

# North Georgia News

## Legal Notices for April 22, 2015

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Edward Harris Harwood, Jr.,  
All debtors and creditors of the estate of Edward Harris Harwood, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
By: Marylou E. Harwood  
47 Cobblesstone  
Blairsville, GA. 30512  
N/Apr8,15,22,29#

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Katrina L. Krempecke,  
All debtors and creditors of the estate of Katrina L. Krempecke, 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 3rd day of April, 2015.  
By: Donna Cox  
77 Rothberg Road Rd.  
Blairsville, GA. 30512  
N/Apr8,15,22,29#

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of George Lovell,  
All debtors and creditors of the estate of George Lovell, 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 16th day of March, 2015.  
By: Patricia Louise Satterfield, f/k/a Goodman  
194 Youngstown Baptist Ch. Rd.  
Blairsville, GA. 30512  
N/Apr8,15,22,29#

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of William Joseph Nanney,  
All debtors and creditors of the estate of William Joseph Nanney, 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 3rd day of April, 2015.  
By: Scott Nanney  
6514 Wauka View Dr.  
Clematna, GA 30527  
N/Apr8,15,22,29#

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Gene Turner Jolley,  
All debtors and creditors of the estate of Gene Turner Jolley, 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 10th day of April, 2015.  
By: Jerry Ann King  
PO Box 355  
Blairsville, GA. 30514  
N/Apr8,15,22,29,May#8

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Edith Lorene Smith,  
All debtors and creditors of the estate of Edith Lorene Smith, 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 10th day of April, 2015.  
By: Anita Webster  
1712 Song Bird Way  
Woodstock, GA. 30188  
N/Apr15,22,29,May#8

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Edward Wayne Webster,  
All debtors and creditors of the estate of Edward Wayne Webster, 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 10th day of April, 2015.  
By: Anita Webster  
1712 Song Bird Way  
Woodstock, GA. 30188  
N/Apr15,22,29,May#8

### NOTICE OF PETITION TO CHANGE NAME GEORGIA, UNION COUNTY

15-CV-136-RG  
Notice is hereby given Maryann Kang Dills, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 27 day of March, 2015, praying for a change in the name of petitioner from Maryann Kang Dills to Maryann Kang. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.  
This 27 day of March, 2015  
Petitioner: Maryann Kang Dills  
N/Apr1,15,15,22P#

### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: THE NAME CHANGE OF  
Kristy Denise Chapman, Petitioner  
Civil Action Case Number: 15-CV-159-MM  
NOTICE OF PETITION TO  
CHANGE NAME OF ADULT  
Kristy Denise Chapman filed a petition in the Union County Superior Court on April 16, 2015, to change the name from Kristy Denise Chapman to Kristy Denise Adams. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Date: 4/16/15  
Kristy Chapman  
285 Kings Road  
Blairsville, GA 30512  
N/Apr22,29,May#6,13P#

### NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000

Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 19th day of February 2015, said property was seized by the undersigned agency in Union County, Georgia.  
PROPERTY SEIZURE:  
**PROPERTY ONE:** Five Thousand Eight Hundred Eighty-four & 83/100 (5884.83) in United States Currency  
**PROPERTY TWO:** 2001 Suzuki VL1500K1 motorcycle, VIN JS1VY51A812102861  
**PROPERTY THREE:** 1985 Honda CB650Cmotorcycle, VIN H2RC1301FM204704  
**PROPERTY FOUR:** 1987 Nissan Stanza vehicle, VIN JN1HT2115HT085735  
**PROPERTY FIVE:** 1994 Ford F-150 vehicle, Georgia Tag No. PFW 2684, VIN 1FTEF14Y8RNB37696  
**PROPERTY SIX:** 1981 Kawasaki LTD 1000 Windjammer motorcycle, VIN JKAKZCK12BA001146  
**PROPERTY SEVEN:** 2003 Kawasaki Mule 550 utility terrain vehicle, Model No. KAF300C, Serial No. JK1AFBC18YB512555 and Traveler 4500 lb. winch  
**PROPERTY EIGHT:** Twenty-one firearms, ammunition and accessories, listed on Exhibit A hereto  
**PROPERTY NINE:** Surveillance equipment made up of Sony HDR CX 330 video camera, Swann Pro security system, Samsung flat screen 42" television, Serial No. Z4TX3CAF502959Y, Nikon Accuron binoculars, Serial No. 3074457, and Simmons 20 spotting scope, Serial No. 712080  
**PROPERTY TEN:** Hoyt V5 compound bow with case, sights, rest, and arrows  
**PROPERTY ELEVEN:** Carbon Express SC5 crossbow with scope  
Conducting a search for said seizure:  
Said property was found in the possession of Robert Hughes and Joanne Hughes, and was found in close proximity to a quantity of METHAMPHETAMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use to facilitate the trafficking, possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances were seized from the residence of Robert Hughes and Joanne Hughes, while they was in possession of a trafficking quantity of METHAMPHETAMINE, during the execution of a search warrant at their residence, said location being in Union County, Georgia.  
The owner of said property is purported to be: Robert Hughes and Joanne Hughes, 193 Gum Log Circle, Blairsville, Georgia 30512  
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.  
This 17th day of April, 2015.  
District Attorney  
Etahud Judicial Circuit  
SEIZING AGENCY:  
Ronnie DeJure  
Union County Sheriff's Office  
940 Beasley Street  
Blairsville, Georgia 30512  
(706) 439-6066  
By: Cathy A. Cox-Brakefield  
Chief Assistant District Attorney  
65 Courthouse Street, Box 6  
Blairsville, Georgia 30512  
(706) 439-6027  
Hughes Security Exhibit A  
1. Henry .22 caliber Lever action rifle short A serial # HML112660  
2. Ruger SS 10/22 with scope serial # 24049178 and three magazines scope, Serial No. 712080  
3. 30 calibre auto serial # MB2562 and magazine  
4. Ruger mini 14 serial # 18730970 and two magazines 20 round loaded  
5. Heritage 22 pistol serial # L42319 and cylinder  
6. Mossberg 500 12 gauge shotgun serial # J118137  
7. CVA Optima 515 camouflage .50 caliber muzzle loader with Nikon Scope serial # unknown  
8. Remington 742 serial # 7295763  
9. Marlin model 25 mm serial # 09515546  
10. Savage 93 R serial # 035920  
11. Jennings 25 caliber pistol serial # 010609  
12. 12 gauge shotgun with wooden stock (disassembled) serial # 200346  
13. Remington 870 12 gauge shotgun serial # RS37424D  
14. Winchester 16 gauge shotgun (no stock) serial # 568247  
15. New England Arms Pardner 20 gauge shotgun serial # NA143150  
16. Enterprise Inc. Commando Mark III .45 caliber serial # 21764  
17. Weatherby Vanguard .300 WSM with scope serial # V5161970  
18. Winchester model 290 .22 caliber with scope serial # 354365  
19. Marlin model 39A .22 caliber lever action serial # Z14287  
20. Bersa .380 caliber ACP Thunder w/ mag and bullets serial # F02021  
21. Glenfield model 60 .22 caliber serial # 27312054  
22. Two soft gun cases  
23. Two bags of miscellaneous ammunition  
N/Apr22,29,May#8

### IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF  
GLADYS CHRISTENE WIGLEY, DECEASED  
ESTATE NO. 15-41  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Rebecca Ann Young has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Gladys Christine Wigley, 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. §§3-12-261.) 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 4, 2015. 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/Apr8,15,22,29#

### NOTICE OF LAND PATENT / LAND GRANT

Ernest Michael Andrews, Jr. claims the "for-ever" benefit of the land patent / land grant and occupies the land located at 160 Turkey Trail, Blairsville, Georgia. Documentation of this claim is posted online and may be downloaded from ADrive.com using this link to the download page: <http://goo.gl/1vlG0R>  
N/Apr8,15,22,29P#

### ADVERTISEMENT FOR BIDS

Project AP090-XXXX-XX (291), Union County City Of Blairsville, Georgia  
Dates: April 15  
Separate sealed Bids for the construction of Improvements to Blairsville Municipal Airport will be received by the City Of Blairsville, Georgia, hereinafter referred to as the Owner, at the Blairsville City Hall until 2:00 p.m., local time, Thursday, May 14, 2015. Bids will then be publicly opened and read aloud. Bids received after this time will not be accepted and will be returned unopened.  
The Work includes the following principal items at the Blairsville Municipal Airport:  
Base Bid – South Apron Rehabilitation  
Total Contract Time for completion of the work is (60) calendar days.  
Liquidated damages for delay will be in the amount of Five Hundred Dollars (\$500.00) per calendar day that the project remains incomplete after the specified completion time.  
A mandatory pre-bid conference will be conducted at 2:00 p.m. on Thursday, April 30, in the Airport Conference Room of the Blairsville Municipal Airport, 2223 Airport Drive, Blairsville, Georgia 30512.  
Other Bidding Requirements, Contract Forms, Conditions of the Contract, Specifications, Drawings and other Bidding and Contract Documents may be examined at the office of the following:  
Barge, Waggoner, Sumner and Cannon, Inc., 200 Clinton Avenue, Suite 800, Huntsville, Alabama 35801, Phone (256) 533-1561  
City Of Blairsville, P. O. Box 307, 62 Blue Ridge Street (30512), Blairsville, Georgia 30514  
Copies of the Bidding Documents may be obtained from the Engineer, Barge, Waggoner, Sumner and Cannon, Inc., 200 Clinton Avenue, Suite 800, Huntsville, Alabama 35801, Phone (256) 533-1561, upon prior payment of \$100.00 per set for printing, reproduction, handling and distribution costs. No partial or "split sets" will be issued. All checks for copies of the Bidding Documents shall be made payable to Barge, Waggoner, Sumner and Cannon.  
Bid Security: Each Bidder must deposit with his Bid, as Bid Security, a Bid Bond payable to the Owner in an amount equal to five (5) percent of the total amount Bid, but in no case more than \$10,000.  
Contract Security: The Successful Bidder will be required to furnish separate performance and payment bonds payable to the Owner. Each bond shall be in an amount equal to 100% of the Contract Price as security for Contractor's faithful performance and payment of all obligations under the Contract Documents.  
No Bid may be withdrawn by the Bidder within ninety (90) days after actual date of opening thereof.  
Bids in the case of corporations not chartered in Georgia, must be accompanied by proper certificate evidencing that such corporation is authorized to do business in the State of Georgia.  
Bids are to be based upon prevailing wages in Union County, Georgia; and in no case are wages considered less than those predetermined by the Secretary of Labor, a schedule of which is contained in the Contract Documents.  
The Successful Bidder whether a resident or nonresident shall be required to comply with all City, County and State licensing and/or permit requirements.  
The Owner reserves the right to refuse to issue a proposal form to a prospective bidder should such bidder be in default for any of the following reasons:  
(a) Failure to comply with any prequalification regulations of the Owner, if such regulations are cited, or otherwise included, in the proposal as a requirement for bidding.  
(b) Failure to pay, or satisfactorily settle, all bills due for labor and materials on former contracts in force (with the owner) at the time the owner issues the proposal to a prospective bidder.  
(c) Contractor default under previous contracts with the Owner.  
(d) Unsatisfactory work on previous contracts with the Owner.  
Bids shall be on the forms included in the Bidding Documents and submitted in an opaque sealed envelope clearly identified on the outside as follows:  
**BID FOR CONSTRUCTION OF IMPROVEMENTS TO BLAIRSVILLE MUNICIPAL AIRPORT**  
**PROJECT AP090-XXXX-XX (291), Union County SUBMITTED BY:** (Name of Bidder with Bidder's Current Georgia General Contractor's License Number).  
The Bid shall be addressed to:  
Honorable Jim Conley, Mayor  
62 Blue Ridge Street  
Blairsville, Georgia 30512  
Bids submitted by mail shall be registered.  
The Owner reserves the right to reject any and all Bids, to waive any informalities or irregularities in the Bids received, and to accept the Bid which is deemed most favorable to the Owner at the time and under the conditions stipulated.  
**CITY OF BLAIRSVILLE**  
By: Honorable Jim Conley, Mayor  
N/Apr15,22,29#

### 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 Deed to Secure Debt given by KENNETH H. ROGOZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PRIMARY CAPITAL ADVISORS LC , dated 08/20/2004, and Recorded on 08/24/2004 as Book No. 540 and Page No. 577-600, UNION COUNTY, Georgia records, as last assigned to HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 (the "Secured Creditor"), by assignment, conveying the after-described property to secure a Note of due date in the original principal amount of \$112,800.00, 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 May, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 93 OF UNION COUNTY, GEORGIA AND BEING LOT 19 OF HIGHLAND FALLS COTTAGES, CONTAINING 0.074 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., DATED FEBRUARY 21, 1992 AND RECORDED IN PLAT BOOK 42 RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGES 170. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. 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 provided 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). HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. NATIONSTAR MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 (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, NATIONSTAR MORTGAGE, LLC may be contacted at: NATIONSTAR MORTGAGE, LLC, 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019, 877-450-8638. 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 283 HIGHLAND FALLS, BLAIRSVILLE, GEORGIA 30512 is/are: KENNETH H. ROGOZ, 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, zoning 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 certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 as Attorney in Fact for KENNETH H. ROGOZ, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
0000005042353 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.  
N/Apr8,15,22,29#

### STATE OF GEORGIA COUNTY OF UNION

#### NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Betty Y. Ray and Jack Ray to Mortgage Electronic Registration Systems, Inc. as nominee for GE Money Bank and its successors and assigns dated May 23, 2007, and recorded in Deed Book 712, Page 166, and Deed Book 981, Page 346, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to PHH Mortgage Corporation by Assignment, securing a Note in the original principal amount of \$98,373.00, 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 5, 2015, during the legal hours of sale, before the Courthouse door of 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 LOT 12, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.691 ACRES AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER AND ASSOCIATES, INC., RS NUMBER 2653, DATED 07/27/95 AND RECORDED IN PLAT BOOK 34 PAGE 121 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF.  
Said property is known as 1858 Mocking Bird Lane, 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, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, 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 Betty Y Ray, a/k/a Betty Ray a/k/a Betty York, successor in interest or tenants.  
PHH Mortgage Corporation as Attorney-in-Fact for Betty Y Ray and Jack Ray  
File no. 15-050935  
SHAPIRO, SWERTFEGER & HASTY, LLP\*  
Attorneys and Counselors at Law  
2872 Woodcock Blvd., Suite 100  
Atlanta, GA 30341-3941  
(770) 220-2535/CH  
www.swertfegeter.net  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
[FC-NOS]  
N/Apr8,15,22,29#

### 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 William Lee to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender, its successors and assigns, dated June 7, 2007, recorded in Deed Book 712, Page 380, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 by assignment recorded in Deed Book 827, Page 160, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$150,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or before the undersigned, as an alternative, within the legal hours of sale on the first Tuesday in May, 2015, 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, 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 Deed first set out above. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing, 8742 Lucet Blvd STE 300, Highlands Ranch, CO 80129 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of the property is William Lee or a tenant or tenants and said property is more commonly known as 8474 Timber Ridge Rd N, 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. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 as Attorney in Fact for William Lee McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 56 of Union County, Georgia, and being Tract 1, containing 2,000 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 22, 1998, and recorded in Union County Records in Plat Book 45, Page 158. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed herewith is a perpetual 40 foot easement from Timber Ridge Road (County Road #113) to the subject property. MR/kr8 5/5/15 Our file no. 5316912 - FT1  
N/Apr8,15,22,29#

### 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 KENNETH H. ROGOZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PRIMARY CAPITAL ADVISORS LC , dated 08/20/2004, and Recorded on 08/24/2004 as Book No. 540 and Page No. 577-600, UNION COUNTY, Georgia records, as last assigned to HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 (the "Secured Creditor"), by assignment, conveying the after-described property to secure a Note of due date in the original principal amount of \$112,800.00, 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 May, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 93 OF UNION COUNTY, GEORGIA AND BEING LOT 19 OF HIGHLAND FALLS COTTAGES, CONTAINING 0.074 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., DATED FEBRUARY 21, 1992 AND RECORDED IN PLAT BOOK 42 RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGES 170. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. 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 provided 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). HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. NATIONSTAR MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 (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, NATIONSTAR MORTGAGE, LLC may be contacted at: NATIONSTAR MORTGAGE, LLC, 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019, 877-450-8638. 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 283 HIGHLAND FALLS, BLAIRSVILLE, GEORGIA 30512 is/are: KENNETH H. ROGOZ, 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, zoning 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 certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 as Attorney in Fact for KENNETH H. ROGOZ, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
0000005042353 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.  
N/Apr8,15,22,29#

### STATE OF GEORGIA COUNTY OF UNION

#### NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from FRANK PACK TO UNITED COMMUNITY BANK D/B/A UNION COUNTY COMMUNITY BANK N/K/A UNITED COMMUNITY BANK, dated September 1, 1998, recorded September 3, 1998, in Deed Book 298, Page 298, Union County, Georgia records, as modified, said Security Deed being given to secure an indebtedness from FRANK PACK; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2015, the following described property:  
All that tract or parcel of land lying and being in the 9th district, 1st Section, Land Lot 274, Union County, Georgia, containing 0.37 acres, as shown on a plat of survey by M. E. Richards, Union County Surveyor, dated January 8, 1987, recorded in Plat Book S, page 107, Union County records and more particularly described as follows: Beginning at Station No. 36+08.41 on the sides (60) foot right of way of the Blairsville-By-Pass, run thence along the right of way of Old U.S. Highway 19, N 56 29 41 E 48.70 feet to an iron pin; thence leaving the right of way S 09 00 13 E 197.19 feet to an iron pin; thence S 64 17 40 W 95.00 feet to an iron pin; thence N 09 00 20 W 132.73 feet to a right of way marker on the Blairsville-By-Pass; thence along the right of way of the Blairsville-By-Pass, N 24 06 39 E 85.44 feet to the point of beginning.  
All that tract or parcel of land lying and being in Land Lot 274 of the 9th Land District of Union County, Georgia, and being more particularly described as follows: Beginning at the intersection of the property line between the land of the Grantor and lands now or formerly owned by Robert J. Colwell with the Northern property line of lands now or formerly owned by First Baptist Church of Blairsville, said pointed being 171.09 feet right of and opposite Station 34+25.64 on the Mainline Centerline of Georgia Highway Project APD-056-2(5); running thence southwesterly along said property line between the lands of said Grantor and lands now or formerly owned by the First Baptist Church of Blairsville to a point 126.32 feet right of and opposite Station 33+59.32 on said centerline; thence northwesterly along a straight line to a point 84.76 feet right of and opposite Station 34+06.41 on said centerline; thence northeasterly along a straight line to a point 80 feet right of and opposite Station 34+87 on said centerline; thence northeasterly along a line 80 feet right of and parallel to said centerline to the intersection of said property line between the lands of Grantor and lands now or formerly owned by Robert J. Colwell at a point 80 feet right of and opposite Station 35+20.55 on said centerline; thence southwesterly along said later property line back to the point of beginning.  
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 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, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
To the best knowledge and belief of the undersigned, the party in possession of the property is FRANK PACK or a tenant or tenants.  
UNITED COMMUNITY BANK D/B/A UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, as attorney in fact for FRANK PACK  
L. Lou Allen  
Stites & Harbison, PLLC  
520 West Main Street  
Blue Ridge, Georgia 30513  
(706) 632-7923  
File No. 74844-02631  
N/Apr8,15,22,29#

### NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Alice Elizabeth Kerr aka Libby Duncan Kerr nka Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, being dated June 23, 2011, recorded in Deed Book 871 Pages 391-398, Union County Georgia records, said Security Deed securing a note dated June 23, 2011, from Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, in the original principal amount of \$21,236.25, with interest thereon as set forth therein, Citizens South Bank having subsequently merged with Park Sterling Bank and Park Sterling Bank being the surviving entity as evidenced by Affidavit of Merger as filed with the County Recorder in Deed Book 917 Pages 439-443 Union County Clerk's office, which debt is secured by the aforementioned Security Deed, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2015, the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 211, 17TH DISTRICT,