## North Georgia News

**Legal Notices for August 14, 2013** 

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of James Conrad Gilreath, All debtors and creditors of the Estate of James Conrad Gilreath, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 17th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

N(Jul24,31,Aug7,14)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Elmer C. Thompson, De-

All debtors and creditors of the Estate of Elmer C. Thompson, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 19th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jul24,31,Aug7,14)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Dollie Ruth Davidson Reed, All debtors and creditors of the Estate of Dollie Ruth Davidson Reed, deceased, late of Union County, Georgia, are hereby noti-

fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 9th day of August, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75

VALUE AT MORE THAN \$75
Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on July 23, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia. Property Seized: Property Description Owner \$720.00 in U.S. Currency Robert L. Honken Pen Knife and Ammo William Jackson Nikon Automatic Level ACS Survey level, Serial # 213514 Unknown Smith and Wesson Model 61- Pistol, serial # B29262 Ms. Moore B29262 Ms. Moore Remington 870 Shotgun, serial # R954793

Timothy Powell Interarms M971 Pistol, serial # 9459 Jack

Jennings J22 Pistol, serial # 0644432 Jack McKean

Glennfield Model 75, serial # 69248841

Jack McKean

Jack Mickean Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said property. Any party claiming an interest in said prop-erty 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 Georgia News by serving said claim to the undersigned seiz-ing 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 was seized from or have valid

proof of purchase indicating the complete serial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 NOTICE This notice serves purpose that Blairsville Flea Market and Storage will hold a public auction pursuant to the Georgia Self Stor-

age Act: Georgia Code Section 10-4-210 to 10-4-215, on August 16, 2013 at the Blairs-ville Super Flea Market and Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. Unit A8 Amelia Brown, Unit M13 Heather Nickle, Unit F4 Kasey Hiland, Unit A5 Robert Montgomery. This auction will be a cash sale to the highest bidder. Sale subject to cancellation in the event of a settlement between owner and obligated party. NOTICE OF INCORPORATION Notice is given that Articles of Incorpora-tion that will incorporate Reece Mountain Property Owners 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 Jack Lance, Jr. Patton & Lance Law Firm, LLC Jack Lance, Jr., Attorney at Law NOTICE OF INCORPORATION Notice is given that Articles of Incorpora-tion that will incorporate Pleasant Mead-ows Property Owners Association, Inc. have

been delivered to the Secretary of State for filing in accordance with the Georgia Non-profit 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

Jack Lance, Jr. Patton & Lance Law Firm, LLC Jack Lance, Jr., Attorney at Law NOTICE OF INCORPORATION Notice is given that Articles of Incorpora-tion that will incorporate Lakeside Property Owners Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Cor-poration 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 Jack

Lance, Jr. Patton & Lance Law Firm, LLC Jack Lance, Jr., Attorney at Law NOTICE OF INCORPORATION

Notice is given that Articles of Incorpora-tion that will incorporate River Ridge on the Toccoa Property Owners 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 Jack Lance, Jr. Patton & Lance Law Firm, LLC Jack Lance, Jr., Attorney at Law

NOTICE OF INCORPORATION Notice is given that Articles of Incorporation that will incorporate Riverside on Lake Not-tely Property Owners 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

GEORGIA, UNION COUNTY PROBATE COURT In Re: Estate of Mary Ester Peck, Deceased Estate No. 2013-112 Estate No. 2013-112
Petition for Letters of Administration
Debra LaTullip has petitioned to be appointed Administrator(s) of the estate of
Mary Ester Peck, 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

is Jack Lance, Jr. Patton & Lance Law Firm, LLC Jack Lance, Jr., Attorney at Law

granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 19, 2013. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jul24,31,Aug7,14)B GEORGIA, UNION COUNTY PROBATE COURT In Re: Estate of Jean Slinger Right, De-ceased Estate No. 13-125 Petition for Letters of Administration David Wayne Palmer has petitioned to be

David Wayne Palmer has petitioned to be appointed Administrator(s) of the estate of Jean Slinger Right, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.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 netting must.

granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before September 9, 2013. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Aug14,21,28,Sept4)

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

ANY INFURMATION UBIAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Kenneth M Heffley and Lisa L Heffley to Mortgage Electronic Registration Systems, Inc. as nominee for Ampro Mortgage, A Division of United Financial Mortrage Corn vision of United Financial Mortgage Corp., dated September 9, 2005, recorded in Deed Book 603, Page 403, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 943, Page 95, Union County, Georgia Records, conveying the County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED THOUSAND AND 0/100 DOLLARS (\$300,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Union County, Georgia, or at such place as may be lawteeriga, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and in brothy declared due because of company. 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 Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Dead first set cord superior to the Security Deed first set cord superior to the Security Deed first set out above. Nationstar Mortgage LLC is the holder of the Note and 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: Nation-Star Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Kenneth Heffley and Lisa Heffley or a tenant or tenants and said property is more commonly known as 6085 Souther Farm Drive, 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 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. Nationstar Mortgage LLC as Attorney in Fact for Kenneth M Heffley and Lisa L Heffley McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/ekh 9/3/13 Our file no. 5423813-FT2 EXHIBIT "A" All that tract or parcel of aldn lying and being in the 16th District. 1st Section. Land Lot 98

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

I(Aug7,14,21,28)B

By virtue of the power of sale contained in a Security Deed from Kenny A. Payne to Mortgage Electronic Registration Systems Inc., as nominee for Primary Capital Advisors, LC, its successors and assigns dated June 10, 2009 recorded in Deed Book 803, Page 773-784 , Union County Records, and last assigned to JPMorgan Chase Bank, National Association, conveying the afterdescribed property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00), 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, during the legal hours of sale on the first Tuesday, Septem-ber 3, 2013 the following described prop-All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 288 of Union County, Georgia, containing

the 16th District, 1st Section, Land Lot 98 of Union County, Georgia, and being Lot 8 of Souther Mill Estates Subdivision, contain-

ing 1.220 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 2, 1995, and revised Janu-

ary 13, 2004, and recorded in Union County Records in Plat Book 55, Page 136. Said plat is incorporated herein, by reference hereto,

for a full and complete description of the above described property. Also Conveyed is an easement for ingress and egress to the above described property. MR/ekh 9/3/13 Our file no. 5423813 - FT2

as shown on a plat of survey by Blairsville Surveying Co., dated 10/6/94 and recorded in the Union County records in Plat Book 33 page 140, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above prop Subject to an easement to Blue Ridge Mountain EMC recorded in the Union County records in Deed Book 175 page 654 and in Deed Book 217 page 20. Subject to the DOT right of way as recorded in Deed Book 132 pages 317-318 Union

County records.
Subject to the right of way granted to Union
County, Georgia, in Deed Book 198 page 146 Union County records.
Subject to a water line easement and pow erline easement as shown on said plat. Also conveyed herewith is a non-exclusive perpetual easement for the use of the road shown on the plat for ingress and egress to the above property.

The Debt secured by said Security Deed has been and is hereby declared due because of nonpayment of the indebtedness when due and in the manner provided in the Note and Security Deed. The debt remaining in defeath the color will be prede for the pure. default, the sale will be made for the purpose of paying the same and all expenses of 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.

Ing been given.
Said property will be sold subject to any outstanding ad valorem taxes, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and helief of the To the best knowledge and belief of the undersigned, the party in possession of the property Kenny A. Payne or, a tenant or tenants, and said property was or is commonly known as 7428 Greenhaven Lane Blairs-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

Publication Dates: August 7, 14, 21, 28 THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Aug7,14,21,28)B

JPMorgan Chase Bank, National Associa-

As Attorney in Fact for

Kenny A. Payne M&B File No.: 13-19328

Pursuant to the Power of Sale contained in a Security Deed given by Frances Brown to Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mortgage, Inc. dated 8/24/2007 and recorded in Deed Book 725 Page 687, UNION County, Georgia

**NOTICE OF SALE UNDER POWER,** 

**UNION COUNTY** 

book 725 rage of, John Couliny, dealing records; as last transferred to or acquired by Federal National Mortgage Association, conveying the after-described property to secure a Note in the original principal amount of \$ 148,000.00, with interest at the rate specified therein, there will be sold by the understinged at public autory to the 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 September 03, 2013 (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 16th District, Ist Section, Land Lot 97 of Union County, Georgia, and being Lot 23 of Choestoe Village, containing 0.15 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor and recorded in Union County Re-cords in Plat Book U, Page 305. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. All that tract or parcel of land lying and being in the 16th District, lst Section, Land Lot 97 of Union County, Georgia, and being Tract C of Choestoe Village, containing 0.036 acres, more or less, as shown on a plat

Records in Plat Book 33, Page 241. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Also conveyed is a non-exclusive perpetual easement for the use of the subdivision road for ingress and egress to 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 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 the Se-curity Deed and by law, including attorney's

of survey by Rochester & Associates, Inc., dated January 25, 1993 last revised January 16, 1996 and recorded in Union County

fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 3928 Litton Lane, 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): Frances Brown or tenant or tenants.
Seterus, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of

Loss Mitigation PO Box 4121 Beaverton, OR 97076-4121 866.570.5277
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)

the mortgage.

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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Federal National Mortgage Association as agent and Attorney in Fact for Frances Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL

BE USED FOR THAT PURPOSE. 1168-1194A

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION Because of a default in the payment of the indebtedness secured by a Security Deed executed by David L. Forney and Marci A. Forney to Appalachian Community Bank dated July 31, 2003, and recorded in Deed

Book 481, Page 188, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. by Assignment, securing a Note in the original principal amount of \$270,750.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, or said indepteness one and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 3, 2013, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed to with said Deed, to-wit: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 91 of Union County, Georgia, containing 2.068 acres, more or less, and being Tract 1 as shown on a plat of survey by LandTech Services, Inc., dated July 15, 2003 and recorded in Union County Records in Plat Book 53, Page 48. Said plat is incorporated herein, by reference hereto, for a full and complete description of the

above described property. Also conveyed herewith is a 20 foot wide ingress and egress easement as shown on the plat and also recorded in Union County Records in Deed Book 295, Page 503. Said property is known as 174 Nix Lance Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property,

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 as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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

under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of David L. Forney and Marci A. Forney, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for David L. Forney and Marci A. Forney File no. 13-041320 SHAPIRO, SWERTFEGER & HASTY, LLP\* Attorneys and Counselors at Lav 2872 Woodcock Blvd., Suite 100 Atlanta, GA 30341-3941 (770) 220-2535/KMM www.swertfeger.net \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**NOTICE OF SALE UNDER POWER** WHEREAS, on 09/17/73, for value received, Loy D. Hammontree & Betty H. Hammontree executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 76, Page# WHEREAS, on 01/07/77, for value received,

the subject loan was assumed by an Assumption Agreement, whereby the interest in this real property was conveyed to Steven N. Lance & Patsy C. Lane; and WHEREAS, on 01/07/77, for value received, Steven N. Lance & Patsy C. Lane executed and delivered to the lighted States of American and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 95, Page# 278; WHEREAS, on 05/20/88, for value received, the subject loan was assumed by an Assumption Agreement, whereby the interest in this real property was conveyed to Helen L. Nichols; and WHEREAS, on 05/20/88, for value received, Helen L. Nichols executed and delivered to the United States of America, acting

Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 160, Page# 203; and WHEREAS, on 12/22/88, for value received, the subject loan was assumed by an As-sumption Agreement, whereby the interest in this real property was conveyed to William A. Hunnicutt & Carolyn A. Hunnicutt; WHEREAS, on 12/22/88, for value received, William A. Hunnicutt & Carolyn A. Hunnicutt executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate

through the United States Department of

Union County, Georgia, in Book # 165, Page# WHEREAS, the United States of America now holds the above described security deeds covering the said real estate; and WHEREAS, the Deeds to Secure Debt held by the United States of America provides that should default occur, the holder may declare the entire indebtedness secured by the Deeds to Secure Debt due and pay-able and, in compliance with the power of sale provisions contained in said security deeds proceed to sell the property at public WHEREAS, after default, the United States of America has declared all of the indebted-

located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for

ness secured by the Deeds to Secure Debt due and payable and hereby certifies that it has complied with all of its loan servicing NOW, THEREFORE, the said United States of America, acting as aforesaid, under and in compliance with the power of sale provision contained in the Deeds to Secure Debt, will proceed to sell at public outcry, for cash or certified funds to the highest bidder in front of the Courthouse in Union County, during the legal hours of sale, on the 3rd day of September, 2013, the following-described property conveyed in the Deeds to Secure Debt, to Wit: All that tract or parcel of land lying and being in part of Lot of Land #206 and 207 in

the 9th District, 1st Section of Union County, Georgia and being Lot #16 of Leslie Estates Subdivision as shown on a plat of survey

made by Bruce Hunt, County Surveyor, in May 1972, said plat being recorded in Plat Book B, Page 285, in the Office of the Clerk of the Superior Court of Union County, Georgia, said plat reading as follows: Beginning at an iron pin in the North right of way line of Leah Drive, said iron pin being located North 63 degrees 30 minutes West 260 feet from the point where the North right of way line of Leah Drive intersects the East right of way line of U.S. Highway #19 & 129; thence North 5 degrees West 176 feet to an iron pin set; thence North 5 176 feet to an iron pin set; thence North 85 degrees East 150 feet to an iron pin set in the West right of way line of Leah Drive; thence four courses and distances along and with the said right of way line of Leah Drive as it meanders in a South-Southwest direction as follows: South 5 degrees East 86 feet, South 14 degrees West 45 feet, South 57 degrees West 47 feet, South 68 degrees 30 minutes West 98 feet to the point of beginning. point of beginning. The purpose of this Deed To Secure Debt is to reflect the new rates and terms assumption of that certain Deed to Secure Debt dated May 20, 1988, executed by Helen L. Nichols and recorded in Deed Book 160, Page 203, in the Union County, Georgia, Clerk of Court records. The above described property will be sold subject to any and all outstanding real estate taxes that are due and payable.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the United States of America, be cause for rejection of the bid, and, if the bid is rejected, the United States of America shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds of said sale will first be applied to the payment of the indebt-edness to the United States of America, other charges, and the expenses of sale, as provided in the above-described Deeds to Secure Debt.
This the 26th day of July, 2013. UNITED STATES OF AMERICA By: Deborah Wright-Mason,
Acting Director for Direct Loss Mitigation and Bankruptcy/Foreclosure Sections
United States Department of Agriculture, **Rural Development** 

**NOTICE OF SALE UNDER POWER** STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given
by LORRIE K MASHBURN AND CLIFFORD R
JONES JR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS
NOMINEE FOR PHH MORTGAGE CORPORATION devel 90(23) 2000, and Bearded e. TION , dated 09/23/2009, and Recorded on 09/23/2009 as Book No. 813 and Page No.

626, UNION County, Georgia records, as last assigned to PHH MORTGAGE CORPORATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$98,188.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2013, the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ALL HAI HACT OR PARCEL OF LAND LT-ING AND BEING IN THE 9TH DISTRICT 1ST SECTION; LAND LOT 36 OF UNION COUNTY, GEORGIA, CONTAINING 1.56 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOL-BEGINNING AT THE POINT WHERE THE CEN-TERLINE OF AN OLD ROAD BETWEEN THIS PROPERTY AND THE LOVE PROPERTY IN-TERSECTS THE SOUTH RIGHT-OF-WAY LINE OF THE JOHN SMITH MILL ROAD; THENCE THREE(3) COURSES AND DISTANCES ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF JOHN SMITH MILL ROAD AS FOL-LOWS: N 65 DEGREES E 190 FEET, N 75 DE-

LOWS: N 65 DEGREES E 190 FEET, N 75 DEGREES E 74 FEET, N 80 DEGREES E 41 FEET, THENCE S 432 FEET TO THE CENTERLINE OF A CREEK; THENCE TWO (2) COURSES AND DISTANCES ALONG AND WITH THE SAID CENTERLINE AS FOLLOWS: N 8B DEGREES W 45 FEET, SOUTH 80 DEGREES WEST 48 FEET TO THE POINT WHERE THE SAID CENTERLINE OF THE CREEK INTERSECTS THE CENTERLINE OF THE OLD ROAD; THENCE FOUR (4) COURSES AND DISTANCES ALONG WITH THE SAID CENTERLINE OF THE OLD ROAD AS FOLLOWS: N 3 DEGREES 45' W 76 FEET, N 25 DEGREES 30' W 84 FEET, N 41 DEGREES 15' W 94 FEET, N 41 DEGREES 15' W 94 FEET, N 41 DEGREES 15' W 94 FEET, N 94 DEGREES 45' W 136 FEET TO THE POINT OF BEGINNING. The debt secured by said Deed to Secure The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PHH MORTGAGE CORPORATION holds the duly endorsed Note and is the given). PHH MORTGAGE CORPORATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., acting on behalf of and, as necessary, in consultation with PHH MORTGAGE CORPORATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP. may be contacted at: PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., 2001 BISHOPS GATE BLVD., MT. LAUREL, NJ 08054, 800-750-2518. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 7064 JOHN SMITH ROAD E, BLAIRSVILLE, GEORGIA 30512 is/ are: LORRIE K MASHBURN AND CLIFFORD R JONES JR or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zon-ing ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for cer-

tain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other

foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PHH MORTGAGE CORPORATION as Attorney in Fact for LORRIE K MASHBURN AND CLIFFORD R JONES JR. THIS LAW EIRM IS ACTING AS A DEET COLL FORD AT

FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. 20120028701447 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001

Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Steven L. Mercer to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns Services, nic., its successors and assigns dated February 19, 2008 in the amount of \$70,000.00, and recorded in Deed Book 749, Page 228, Union County, Georgia Records; as last transferred to Ocwen Loan Servicing, LLC by assignment; the undersigned, Ocwen Loan Servicing, LLC pursuant to said deed and the note thereby secured, has declared the antire amount of said has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in Septem-ber, 2013, during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 21 of Union County, Georgia, and being Lot 32 of Timberlake Acres Subdivision, containing 0.47 acres, more or less, as shown on a plat of survey by Lane S. Bishop and Accepited, deted December 6, 1000 and Associates, dated December 6, 1989, and recorded in Union County Records in Plat Book W, Page 223, and being more particularly described as follows: Beginning on the West Right of Way of Voylestown Road and the Southeast corner of Lot #2, run thence N 43 degrees 00 minutes West 111.56 feet to a stake; thence N 60 degrees 20 minutes West 104.49 feet to a stake; thence N 52 degrees 09 minutes East 130.0 feet to a stake; thence S 40 degrees 48 minutes East 204.14 feet to an iron pin on the Right of Way of Voylestown Road; thence along the Road S 49 degrees 45 minutes 19 seconds West a CH 90.61 to the Point of Beginning. Also conveyed is a water right to the existing spring fed water system. Subject to the restrictive covenants recorded in Deed Book 101, Pages 68-69, Union County Deed Records. Also conveyed is a non-exclusive perpetual easement for the use of the subperpetual easement for the use of the sub-division roads for ingress and egress to the above described property. which has the property address of 8911 Voylestown Road, Morganton, Georgia, to-gether with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions, liens, and other superior matters of record liens, and other superior matters of record which may affect said property. 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

by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with 0.C.G.A. Section 44-14-162.2(a).
Said property will be sold as the property of Steven L. Mercer and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale all as provided in said dead, and the sale, all as provided in said deed, and the undersigned will execute a deed to the pur-chaser as provided in the aforementioned Pursuant to O.C.G.A. 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full au-thority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Ocwen Loan Servicing, LLC Two Ravinia Dr. , Suite 500 Atlanta, GA 30346 Phone Number: 678-855-7067. The foregoing notwithstanding, nothing in O.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
Ocwen Loan Servicing, LLC
Attorney in Fact for
Steven L. Mercer
McCurdy & Candler, L.L.C.
(404) 373-1612

of the loan with the holder of the security

Notice has been given of intention to col-

lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and

www.mccurdycandler.com The North Georgia News Publication Dates: 08-07-2013, 08-14-2013, Funication Design St. 00-17-2013, 08-21-2013, 08-28-2013
File No. 13-01269 /FNMA/ajackson
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE. **NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY** LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale

contained in a Security Deed given by Charles R. Hood and Chrystal C. Hood to United Community Mortgage Services, Inc., dated August 11, 2005, recorded in Deed Book 597, Page 231, Union County, Geor-gia Records, as last transferred to Wells gran Nectorus, as last transferred to wells Fargo Bank, N.A. by assignment recorded in Deed Book 701, Page 181, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY THOUSAND AND 0/100 DOLLARS (4370 000), with interest theorems as act (\$170,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Geor-gia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Wells Fargo Bank, N.A. is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2 The antity that has full authority to 162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Chrystal Cook Hood n/k/a Chrystal Lynn Cook or a tenant or tenants and said property is more commonly known as 4003 Summerhill Trail, 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 tion and addit of the status of the load with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Charles R. Hood and Chrystal C. Hood McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Geor-gia 30076 www.foreclosurehotline.net MR/ gla 30076 WWW.interclost relutifier HMP pxl 9/3/13 Our file no. 5268513-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 294, 17th District, 1st Section, Union County, Georgia, containing 1.64 acres and being shown as Lot One (1) on a plat of survey by Blairsville Surveying Co. BS #2288, dated 11/29/07 and record. Co., RS #2228, dated 10/29/97 and recorded in Plat Book 39 page 158 of the Union County Superior Court Clerk, which plat is incorporated herein by reference hereto for a full and complete description. Subject to the road easement as shown on said plat. Subject to the restrictions recorded in Deed Book 251 page 324 Union County records. Subject to the utility easement granted to Blue Ridge Mountain EMC as shown on said plat. Subject to the shared well agreement recorded in Deed Book 277 pages 448-449 Union County records. MR/pxl 9/3/13 Our file no. 5268513 - FT7

to Mortgage Electronic Registration Sys-tems, Inc. as nominee for First Community Mortgage, Inc., dated 07/3262012, recorded

THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Douglas W. Galloway and Maria Galloway

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

N(Aug7,14,21,28)B

Mortgage, Inc., dated 07/3262012, recorded in Deed Book 915, Page 19, Union County, Georgia records, as last transferred to FLAGSTAR BANK, FSB by assignment recorded or to be recorded in the Union County, Georgia records conveying the after-described property to secure a Note in the virtual value of the County of the County of Type Unique 19 to 1 original principal amount of Two Hundred One Thousand Five Hundred Twenty-Three and 00/100 DOLLARS (\$201,523.00), with interest thereon as set forth therein, there will be sold at public outcry to the high-est bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2013, the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOTS 260, 261,280, AND 281, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING SHOWN AS LOT 22 OF BRACKEN CREEK RETREAT ON PLAT OF SURVEY BY ROCHESTER AND AS-SOCIATES, INC., DATED 7/13/95, RECORDED IN PLAT BOOK 33, PAGE 171, UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFER-ENCE AND MADE A PART HEREOF.
THIS PROPERTY IS SUBJECT TO THE ROAD-

PAGES 201-202, AMENDED IN DEED BOOK 234, PAGES 201-202, AMENDED IN DEED BOOK 242, PAGE 594, AND IN DEED BOOK 256, PAGES 676-681, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE POWER LINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 237, PAGE 174, UNION COUNTY RECORDS.

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 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 (notice of litterit to conect attorneys fees having been given).

Said property will be sold subject to any

WAY EASEMENT AS SHOWN ON SAID PLAT.
THIS PROPERTY IS SUBJECT TO THE RE-

STRICTIONS RECORDED IN DEED BOOK 234.

disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, FSB, 5151 Corporate Drive, Troy, MI 48098, 800-945-7700. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the parties in possession of the property are DOUGLAS W. GALLOWAY and MARIA GALLOWAY or a tenant or ten-

outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be

ants and said property is more commonly known as 299 CRAIG THOMPSON DR, BLAIRSVILLE, GA 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security FLAGSTAR BANK, FSB as Attorney in Fact for Douglas W. Gal-Loway and Maria Galloway Weissman, Nowack, Curry, & Wilco P.C. Attn: Lender Services One Alliance Center, 4th Floor 3500 Lenox Road Our File# 016247-001129

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Clara Mae King, Deceased All debtors and creditors of the Estate of Clara Mae King, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 2nd day of August, 2013.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

**NOTICE TO DEBTORS AND CREDITORS** IN RE: Estate of Raymond Lee McClure,

All debtors and creditors of the Estate of Raymond Lee McClure, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 29th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Aug7,14,21,28)B NOTICE TO DEBTORS AND CREDITORS

ments to the Personal Representative(s) of the estate, according to law, and all per-sons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 28th day of July, 2013.

IN RE: Estate of Roger Sheppard Howell, Jr.,

All debtors and creditors of the Estate of

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
GEORGIA, UNION COUNTY PROBATE COURT IN RE: Estate of Jimmy Carl Copeland, De-The petition of Geraldine Copeland, for a year's support from the estate of Jimmy Carl Copeland, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before September 3, 2013, 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 filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. Dwain Brackett. Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006

their demands and payments to the Per-sonal Representative(s) of the estate, ac-cording to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DERTORS AND CREDITORS

**NOTICE TO DEBTORS AND CREDITORS** 

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Guy Owenby, Deceased

All debtors and creditors of the Estate of Guy Owenby, deceased, late of Union Coun-ty, Georgia, are hereby notified to render

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Eva Frazier, Deceased All debtors and creditors of the Estate of Eva Frazier, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 N(Jul31,Aug7,14,21)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

All debtors and creditors of the Estate of Jared Stanley Harn, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments

IN RE: Estate of Jared Stanley Harn, De-

COUNTY OF UNION

to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 25th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jul31,Aug7,14,21)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, **COUNTY OF UNION** IN RE: Estate of Jane B. Thompson, De-

All debtors and creditors of the Estate of Jane B. Thompson, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments

to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 24th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jul31,Aug7,14,21)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

IN RE: Estate of Tommy Ray Cook, De-

All debtors and creditors of the Estate of

**COUNTY OF UNION** 

All debtors and creditors of the estate of Tommy Ray Cook, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 25th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jul31,Aug7,14,21)B REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT-AT-RISK FOR

**FACILITY PROJECTS FOR THE UNION COUN-**

TY SCHOOL DISTRICT
The Union County School System will receive proposals until August 30, 2013 at 3:00 pm for Construction Management-at-Risk services for certain facility projections

for a term from January 1, 2014 through December 31, 2018. The projects are the

following: Agricultural Science Center, High School Classroom Additions, Middle School Class-room Additions, Multi-Use Fine Art Auditorium, Primary School Classroom Additions, Stadium Field House. Copies of the RFP are available by faxing or emailing a request for the RFP to: CM RFP, Attention Mr. Gary Steppe Union County Schools 124 Hughes Street Blairsville, GA 30512 Phone 706-745-2322 • Fax 706-745-0525 Email: gsteppe@ucschools.org
The Union County Board of Education reserves the right to reject any and all proposals and to waive technicalities.

VALUE AT MORE THAN \$75

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on July 23, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia. Property Seized: Property Description Owner
Produzee Mauser 88 Rifle, serial number
EG078 Robert McMann

Criket .22 Caliber Rifle, serial number 100290 Thomas Cole Huggins Marlin 917V Rifle, serial number 96681037

Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90

days and no person has laid claim to said

NOTICE OF LINCLAIMED PROPERTY

property. 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. 17within 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 seiz-ing 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 was seized from or have valid

proof of purchase indicating the complete serial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066

nounces its intent to move the Choestoe voting precinct from 101 Choestoe Circle (firehouse) to the Old Choestoe School at 1034 Collins Road. The school house has been moved to this location and has been fully renovated. It will provide voters with an improved pre-cinct with heating/air conditioning, a larger paved parking lot, larger voting space and will be fully compliant with the Americans with Disabilities Act. Should have any questions, contact Libby Stevens @ 706.835.1900. N(Aug14,21)B IN THE JUVENILE COURT

The Union County Board of Elections an-

OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF: dob: 08-11-2010 SEX: female

a child under the age of eighteen years of Case No. 144-13.1-724 NOTICE OF DEPRIVATION HEARING
TO: James McDaniels, father of the abovenamed child.

named child.

By Order for Service by Publication dated the 24th day of July, 2012, you are hereby notified that on the 22nd day of June, 2013, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the abovenamed child alleging the child is deprived. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition as to you on September

Roger Sheppard Howell, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and pay-3, 2013, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia. The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a law-yer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 24th day of July, 2013. Juvenile Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit N(Aug14,21,28,Sept4)B