North Georgia News

Legal Notices for June 17, 2015

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jessilyn M. Knight,
All debtors and creditors of the estate of
Jessilyn M. Knight, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).

tate are required to make immedia to the Personal Representative(s). This 18th day of May, 2015. By: Brian E. Rock 32 Last Resort Lane Blairsville, GA. 30512

IN THE PROBATE COURT

COUNTY OF UNION State of Georgia In Re: Estate of Harold Dean Wimpey, II, Deceased

HAROLD DEAN WIMPEY, II, DECEASED ESTATE NO. 15-53 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT The Petition of Carissa Lynn Wimpey, for a year's support from the estate of Harold Dean Wimpey, II, deceased, for decedent's surviving spouse and minor children, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before June 22, 2015, why said Petition should not be granted.

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 guilifut to 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. 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 Telephone Number Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court

NOTICE
Notice is given that the City Council of Blairsville has conducted a first reading on a Resolution to adopt a new charter for Blairsville,
Georgia, in accordance with 0.c.G.A. § 36-354.1 and pursuant to 0.c.G.A. § 36-35-3. A copy
that the council Charter is a sallohe in the first 4.1 and pursuant to O.C.G.A. § 36-35-3. A copy of the proposed Charter is available in the office of the Clerk of the Superior Court of Union County, as well as the Blairsville City Hall, for the purpose of examination and inspection by the public. A second and final reading on said Ordinance is scheduled at the next regularly scheduled meeting of the Blairsville City Council, currently scheduled for July 7, 2015, at 6:00 p.m.

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that Amanda Pass, the
undersigned, filed her petition to the Superior
Court of Union County, on the 21 day of May,
2015, praying for a change in the name of her
minor child from Kelsey Marie Pass to Kelsey
Marie Wallace. 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 21 day of May, 2015
Amanda K. Pass
Cary D. Cox
Attorney for Petitioner
PO Box 748
Blairsville, 6A 30512

Blairsville, GA 30512 706-745-7420

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA

COUNTY OF UNION
Notice is hereby given that Amanda Pass, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 21st day of May, 2015, praying for a change in the name of her minor child from Kelsey Marie Pass to Valory Medica. Medica Letter is the properties. or ner minor child from Kelsey Marie Pass to Kelsey Marie Wallace. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objec-tions to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 21st day of May, 2015 Amanda Pass Amanda Pass Petitioner Cary D. Cox Attorney for Petitioner PO Box 748 Blairsville, Georgia 30514

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF UNION Notice is hereby given that Darian Taylor Coloroth, the undersigned, flied his petition to the Superior Court of Union County, Georgia on the 28th day of May, 2015, praying for a change in the name of Petitioner from Darian Taylor Colbroth to Darian Taylor Pemberton. Notice is common to Darian Laylor reminertors. 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 filling of said petition.

This 28th day of May, 2015

This 28th day of May, 2 Judy Odom, Clerk Superior Court Union County, Georgia Cary D. Cox Attorney for Petitioner PO Box 748 Blairsville, Georgia 30514

NOTICE
This notice serves purpose that Blairsville Super Flea Market and Storage will hold a public auction pursuant to the Georgia Self-Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on June 30, 2015, at the Blairsville Super Flea Market and Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia State of Georgia

State of Georgia.
Jimmy Taylor, Unit R-8; Michael Keyes, Unit
R-9; David Haynes, Unit D-26; Jeff Byers, Unit
B-12; Andrew McLigh, Unit B38; Eddie Bruner,
Unit E-1. This Auction will be a cash sale to the
highest bidder. Sale subject to cancellation in event of a settlement between owner and ob-ligated party.

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS

STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION
The undersigned does hereby certify that Tracy
Parker conducting a business as Parker's
Superior Lawn Care in the City of Blairsville,
County of Union, in the State of Georgia, under
the name of Parker's Superior Lawn Care, and
that the nature of the business is Lawn Care
and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Tracy Parker,
464 Nelson Circle, Blairsville, Ga. 30512.

MUNIT 248P

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION.

The undersigned does hereby certify that Hobo Services Inc conducting a business as Mtns Eatery in the City of Blairsville, County of Union, in the State of Georgia, under the name of Mtns Eatery, and that the nature of the busiof Multis Eatery, and that the nature of the busi-ness is Cafe, Restaurant and that the names and addresses of the persons, firms or part-nership owning and carrying on said trade of business are: Thomas E. Hogue, 257 Madeline Way, Blairsville, Ga. 30512.

NOTICE OF PETITION TO CHANGE NAME GEORGIA, UNION COUNTY
Notice is hereby given that Pamela Jean Brown, the undersigned, filed her petition to the Superior Court of Union County, Georgia, on the 3rd day of June, 2015, praying for a change in the name of petitioner from Pamela Jean Brown to Pamela Jean Miller. 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 3rd day of June, 2015
Pamela Jean Brown, petitioner
N(Jun10,17,24,Jul1)P

NOTICE OF PETITION TO CHANGE NAME

NOTICE OF PETITION TO CHANGE NAME
15-CV-233-RG
Georgia, Union County
Notice is hereby given that Terry Lynn Posey,
the undersigned, filed her petition to the Superior Court of Union County, Georgia, on the 4
day of June, 2015, praying for a name change
in the name of petition from Terry Lynn Posey
to Terie Lynn Posey. 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 to such name change. Objections must be filed with said Court within 30 day of the filing of

Salu petition. This 4 day of June, 2015 Terry Lynn Posey Petitioner N(Jun10,17,24,Jul1)P

IN THE CIRCUIT COURT FOR MCMINN COUNTY, TENNESSEE IN RE:

The Adoption of A Male Child, Aban Bryan Bryan, dob 3/7/2014 By: Wyatt Freeman and wife Crystal Freeman,

vs. Debra Lynn Bryan, Mother, and Unknown Fa-

ther, Respondents No. 14-CV-324

No. 14-CV-324
ORDER OF PUBLICATION
It appearing from the Petition in this cause, that the address and domicile of the unknown father cannot be ascertained, so that ordinary process cannot be served. It is therefore ordered that said respondent, will appear and make defense within thirty (30) days to the Petition, or the same will be taken for confessed as to the respondent and set for hearing ex parte, and that a copy of the Order be published for four weeks in the North Georgia ews, a newspaper published in Union County

This the 26th day of May, 2015 Lawrence H. Puckett, Judge

IN THE PROBATE COURT

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
TRICIA SPEAR CALISE, DECEASED
ESTATE NO. 15-65
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Darlene Calise has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Tricia Spear Calise, 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 July 6, 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 fol-Contact probate court personnel at the fol-lowing address/telephone number for the re-quired 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

DWain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 (706) 439-6006

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Rickey J. Long,
All debtors and creditors of the estate of
Rickey J. Long, 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 hepresentative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 2nd day of June, 2015. By: Rickey Dillion Long 48 Cane Cutter Rd. Blairsville, GA. 30512 N(Jun10,17,24,Jul1)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roy Lynch, Jr.,

Lynch, 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).
This 3rd day of June, 2015. By: Tony E. Lynch PO Box 2523

Blairsville, GA, 30514

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Agnes Utz,
All debtors and creditors of the estate of Agnes
Utz, 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 22nd day of May, 2015.
By: Gloria Effing
194 Gold Branch Est Dr.

Murphy, NC 28906 N(Jun10,17,24,Jul1)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gladys Christene Wigley,
All debtors and creditors of the estate of Gladys Christene Wigley, 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 22nd day of May, 2015.
By: Rebecca Ann Young
175 Dogwood Cir. 175 Dogwood Cir. Jackson, GA, 30233

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to
Secure Debt ("Security Deed") from ANTHONY
D. LANCE AND JUDY M. LANCE ("Grantor") to
DON BRAWLEY ("Grantee"), dated FEBRUARY
20, 2014, recorded FEBRUARY 24, 2014, in
Deed Book 968, Page 526, Union County, Georgia Records, said Security Deed being given to
secure a Note of even date in the original principal amount of FIFTY THOUSAND and 00/100
Dollars (\$50,000.00), with interest from date bollars (\$50,000.00), 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 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 addless the undersigned death of the cases and the such as the surface of the such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door in Blairsville, Union County, Geor-gia, within the legal hours of sale on the first Tuesday in JULY, 2015, the following described

real property to wit: The 8th District and 1st Section of Union The 8th District and 1st Section of Union County, Georgia and known as parts of lots, Numbers 88 and 93, containing 80 acres more or less, and described as follows: Beginning at the public road, and running with the old road around the fence to a conditional corner between Van Pope and J.H. Ferrell, thence with the conditional line South to the top of the ridge to a corner, thence an Eastern course down the ridge to a rock, thence a northeast course to a rock near the old stable, thence straight to a bunch of Spanish oak bushes, thence with the public road to the beginning corner.

This being the same property conveyed to T.M.

This being the same property conveyed to T.M. Lance by J.H. Ferrell in a Warranty Deed dated December 21, 1914, and recorded in Union County Records Book P, Pages 321 and 322 on December 22, 1914.

LESS AND EXCEPT:

LESS AND EXCEPT:
All that tract or parcel of land lying and being in Land Lot 88 of the 8th District, 1st Section, of Union County, Georgia, Tract A, containing 11.00 acres, as shown on a plat of survey, dated 12/16/11 for Anthony D. & Judy Lance, recorded in Plat Book 64, Page 152, Union County, Georgia records. Which plat of survey is incorporated herein and made a part hereof.

Property is subject to all rights-of-ways, buf-

Property is subject to all rights-of-ways, buf-fers and easements of record. Property Address: 8th District, LL 88 & 93,

Union County, 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

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, 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.

and matters or 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 posses-sion of Anthony D. Lance and Judy M. Lance, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or as-

une dustainaing au valorein taxes an sessments, if any. Don Brawley As Attorney in Fact for Anthony D. Lance and Judy M. Lance 06/10/15; 06/17/15 06/24/15; 07/01/15

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.

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Steven Franklin and Pamala Franklin to Appalachian Community Bank, dated February 26, 2003, recorded in Deed Book 455, Page 771, Julion County, Georgia Records, as last transferred to Bank of America, National Association by assignment recorded in Deed Book 904, Page 258, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$125.000.00). with interest thereon DOLLARS (\$125,000.00), 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 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 July, 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 Security Deed and by law, including attorney's nees (notice of intent to contect attorney's rees 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 duct and payable, any inatters 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. Bank of America, N.A. 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: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219 800-446-8939. To the best knowledge and belief of the undersigned, the party in possession of the property is Steven Franklin and Pamala Franklin or a tenant or tenants and said property is more commonly known as 2695 Watts Creek Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that Bank of America, N.A. is the holder of the house, bearstane, euergia solze. 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. Bank of America, N.A. as Attorney in Fact for Steven Franklin and Paralle Franklin McCall Department (154) Attorney in Fact for Steven Franklin and Pamala Franklin 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 52 of Union County, Georgia and being Tract 2, containing 1.195 acres, more or less, as shown on a plat of survey by Tamrok Associates, Inc., dated August 2, 1995 and recorded in Union County Records in Plat Book 48, Page 129. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above a full and complete description of the above described property. MR/tkn 7/7/15 Our file no. 5735014 - FT3

NOTICE OF SALE UNDER POWER

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

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Daniel E. Pruitt to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corp., its successors and assigns dated 08/19/08, recorded in Deed Book 772, Page 656, Union, County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 993, Page 411, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$142,850.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash or certified check only before the courthouse door of Union County, Georgia within the legal hours of sale on 07/07/2015, the following described property: The following described real property of sale on 07/07/2015, the following described property: The following described real property situate in the City of Suches, County of Union, and State of Georgia, to wit: 1.15 acres, more or less, of Land Lot 308, of the 11th District, First Section of Union County, Georgia, as shown on a plan of survey made by M.E. Richards, Union County Surveyor, dated May 27, 1986, and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Plat Book R, Folio 167, and revised in Plat Book S, Folio 162, and reference is heremade to said plat of survey for a full and complete description herein. Court of Union County, Georgia, in Plat Book R, Folio 167, and revised in Plat Book S, Folio 162, and reference is heremade to said plat of survey for a full and complete description herein. 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). Carrington Mortgage Services, LLC services the above referenced loan on behalf of the current owner of the loan. Carrington Mortgage Services, LLC can be contacted at 949-517-5111 or by writing to 1610 St. Andrew Place, Suite B 150, Santa Ana, CA 92705, to discuss possible alternatives to foreclosure. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. 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 the undersigned, the party in possession of the property is Daniel E. Pruitt or a tenant or tenants and said property is more commonly known as 12481 Wolf Pen Gap Road, Suches, GA 30572. The sale will be conducted subject (1) to confirmation and audit of the status of the loan with the holder of the security deed. RCO Legal, P.S. 1587 Northeast Expressway Atlanta Innal commination and audin of the sacurity deed. RCO Legal, P.S. 1587 Northeast Expressway Atlanta, GA 30329 (770)-234-9181 www.rcolegal.com T\$#: 8118.20632 FEI# 2013.03027 06/10/2015, 06/17/2015, 06/24/2015,07/01/2015

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION
By virtue of a Power of Sale contained in that
certain Deed to Secure Debt from Ricky S.
Webb and Rebecca Webb to Conseco Finance
Continue Control Control Contro Webb and Rebecca Webb to Conseco Finance Servicing Corp. n/k/a Green Tree Servicing LCr, dated November 18, 1999 and recorded in Deed Book 334, Page 763, in the Office of the Clerk of Superior Court of Union County, Georgia, said Deed to Secure Debt having been given to secure a Note dated, November 18, 1999, in the original principal amount of Eighty Seven Thousand Three Hundred Sixty and 35/100 Dollars (\$87,360.35) with interest thereon as provided therein, having been last sold, assigned and transferred to U.S. Bank N.A., as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Contract Senior/Subordinate Pass-Through

N.A., as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-3, recorded in Deed Book 1006, Page 38, aforesaid records, 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 of July 2015, regarding the following described property:

All those tracts or parcels of land lying and being in the 9th District, 1st Section, Land Lot 23 of Union County, Georgia, containing 8.2 cares, more or less, and being Lot Six (6) of Rocky Top Estates; and a second lot containing 3.3 acres, more or less, and being Lot Five (5) of Rocky Top Estates, both shown on a plat and survey by G. Dwight Pless & Associates, R.S., dated November 1, 1973, and recorded in Union County Records in Plat Book D, Page 247. Said plat is incorporated herein by reference hereto for a full and complete description of the above described property.

As to Lot Six (6) Rocky Top Estates, the grantor grants to the grantee a perpetual 50 foot powerline easement along Oliver Road portion of this property.

28 x 44 Oak Knoll manufactured home, Se rial Number GAFLW34AB28580-OK12, which is permanently attached to and made a part of the real property.

the real property is commonly known as 143 Lo-cust Ln., Young Harris, GA 30512 f/k/a Smyrna Hills Rd., Blairsville, GA 30512. The indebtedness secured by said Deed to Secure Debt has been and is hereby declared due because of default under the terms of said

Deed to Secure Debt and Note, including but not limited to the nonpayment of the indebt-edness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Deed to Secure Debt and Note. Said property will be sold subject to the following items which may affect the title of said property, zoning ordinances. matters which

property; zoning ordinances, matters which would be disclosed by an accurate survey or would be disclosed by an acturate survey of by an inspection of the property; any outstand-ing taxes, including but not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Deed to Secure Debt. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Ricky S. Webb and Rebecca Webb or tenant(s).
U.S. Bank N.A., as Trustee for Manufactured

Housing Contract
Senior/Subordinate Pass-Through Certificate
Trust 2000-3 as Attorney-in-Fact for Ricky S. Webb and Rebecca Webb

Contact:
Topping & Associates, LLC
1930 N. Druid Hills Rd., Suite B
Atlanta, Georgia 30319
(404) 728-0220
Ad Run Dates: 6/10/15; 6/17/15; 6/24/15; and 7/1/15 THIS LAW FIRM IS ACTING AS A DEBT COLLEC-

TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF Union
By virtue of the power of sale contained in a
Security Deed from Dennis B. Nicholson and
Rachel V. Nicholson to Mortgage Electronics
Registration Systems, Inc., dated June 13,
2007, and recorded in Deed Book 713, Page
329, and last transferred and assigned to
Branch Banking and Trust Company ("BB&T")
by assignment recorded in Deed Book 1007,
Page 519, Union County, Georgia records. seby assignment recorded in been book 1007, Page 519, Union County, Georgia records, se-curing a Note in the original principal amount of \$167,500.00, the holder thereof will sell at public outcry for cash to the highest bidder be-fore the courthouse doors of said county dur-ing the legal hours of sale on the first Tuesday in July, 2015, the following described property

to-wit:
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 54 of Union County, Georgia, being Lot 5A, containing 0.993 acres, and Lot 4B, containing 0.015 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 9/13/2006, by Robert S. Cleveland, RLS #2894, and recorded in Plat Book 59, Page 294, Union County, Georgia Records. This plat is incorporated herein by reference for a more complete and accurate description of the

is incorporated herein by reference for a more complete and accurate description of the above described property. The indebtedness secured by said Security Deed having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purpose of paying the same and all expenses of the sale, including attorney's fees, notice of intention to collect attorney's fees having been given as provided by law. BB&T Loss Mitigation Department is the name of the department at BB&T who has full authority to negotiate, amend, and modify all terms the department at Boar with last land adulti-ity to negotiate, amend, and modify all terms of the mortgage with the debtor, and their ad-dress is: BB&T Loss Mitigation Department, 301 College Street, Greenville, South Carolina 29601; Phone # 800-827-3722, Option 6. 301 College Street, Greenville, South Carolina 29601; Phone # 800-827-3722, Option 6.
The property will be sold subject to the following: (1) any prior restrictive covenants, easements, right-of-ways, or encumbrances; (2) any valid zoning ordinances; (3) any matters which would be disclosed by an accurate survey of the property; (4) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), assessments, unpaid bills, charges and expenses that constitute liens against the property, whether due and payable or not yet due and payable, 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 secured creditor, including but not limited to, a determination that the borrower has not reinstated the loan prior to the fore-

has not reinstated the loan prior to the fore-

closure sale.

The party in possession is or may be Dennis B. Nicholson and Rachel V. Nicholson, a tenant or tenants, or parties claiming under the aforementioned, and said property is more commonly known as 7470 Triple R Garage Drive, Blairsville, GA 30512 f/k/a 7470 Triple R Garage Circle, Blairsville, GA 30512.

Branch Banking & Trust Company, as Attorney-in-Fact for Dennis B. Nicholson and Rachel V. Nicholson Gregory M Fells

as Attorney-in-fact for Dennis B. Nicholson and Rachel V. Nicholson Gregory M. Eells
Attorney at Law Eells Attorney at Law Eells Law Group, LLC
7390 McGinnis Ferry Road, Suite 200
Suwanee, GA 30024
(770) 455-3660
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 ARE ENTITLED TO THE PROTECTIONS OF THE U.S. BANKRUPTCY CODE (11 U.S.C. § 362; 524) REGARDING THE SUBJECT MATTER OF THIS NOTICE OF SALE, THE FOLLOWING APPLIES TO YOU: THIS COMMUNICATION IS NOT AN ATTEMPT TO COLLECT, ASSESS, OR RECOVER A CLAIM OR TO ENFORCE A LIEN IN VIOLATION OF THE U.S. BANKRUPTCY CODE AND IS BEING GIVEN FOR INFORMATIONAL PURPOSES BEING GIVEN FOR INFORMATIONAL PURPOSES OR TO COMPLY WITH A STATUTORY REQUIRE-