

North Georgia News

Legal Notices for April 13, 2016

STATE OF GEORGIA
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Helen Hughes Cook,
All debtors and creditors of the estate of Helen Hughes 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 15th day of March, 2016.
By: Joan Cook Sullivan
70 Cook Dr.
Blairsville, GA, 30512
(N/Apr6,13,20,27)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Walter Spivia,
All debtors and creditors of the estate of James Walter Spivia, 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 15th day of March, 2016.
By: James Richard Spivia
26 Spivia Cove Rd.
Blairsville, GA 30512
Michael Benjamin Spivia
44 Farm Dr.
Blairsville, GA 30512
(N/Apr6,13,20,27)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sarah A. Thomas,
All debtors and creditors of the estate of Sarah A. Thomas, 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 21st day of March, 2016.
By: Joseph C. Thomas, Jr.
1520 W. Peachtree NE, Apt. 1711
Atlanta, GA 30305
(N/Apr6,13,20,27)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lucille Q. Griffith,
All debtors and creditors of the estate of Lucille Q. Griffith, 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 24th day of March, 2016.
By: Bryant H. Melton
7269 Reserve Creek Dr.
Port St. Lucie, FL 34986
(N/Apr6,13,20,27)B

NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA
UNION COUNTY
Notice is hereby given that Matthew Cody Matheson, the undersigned petitioner, has filed a petition to the Superior Court of Union County, Georgia, on March 29, 2016, praying for a change in the name of petitioner from Matthew Cody Matheson to Matthew Cody Henry. Notice is hereby given pursuant to the petition. The interested or affected party to appear in said Court and to file objections to said name change. Objections must be filed with said Court within 30 days of the filing of said petition.
This 29th day of March, 2016
Matthew Cody Matheson, Petitioner
571 Big Sky Road
Blairsville, GA 30512
(N/Apr6,13,20,27)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Louise Wilma Martin,
All debtors and creditors of the estate of Louise Wilma Martin, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 30th day of March, 2016.
By: Stokley L. Martin
144 Blue Spruce Dr.
Blairsville, GA 30512
(N/Apr6,13,20,27)B

NOTICE OF INTENT TO DISSOLVE
Notice is given to all parties of intent to dissolve the partnership of Smith MD PC, dba ENT Solutions, a Georgia corporation with its registered office at 11 Hospital Way, Blairsville, GA 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.
(N/Apr6,13)B

IN THE PROBATE COURT
COUNTY OF UNION
IN RE: ESTATE OF
ROBERT PAUL TREUTEL, JR., DECEASED
ESTATE NO. 16-28
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Frances Adele Treutel has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Robert Paul Treutel, Jr., deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before April 18, 2016. 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
Clerk of the Probate Court
(706) 439-6006
Blairsville, GA 30512
(N/Apr6,13,20,27)B

IN THE PROBATE COURT
COUNTY OF UNION
IN RE: ESTATE OF
EDWARD J. DENNETTA DAVENPORT, DECEASED
ESTATE NO. 16-34
NOTICE
AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON March 25, 2016, REQUIRING THE FOLLOWING:
TO: All unknown heirs
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before April 25, 2016. DO NOT FILE FURTHER. All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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
Judge of the Probate Court
65 Courthouse St, Suite 8
Blairsville, GA 30512
Address:
By: Kristin Stanley
Clerk of the Probate Court
(706) 439-6006
Telephone Number
(N/Apr6,13,20,27)B

NOTICE
Announcement for GMRC Workforce Development Board Meeting
The Georgia Mountains Regional Commission, Workforce Development Board will meet on April 21, 2016 at 4:00 PM. The meeting will be held at Funopolis Family Fun Center located at 4015 Hwy. 441, Commerce, GA 30529.
(N/Apr13)B

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Joy Winona Singleton, Plaintiff
v.
Jimmy Levon Singleton, Defendant
Civil Action File Number: 16-CV-105-SG
Notice of Publication
TO: Jimmy Levon Singleton
By order of the court, notice of service by publication is hereby given that on or before 7th day of April 2016, you are hereby notified that on or about March 30th, 2016, plaintiff Joy Winona Singleton filed suit against you for Divorce. You are required to file with the clerk of the Superior Court, and to serve upon plaintiff's attorney, Rosalind N. Henderson, an answer in writing within 60 days of 7th day of April, 2016.
Witness, the Honorable N. Stanley Gunter, Judge of Superior Court of Union County.
This 7th day of April, 2016
Judy Odum
Union County Clerk
(N/Apr13-May4)P

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JOE KUNTZLER, DECEASED
ESTATE NO. 16-33
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Mary A. Kuntzler for a year's support from the estate of Joe Kuntzler Deceased, for Decedent's (Surviving Spouse), having been duly filed, all interested parties are hereby notified to show cause, if any they have, on or before April 25, 2016 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 objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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
Judge of the Probate Court
65 Courthouse St, Suite 8
Blairsville, GA 30512
Address:
By: Kristin Stanley
Clerk of the Probate Court
(706) 439-6006
Telephone Number
(N/Apr6,13,20,27)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
KIMBERLY FLEMING, DECEASED
ESTATE NO. 16-3
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Jeffery A. Fleming has petitioned to be appointed Administrator(s) of the estate of Kimberly Fleming, deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before May 2, 2016. All pleadings/objections must be signed under oath 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
Judge of the Probate Court
65 Courthouse St, Suite 8
Blairsville, GA 30512
Address:
By: Kristin Stanley
Clerk of the Probate Court
(706) 439-6006
Telephone Number
(N/Apr6,13,20,27)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
KIMBERLY FLEMING, DECEASED
ESTATE NO. 16-42
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Carroll M. Quinn has petitioned (for Letters of Administration) to be appointed Administrator of the estate of George F. Quinn, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before May 2, 2016. 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 St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
(N/Apr6,13,20,27)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Edward J. Seneski and Florence L. Seneski to Mortgage Electronic Registration Systems, Inc., as nominee for Generation Mortgage Company, its successors and assigns, dated July 24, 2013, recorded in Deed Book 950, Page 374, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by assignment recorded in Deed Book 1030, Page 284, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$27,500.00), 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 May, 2016, the following after-described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT TO BLUE RIDGE MOUNTAIN ERM RECORDED IN DEED BOOK 152 PAGE 726 AND IN DEED BOOK 177 PAGE 199 UNION COUNTY RECORDS.
Said property is known as 676 Fisher Field Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, 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, 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 Michael Spear, a/k/a Michael Robert Spear, Tricia Spear, a/k/a Tricia L. Calise, a/k/a Tricia Spear, Calise a/k/a Tricia Lynn Calise, a/k/a Tricia Lynn Spear Calise, a/k/a Tricia L. Spear and Darlene Calise The Administrator for the Estate of Tricia Spear Calise, a/k/a Darlene F. Calise, successor in interest or tenants/s.
Wells Fargo Bank, N.A. as Attorney-in-Fact for Michael Spear and Tricia Spear
File no. 16-058413
SHAPIRO PENDBERG & HAS TY, LLP
Attorneys and Counselors at Law
2872 Woodcock Boulevard, Suite 100
Atlanta, GA 30341
770-220-2535/KLM
shapiroandnasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
04/06, 04/13, 04/20, 04/27, 2016
(N/Apr6,13,20,27)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from MARTY R. JOHNSON ("Grantor") to KENNETH JENKINS ("Grantee"), dated OCTOBER 2, 2015, recorded OCTOBER 7, 2015, in DEED BOOK 1019, PAGE 444-445, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of FORTY-FOUR THOUSAND FIVE HUNDRED SEVENTY-SIX AND 92/100 Dollars (\$44,576.92), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2016, the following described real property to wit:
All that tract or parcel of land lying and being in land Lots 78, 79, 98 & 99, 16th District, 1st Section, Union County, Georgia and being Lot Sixteen (16) of Rivers Edge RV Park Phase Two containing 0.157 acres, more or less, as shown on a survey for Rivers Edge RV Park Phase Two by Southern Geosystems, Ltd, dated 03/29/2010, and being more fully described as follows:
BEGINNING at the centerline intersection of Old Sullivan Road and Allison Loop thence N 87 46 15 E 318.61 feet to a 1/2" rebar found, thence N 82 24 08 E 54.67 feet, N 82 24 08 E 5.85 feet, N 75 33 53 E 25.47 feet, N 75 33 53 E 40.76 feet, N 75 33 53 E 8.66 feet; N 74 28 12 E 31.03 feet; N 74 28 12 E 38.02 feet; N 74 28 12 E 1.78 feet; N 74 28 12 E 46.25 feet; N 74 28 12 E 6.49 feet to TRUE POINT OF BEGINNING thence N 74 28 12 E 52.00 feet; N 74 28 12 E 63.58 feet; N 74 28 12 E 78.64 feet; S 19 37 45 W 39.75 feet; S 71 20 44 W 31.04 feet; S 71 20 44 W 126.74 feet; N 89 44 09 E 9.89 feet; N 89 44 09 E 12.03 feet; N 03 45 06 W36.09 feet to the TRUE POINT OF BEGINNING.
The property is subject to the road easements as shown on said plat.
The property is subject to the Boundary Line Phase Two as recorded in Deed Book 299, Page 390, Union County records.
The property is subject to the Maintenance Agreement as recorded in Deed Book 299, page 401, Union County records.
The property is subject to the Easement Deed as recorded in Deed Book 299, page 403, Union County records.
The property is subject to the Easement Agreement as recorded in Deed Book 299, page 405, Union County records.
The property is subject to the Trust Indenture as recorded in Deed Book 851, pages 389-396 and Pages 397-404, Union County records.
The property is subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 807, Page 113 Union County records.
The property is subject to the Declaration of Restrictions as recorded in Deed Book 864, Page 598-619, as amended in Deed Book 956, Page 556, Union County records.
Grantors grant to grantee access for ingress egress and utilities from Old Sullivan Road along Allison Loop as shown on said plat.
Property Address: Lot 16 River's Edge RV Park Ph. II, Blairsville, GA 30512
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of Grantee, the above described property is in the possession of Marty R. Johnson, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.
Kenneth Jenkins
As Attorney in Fact for
Marty R. Johnson
(N/Apr6,13,20,27)B

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Michael Spear and Tricia Spear to Mortgage Electronic Registration Systems, Inc., as nominee for Cardinal Financial Company, LTD. Partnership dated May 6, 2009, and recorded in Deed Book 800, Page 325, and Deed Book 1009, Page 505, 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 \$219,780.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2016, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 101 & 102, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.288 ACRES AND BEING SHOWN AS TRACT 1 ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 3/25/98 AND RECORDED IN PLAT BOOK 41 PAGE 37 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTING AGREEMENT HERETO AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO BLUE RIDGE MOUNTAIN ERM RECORDED IN DEED BOOK 152 PAGE 726 AND IN DEED BOOK 177 PAGE 199 UNION COUNTY RECORDS.
Said property is known as 676 Fisher Field Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, 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, 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 Michael Spear, a/k/a Michael Robert Spear, Tricia Spear, a/k/a Tricia L. Calise, a/k/a Tricia Lynn Spear Calise, a/k/a Tricia Lynn Spear Calise, a/k/a Tricia L. Spear and Darlene Calise The Administrator for the Estate of Tricia Spear Calise, a/k/a Darlene F. Calise, successor in interest or tenants/s.
Wells Fargo Bank, N.A. as Attorney-in-Fact for Michael Spear and Tricia Spear
File no. 16-058413
SHAPIRO PENDBERG & HAS TY, LLP
Attorneys and Counselors at Law
2872 Woodcock Boulevard, Suite 100
Atlanta, GA 30341
770-220-2535/KLM
shapiroandnasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
04/06, 04/13, 04/20, 04/27, 2016
(N/Apr6,13,20,27)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Oscar Blevit and Gisela B. Mohl-Blevit to First National Bank of Union County, dated January 18, 1999, recorded in Deed Book 309, Page 154, Union County, Georgia Records, as last transferred to Federal National Mortgage Association by assignment recorded in Deed Book 1007, Page 276, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY THOUSAND AND 0/100 DOLLARS (\$50,000.00), 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 May, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. THE DEBT SECURED BY SAID SECURITY DEED HAS BEEN AND IS HEREBY DECLARED DUE BECAUSE OF, AMONG OTHER POSSIBLE EVENTS OF DEFAULT, FAILURE TO PAY THE INDEBTEDNESS AS AND WHEN DUE AND IN THE MANNER PROVIDED IN THE NOTE AND SECURITY DEED. THE DEBT REMAINING IN DEFAULT, THIS SALE WILL BE MADE FOR THE PURPOSE OF PAYING THE SAME AND ALL EXPENSES OF THIS SALE, INCLUDING ATTORNEY'S FEES (NOTICE OF INTENT TO COLLECT ATTORNEY'S FEES HAVING BEEN GIVEN). SAID PROPERTY WILL BE SOLD SUBJECT TO ANY OUTSTANDING AD VALOREM TAXES (INCLUDING TAXES WHICH ARE A LIEN, BUT NOT YET DUE AND PAYABLE), ANY MATTERS WHICH MIGHT BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PROPERTY, ANY ASSESSMENTS, LIENS, ENCUMBRANCES, ZONING ORDINANCES, RESTRICTIONS, COVENANTS, AND MATTERS OF RECORD SUPERIOR TO THE SECURITY DEED FIRST SET OUT ABOVE. FEDERAL NATIONAL MORTGAGE ASSOCIATION IS THE HOLDER OF THE SECURITY DEED TO THE PROPERTY IN ACCORDANCE WITH OCGA § 44-14-162.2. THE ENTITY THAT HAS FULL AUTHORITY TO NEGOTIATE, AMEND, AND MODIFY ALL TERMS OF THE MORTGAGE WITH THE DEBTOR IS: SETERUS, INC., 14523 S.W. MILLIKAN WAY SUITE 200, BEAVERTON, OR 97005 888-917-3094. TO THE BEST KNOWLEDGE AND BELIEF OF THE UNDERSIGNED, THE PARTY IN POSSESSION OF THE PROPERTY IS OSCAR BLEVIT AND GISELA MOHL BLEVIT OR TENANT OR TENANTS AND SAID PROPERTY IS MORE COMMONLY KNOWN AS 1492 TOWNHOUSE DRIVE #6, BLAIRSVILLE, GEORGIA 30512. THE SALE WILL BE CONDUCTED SUBJECT (1) TO CONFIRMATION THAT THE SALE IS NOT PROHIBITED UNDER THE U.S. BANKRUPTCY CODE AND (2) TO FINAL CONFIRMATION AND AUDIT OF THE STATUS OF THE LOAN WITH THE HOLDER OF THE SECURITY DEED. FEDERAL NATIONAL MORTGAGE ASSOCIATION AS ATTORNEY IN FACT FOR OSCAR BLEVIT AND GISELA MOHL BLEVIT, LLC 1544 OLD ALABAMA ROAD ROSWELL, GEORGIA 30076 www.foreclosure-hotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 17, 10th District, 1st Section of Union County, Georgia, containing 0.179 acre and being shown as Lot Six (6) of Oakridge Townhouses on a plat of survey by Rochester & Associates, Inc., RS #2653, dated 1/7/99 and recorded in Plat Book 43, page 92 Union County records which describes possession of the property is Oscar Blevit and Gisela Mohl Blevit or tenant or tenants and said property is more commonly known as 1492 Townhouse Drive #6, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Federal National Mortgage Association as Attorney in Fact for Oscar Blevit and Gisela Mohl Blevit, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosure-hotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 17, 10th District, 1st Section of Union County, Georgia, containing 0.179 acre and being shown as Lot Six (6) of Oakridge Townhouses on a plat of survey by Rochester & Associates, Inc., RS #2653, dated 1/7/99 and recorded in Plat Book 43, page 92 Union County records which describes possession of the property is Oscar Blevit and Gisela Mohl Blevit or tenant or tenants and said property is more commonly known as 1492 Townhouse Drive #6, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. 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. Branch Banking and Trust Company as agent and Attorney in Fact for Jason C. Plott and Robin D. Plott
Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305 (404) 994-7400. 1207-6544
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-6544
(N/Apr6,13,20,27)B

NOTICE OF SALE UNDER POWER
Under and by virtue of the Power of Sale in a certain Security Deed ("Security Deed") from Michael B. Anderson and Jessica K. Anderson ("Grantor") Kevin Clayton, as trustee for Vanderbilt Mortgage and Finance, Inc. ("Grantee") dated December 7, 2005, and recorded in Deed Book 619, Page 559, Union County, Georgia Records, said Deed having been given to secure a Promissory Note in the original principal amount of \$46,594.00, there will be sold by the undersigned at public outcry, during the legal hours of sale before the doors of the Courthouse of Union County, Georgia, on the first Tuesday in May 2016, to-wit May 3, 2016 to the highest and best bidder for cash the following described property:
All that certain tract or parcel of land lying and being in Land Lots 12 and 13, 9th District, 1st Section, of Union County, Georgia, being shown as Tract Two (2), containing 7.00 acres, more or less, on a plat of survey prepared by Blairsville Surveying Co., dated 9/11/01 as recorded in Plat Book 50, Page 75, Union County, Georgia records, said plat being incorporated herein by reference and made a part hereof.
Less and Except:
All that certain tract or parcel of land lying and being in Land Lots 12 and 13, 9th District, 1st Section, of Union County, Georgia, being shown as Tract Two (2), containing 7.00 acres, more or less, on a plat recorded in Plat Book 63, Page 36, Union County, Georgia records, said plat being incorporated herein by reference and made a part hereof, reserving right to use spring head.
The debt secured by said Security Deed and Note has been and is hereby declared due and payable in full because of a default by Borrower pursuant to the terms of said Security Deed and Note of Borrower. Notice has been given of intention to enforce provisions for collection of attorney's fees and foreclosure in accordance with the legal requirements and the terms of the Security Deed and Note. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, including attorney's fees, and the remainder, if any, shall be applied as provided by law.
The debt secured 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.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Vanderbilt Mortgage and Finance, Inc., PO Box 9800, Maryville, TN, 37802, (865)-380-3000. 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 party in possession of the property is Michael B. Anderson and Jessica K. Anderson or a tenant or tenants and said property is more commonly known as 554 NC Pinefog Church Rd, Unincorporated Union County, Georgia.
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.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
IF YOU HAVE RECEIVED A DISCHARGE IN BANKRUPTCY PROCEEDING, THIS NOTICE IS NOT INTENDED TO INDICATE THAT YOU ARE PERSONALLY LIABLE FOR THIS DEBT. IN THIS INSTANCE THE INFORMATION CONCERNING THE ASSOCIATED DEBT OWED IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE DISREGARDED FOR ANY PURPOSES OTHER THAN THAT OF CONDUCTING NO JUDICIAL FORECLOSURE OF THE SECURITY PURSUANT TO GEORGIA LAW.
Jimmy L. Partin
Attorney for Vanderbilt Mortgage and Finance Company, Inc.
Walther Law, LLC
5755 North Point Parkway
Suite 202
Alpharetta, Georgia 30022
(770) 777-4778
(N/Apr6,13,20,27)B

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Jason C. Plott and Robin D. Plott to Mortgage Electronic Registration Systems, Inc., as nominee for Southern Highlands Mortgage, LLC dated 2/9/2007 and recorded in Deed Book 691 Page 411 Union County, Georgia records; as last transferred to or acquired by Branch Banking and Trust Company, conveying the after-described property to secure a Note in the original principal amount of \$ 251,000.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 03, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lots 33, 34, 39 and 40, 10th District, 1st Section, Union County, Georgia, containing 1.75 acres as shown on a plat of survey by Blairsville Surveying Co., R.L.S. #2228, dated 3/8/06 and recorded in Plat Book 58, Page 52, Union County records, which description on said plat is incorporated herein by reference and made a part hereof.
The property is subject to the overhead utilities easement as shown on said plat.
The property is subject to the road easements as shown on said plat.
Grantor grants to grantee access from a country road thence along or about Doc Jones Road to subject property as shown in the aforementioned plat.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be 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 6102 Dock Jones Road W., 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): Jason C. Plott and Robin D. Plott or tenant or tenants.
Branch Banking and Trust Company is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage with the debtor. Branch Banking and Trust Company Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722
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.
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. Branch Banking and Trust Company as agent and Attorney in Fact for Jason C. Plott and Robin D. Plott
Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305 (404) 994-7400. 1207-6544
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-6544
(N/Apr6,13,20,27)B

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
UNION COUNTY
Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC recorded on April 21, 2014 in Deed Book 972 at Page 573, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to LOANDEPOT.COM, LLC by Assignment, said Security Deed having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on May 3, 2016, the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED MARCH 30, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203. SAID PLAT IS INCORPORATED HEREBY, BY REFERENCE HERETO. FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
P.L.D. 051054-4
The debt secured by the Security Deed and Note is hereby declared due and payable and is evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Centar, 425 Phillips Boulevard, Ewing, NJ 08618, 800-223-8522. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.