a full and complete 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

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

N(Jul9,16,23,30)B

Because of a default in the payment of the because of a detail in the payment of the indebtedness secured by that certain Security Deed, dated November 29, 2000, executed by Ricky Hughes to Bank One, N.A., recorded in Deed Book 360, Page 12, Union County, Georgia Deed Records, and securing a Note in the original principal amount of \$91,200.00, said Security Deed last having been assigned to CENTRAL MORTGAGE COMPANY, the current holder thereof, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant to the power of sale contained in said Secuto the power of sale contained in sale secu-rity Deed, will, on the first Tuesday in August, 2014 to-wit: August 5, 2014, during the legal hours of sale, before the Union County Court-house door, sell at public outcry to the highest bidder for cash, the following described real

property:
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
properly hereby convered

a complete and accurate description of the property hereby conveyed.

The aforedescribed real property is also known as 476 Alfred Hughes Road, Blairs-ville, GA 30514 a/k/a 335 Alfred Hughes Road, Blairsville, GA 30512, according to the present system of numbering houses in Union County.

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

the individual or entity with full authority to negotiate, amend and modify all terms of the Note and Security Deed is Central Mortgage Company, Attn: Homeowner's Assistance Department, 801 John Barrow Road, Suite 1, Little Rock, AR 72205. The telephone number is Little Rock, AR /2205. Ine 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

iny, 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 Upon information and benef, said rear 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 expenses of said sale, including attorney's fees, all as provided in said Security Deed and the

an as provided in Salu Section beed 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, Ratter 10th Floor

EIIIS, FAILUEI, NATURE & AUAINS LLF
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.

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Martin J. Coughlin, 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 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 sale gust 05, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holi-day), the following described property: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 199 of

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 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. 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 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 incorpo-rated herein, by reference hereto, for a full and

complete description of the above described

complete description of the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 39 Union

ney'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 parties) 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 ne-gotiate, amend and modify all terms of the

mortgage.
Flagstar Bank
Loss Mitigation
5151 Corporate Drive
Mail Stop: S-142-3
Troy, MI 48098

(800) 393-4887

(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 sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate termipulor of any taxing adurantly, (u) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

matters of record superior to the security beed 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 precisions of the security procedures regarding the recision of octain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure 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 Coughlin Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, 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
NUMB162.3230B the loan as provided immediately above.

NOTICE OF SALE UNDER POWER, UNION COUNTY
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 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 to the highest bidder for cash before the Court-house 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 powerline easement as shown on and late.

subject to the powerline 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 to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Sald property is commonly known as 5294 Rocky Top Road, Blairsville, 6A 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 understoned, the narty (or parties) in nos-

erty, in any. Io the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject property is (are): John P Pocius III or tenant or tenants. JPMorgan Chase Bank, NA is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. JPMorgan Chase Bank, NA

Homeowner's Assistance Department 3415 Vision Drive Columbus, Ohio 43219 1-866-550-5705

Lotumous, unto 43219
1-886-550-5705
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. first set out above.

The sale will be conducted subject to (1) con-

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.G.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m Chase

Sriving these bank, National Association 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
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

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.

IMAI PORPUSE.
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 filled for record on May 31, 2007, and recorded in Deed Book 710,

nancial 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, 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 August, 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, 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 conveyed.

conveyed. conveyed.

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

regulations as set forth in said plat of survey or as appearing of record. 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 Services, Inc. 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 ditions in said Sécurity Deed. The debt remaining in default, this sale will be made for the purpose of paying said indebtedness 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 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.

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. Guy. Notice has been given of intention to enforce Provisions for collection of attorney fees and foreclosure in accordance with legal requirements and the terms of said Security Deed and Mortgage Note. Mortgage Note. The sale will be conducted subject (1) to con-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. 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

Rincon, Georgia 31326 912-826-7100