North Georgia News

Legal Notices for March 19, 2014

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Annie Ruth Russell Sullivan, All debtors and creditors of the Estate of Annie Ruth Russell Sullivan, deceased, late of Union County, Georgia, are hereby notified to render their demands and pay-ments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 21st day of February, 2014.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 N(Feb26,Mar5,12,19)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Donald H. Willis, Deceased All debtors and creditors of the Estate of Donald H. Willis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to

make immediate payment to the Personal Representative(s). This 19th day of February, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Shirley Aline Rowell, De-

All debtors and creditors of the Estate of Shirley Aline Rowell, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 20th day of February, 2014.

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

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Hazel Farmer, Deceased All debtors and creditors of the Estate of Hazel Farmer, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according

to law, and all persons indebted to said es-tate are required to make immediate pay-ment to the Personal Representative(s).

This 5th day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 N(Mar12,19,26,Apr2)B

NOTICE TO DEBTORS AND CREDITORS COUNTY OF UNION

IN RE: Estate of Pauline Tipton, Deceased All debtors and creditors of the Estate of Pauline Tipton, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 14th day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Hazel Bowman Barnes

Hazel Bowman Barnes, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). Representative(s).
This 14th day of March, 2014. 65 Courthouse Street, Suite 8 Blairsville, GA 30512

All debtors and creditors of the Estate of

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Mary Ann Fedorko Corridan,

Deceased All debtors and creditors of the Estate of

Mary Ann Fedorko Corridan, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all per-sons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 11th day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Mar19,26,Apr2,9)B

NOTICE OF INTENT TO INCORPORATE NOTICE OF INTENT TO INCORPORATE Notice is given that Articles of Incorpora-tion for Mobile Audiology of Georgia, Inc. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the Corporation will be located at 396 Roberts Road, Blairsville, Georgia 30512, and its registered agent at

such address is Brianna Jill Robinson. N(Mar12,19)B NOTICE OF INTENT TO INCORPORATE Notice is given that Articles of Incorpora-tion for Mary Elizabeth Wiles, DO, PC. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the Corporation will be located at 374A Pat Haralson Drive, Blairsville, Geor-gia 30512, and its registered agent at such address is Mary Elizabeth Wiles. N(Mar12,19)B

STATE OF GEORGIA UNION COUNTY NOTICE TO Bruce Oliver A Pre-Warrant hearing will be held in Mag-istrate Court on April 15, 2014 at 2:30pm to determine if sufficient probable cause exists to warrant your arrest for the offense of Theft by Conversion O.C.G.A. §§16-8-4. By: Barbara Holbrooks, Deputy Clerk

of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512 **706-439-6008** N(Mar19,26)B STATE OF GEORGIA NOTICE TO BRAD JUSTIN RICH

a.m.
to determine if sufficient probable cause exists to warrant your arrest for the offense of Theft by Deception O.C.G.A. § 16-8-3.
By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse St., Suite 10
Blairceille GA 20512 Blairsville, GA 30512 (706) 439-6008

A Pre-Warrant hearing will be held in Mag-istrate Court on April 17, 2014 at 10:00

NOTICE OF PETITION TO CHANGE NAME 14-CV-132-MM

Georgia, Union County Notice is hereby given that Jon Ivan Reed, the undersigned, filed his petition to the Superior Court of Union County, Georgia, on the 17th day of March, 2014, praying for a change in the name of petitioner from John

Ivan Reed to Jon Ivan Reed. Notice is hereby given pursuant to law to any interested or affected a 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 17th day of March, 2014 John Ivan Reed, Petitioner N(Mar12.19.26.Apr2)F IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: Lester Ray Abernathy, Petitioner Case No. 14-CV-124-RG

NOTICE OF NAME CHANGE
Please take notice that on the 4th day of
March, 2014, Lester Ray Abernathy filed
a petition in the Superior Court of Union
County, Georgia, seeking a name change
from Lester Ray Abernathy to Lester Deav-

NOTICE OF NAME CHANGE

er. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matters raised by said Patition. raised by said Petition. Jack Lance, Jr. Attorney for Petitioner Georgia Bar No. 206841 N(Mar12,19,26,Apr2)B NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75 Pursuant to O.C.G.A 17-5-54, any party

claiming an interest in the following prop-erty is hereby notified that on February 20, 2014, said property was located in the evi-

dence room of the Union County Sheriff's Office in Union County, Georgia. ltem Owner Marlin 917V Rifle, serial number 96681037 Hughie Reed Mossberg Pump Shotgun, serial number H461914 Tim Travis Harrington and Richards M48 Shotgun, se-rial number F311960 Charles Harris, Jr. Glennfield Model 60 rifle, serial number

21477845 Arthur Siser
Winchester Model 50, serial number 39858 Kubreti, D.
Marlin Model 70P Rifle, serial number
13239606 Roger Dale keys
Sears and Roebuck 16 Gauge Shotgun, no
serial number Justin Matheson
Powermaster 117caliber rifle, no serial number Archie Gruden Any party claiming an interest in said property is hereby further notified that you must

file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seiz-ing agency by certified mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case

the items was seized from or have valid proof of purchase indicating the complete serial number. Mack Mason, Sheriff Union County, Ga 378 Beasley Street Blairsville Ga 3051 N(Feb26,Mar5,12,19)B NOTICE GEORGIA, UNION COUNTY PROBATE COURT

In Re: Estate of Leroy Fortenberry, De-Estate No. 14-28 Petition for Letters of Administration Roberta Fortenberry have petitioned to be appointed Administrator(s) of the estate

appointed Administrator(s) of the estate of Leroy Fortenberry, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be recented. All objections to the partition must

granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed any such objections, and must be med with the court on or before April 14, 2014. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filling fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personal at the following probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Mar19,26,Apr2,9)B

GEORGIA, UNION COUNTY PROBATE COURT In Re: Estate of Jimmy Roger Reece, De-Estate No. 14-29

Retition for Letters of Administration
Kellie Reece James have petitioned to be
appointed Administrator(s) of the estate appointed Administrator(s) of the estate of Jimmy Roger Reece, 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 netting must granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before April 14, 2014. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6066

NOTICE OF PETITION TO CHANGE NAME UNION COUNTY Notice is hereby given that Ethan James

N(Mar19,26,Apr2,9)B

Burris, the undersigned petitioner, has filed a petition to the Superior Court of UNION County, Georgia, on February 14, 2014, praying for a change in the name of petitioner from Ethan James Burris to Ethan Anthony Kelley. 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 February 14, 2014.
Rebecca Kelley as mother of Ethan James
Burris, Petitioner 8 Eagle Bend Road, Blairsville, GA 30512 (Feb26,Mar5,12,19)P

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA UNION COUNTY 14-CV-81-SG

Notice is hereby given that Christian Edward Burris, the undersigned petitioner,

has filed a petition to the Superior Court of UNION County, Georgia, on February 14, 2014, praying for a change in the name of petitioner from Christian Edward Burris to Christian Edward Burris Kelley. 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 This February 14, 2014. Rebecca Kelley as mother of Christian Edward Burris, Petitioner

8 Eagle Bend Road, Blairsville, GA 30512 **NOTICE OF BRANCH OPENING** Application of United Community Bank, 177 Highway 515 East, Blairsville, Union County,

Georgia 30512 for authority to establish a temporary branch at 1950 Augusta Street, Greenville, South Carolina 29605 with its

permanent branch location to be located at 1400 Augusta Street, Greenville, South Car-olina 29605, is being made with the Federal Insurance Corporation, as well as the Georgia Department of Banking and Finance.

Any person wishing to comment on this application may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at its regional office, 10 Tenth Street, NE, Suite 800, Atlanta, Georgia 30309-3906 or with the Department of Banking and Finance, Sate of Georgia, 2990 Brandywine Road, Suite 200, Atlanta, Georgia 30341-5565. Comments by interested parties must be received by the appropriate regional direc-tor or the Department of Banking and Fi-nance within 15 days from the date of this publication. The non-confidential portions of the application are file with the regional office of the FDIC and the Department and are available for review in their offices dur-ing regular business hours. Photocopies of the non-confidential portion of the application file will be made available upon

NOTICE OF SALE UNDER POWER NOTICE OF SALE ORDER FOWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Anthony D. Lance and Judy M. Lance to Top Flite Financial, dated January 25, 2012, recorded in Deed Book 892, Page 270, Union County, Georgia Records, as last transferred to Urban Financial Group by assignment recorded in Deed Book 918, Page 359, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTY-SEVEN THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$387,600.00), 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 April, 2014, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERDER ET BUT 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 valor-em 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 assessinents, neits, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Urban Financial Group is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162 2 The entity that has full authority. 14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CeLink, 3900 Capital City Blvd, Lansing, MI 48906, 800-761-0073. To the best knowledge and belief of the undersigned, the party in possession of the property is Authory D. Lance session of the property is Anthony D. Lance and Judy M. Lance or a tenant or ten-ants and said property is more commonly known as 296 Loving Road, Morganton, Georgia 30560. 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. Urban Financial of America, LLC fka Urban Financial Group as Attorney in Fact for Anthony D. Lance and Judy M. Lance McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/rla 4/1/14 Qur file no. 5836313-5717 FYBIRT 4/8/2 Our file no. 5836313-FT17 EXHIBIT "A" 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 12/16/2011 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 subject to all right-of-ways, buffers and easements of record. MR/rla 4/1/14 Our file no. 5836313

a Security Deed given by Carol A. Medeiros and Tony Medeiros to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc. dated 4/8/2009 and recorded in Deed Book 796 Page 264, Union County, Georgia records: as lest transferred to or acquired

NOTICE OF SALE UNDER POWER,

UNION COUNTY
Pursuant to the Power of Sale contained in

book 750 rage 204, Onto County, dealing records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$221,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outers to the highest dersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on April 01, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the follow-ing described property ing described property:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85 of Union County, Georgia, and being Tract "A", containing 1.00 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated June 20, 2006, and recorded in Union County Records in Plat Book 58, Page 219. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above

described property. All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85 of Union County, Georgia, and being Tract "B", containing 0.94 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated June 20, 2006, and recorded in Union County Records in Plat Book 58, Page 218. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Also conveyed is a nonexclusive perpetual easement for the use of the roads for ingress and egress, running from Cook Henry Road and Old Morganton Highway to the The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made

for the purpose of paying the same and all expenses of this sale, as provided in the Se-curity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 5250 East Cook Henry Road, Morganton, GA 30560 together with all fixtures and per-sonal 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): Tony Medeiros and Carol A. Medeiros or tenant or tenants. GMAC Mortgage, LLC is the entity or indi-vidual designated who shall have full aux

vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. GMAC Mortgage, LLC Loss Mitigation 3451 Hammond Avenue Waterloo, IA 50702 (800) 850-4622 Note, however, that such entity or individual

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

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. Ocwen Loan Servicing, LLC as agent and Attorney in Fact for Carol A. Medeiros and Tony Medeiros

Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1165-5371A

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Edward Woodin a/k/a Edward D. Woodin and Anna Woodin a/k/a Anna H. Woodin to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, FSB., its successors and assigns dated August 17, 2007 in the amount of \$90,000.00, and recorded in Deed Book 724, Page 32, Union County, Georgia Records; as last transferred to Nationstar Mortgage LLC by assignment; the undersigned, Nationstar Mortgage LLC pursuant to said deed and the note thereby secured, has de-clared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in April, 2014, during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot

218 of Union County, Georgia, containing 0.50 acres, more or less, as shown on a plat of survey by B. Keith Rochester & Assoc., Inc., dated June 11, 1987, and recorded in Union County Records in Plat Book 52, Page 89. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.

which has the property address of 1604 Nottely Dam Rd, Blairsville, Georgia, to-gether with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status loan with the holder of the security Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed.

Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a). 44-14-162.2(a).

To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Edward Woodin a/k/a Edward D. Woodin or with the subject property is (are): and Anna Woodin a/k/a Anna H. Woodin or tenant or tenants and the proceeds of said

signed will execute a deed to the purchaser s provided in the aforementioned Security Pursuant to O.C.G.A. 44-14-162.2. the name. address and telephone number of the in-dividual or entity who shall have the full dividual or entity who shall have the full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Nationstar Mortgage, LLC 2501 S State Hwy 121, Bldg. 1 Lewisville, TX 75067 Phone Number: (888) 850-9398, ext. 3705. The foregoing notwithstanding, nothing in O.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.

sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the under-

Instrument.
Nationstar Mortgage LLC
Attorney in Fact for
Edward Woodin a/k/a Edward D. Woodin
and Anna Woodin a/k/a Anna H. Woodin
McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News Publication Dates:03-05-2014, 03-12-2014, 03-19-2014, 03-26-2014 File No. 13-03764 /FHLMC/mtucker

instrument.

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Mar5,12,19,26)B **NOTICE OF SALE UNDER POWER**

THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT

Because of a default in the payment of the indebtedness secured by that certain Security Deed, dated February 15, 2008, executed by David L. Peacock and Lillian Peacock to Mortgage Electronic Registra-

COUNTY OF UNION

tion Systems, Inc. as nominee for Countrywide Rank ESR recorded in Deed Rook 748, Page 714, Union County, Georgia Deed 746, Page 714, Union County, deorgia been Records, and securing a Note in the original principal amount of \$150,006.00, said Security Deed last having been assigned to Green Tree Servicing LLC, the current holder thereof, has declared the entire amount of said indebtedness evidenced by the Note impreciations and purposed. immediately due and payable and, pursu-ant to the power of sale contained in said Security Deed, will, on the first Tuesday in April, 2014 to-wit: April 1, 2014, during the legal hours of sale, before the Union County Courthouse door, sell at public outcry to the highest bidder for cash, the following described real property:
All that tract or parcel of land lying and be-

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 152 of Union County, Georgia, containing 1.82 acres, more or less, and being Lot Five (5) of Hunters Ridge Subdivision, as shown on a plat of survey made by North Georgia Land Surveyors, Roy A. Terrell, GRLS #1700 dated May 24, 1984 and recorded in Union County Records in Plat Book P. Page 72. Said plat is incorporated herein. by reference hereto, for a full and herein, by reference hereto, for a full and complete description of the above de-scribed property. Subject to restrictions recorded in Deed Book 138, Pages 496-497, recorded in Deed Book 138, Pages 496-497, Union County Records. Subject to road and utility easements re-corded in Deed Book 138, Page 529, and Deed Book 138, Pages 176-178, Union County Records. The aforedescribed real property is also known as 5585 Authors Road, Blairsville, GA 30512 N/K/A 51 Back Log Road, Blairs-

This sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the borrower has not reinstated the loan prior to the foreclosure sale. The name, address and telephone number of the individual or entity with full authority to negotiate, amend and modify all terms

ville, GA 30514, according to the present system of numbering houses in Union

County, Georgia.

of the Note and Security Deed is Green Tree Servicing LLC, Attn: Loss Mitigation, 7360 S. Kyrene Road, Mail Stop P-214, Tempe, AZ 85283. The telephone number is (877) 337-4141. The fax number is (877) 265-9717. Said real property will be sold subject to any outstanding ad valorem taxes (includ-ing 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 real property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Upon information and belief, said real property is presently in the possession or control of David L. Peacock and Lillian Peacock and the proceeds of said sale will be applied to the payment of said indebtedness and all the avenness of said sale including.

and all the expenses of said sale, including attorney's fees, all as provided in said Se-curity Deed and the excess proceeds, if any, will be distributed as provided by law. will be distributed as provided by law.
Green Tree Servicing LLC
as Attorney-in-Fact for
DAVID L. PEACOCK and LILLIAN PEACOCK
Ellis, Painter, Ratterree & Adams LLP
2 East Bryan Street, 10th Floor Savannah, Georgia 31401 (912) 233-9700 THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE
UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in
a Security Deed (hereinafter, "Security
Deed") from Mortgage Electronic Registration System, Inc. ("MERS") as nominee
for United Community Bank to Charles
B. Lawson dated June 24 2011 recorded

No. 1 Commission of the Commis pany by that certain Assignment recorded January 21, 2014 in Deed Book 966, Page 397, aforesaid records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Three Thousand and 00/100 Dollars (\$303,000.00), with interest thereon as provided for therein. Said Security Deed as provided to therein. Saud Security beed 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 April, 2014, all property described in said Security Deed including, but not limited to, the following described accorded. following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 268 OF UNION COUNTY, GEORGIA, CONTAINING 0.615 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SUR-UK LESS, AS SHOWN UN A PLAI UF SUR-VEY BY B. KEITH ROCHESTER & ASSOCI-ATES, INC., DATED FEBRUARY 4, 1988, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK T, PAGE 195. SAID PLAT IS INCORPORATED HEREIN, BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE ESSCRIPTION OF THE ARDIVE-DESCRIBED DESCRIPTION OF THE ABOVE-DESCRIBED PROPERTY. ALSO: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 268 OF UNION COUNTY, GEORGIA, CONTAINING 1.25 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF JOHN HUGHES ROAD AND NICHOLS DRIVE; THENCE FOLLOWING THE EAST RIGHT-OF-WAY OF NICHOLS DRIVE 1,791 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE NORTH 49 DEGREES 42 MIN-UTES EAST 313.73 FEET TO AN IRON PIN; THENCE SOUTH 2 DEGREES 45 MINUTES WEST 390.22 FEET TO AN IRON PIN; THENCE

SOUTH 78 DEGREES 3 MINUTES WEST 82.90 FEET TO AN IRON PIN ON THE EAST RIGHT-OF-WAY OF NICHOLS DRIVE; THENCE FOL-LOWING THE EAST RIGHT-OF-WAY OF NICH-LOWING THE EAST RIGHT-UT-WAY OF NICH-OLS DRIVE 2 COURSES AND DISTANCES, NORTH 34 DEGREES 48 MINUTES WEST 229.38 FEET, NORTH 28 DEGREES 31 MIN-UTES WEST 17.85 FEET TO THE TRUE POINT OF DECEMBER. Said property is more commonly known as 383 Old Nichols Rd, Blairsville, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness 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 attorneys' fees, and all other payments provided for under the terms of the Security Deed and Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; spe-cial 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 Security Deed. To the best knowledge and belief of the undersigned, the party(ies) in posses-sion of the property Charles R. Lawson, or tenant(s).
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 Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the Note secured by said Security Deed. The law firm listed below is acting as a debt collector. Any information obtained will be used for that purpose. Said property will be sold as the property of Charles R. Lawson and the proceeds of said

sale will be applied to the payment of said indebtedness, the expenses of said sale, all as provided in the Security Agreement, and the undersigned will execute a deed to the purchaser as provided in the aforemen-tioned Security Agreement. Generation Mortgage Company, as Attor-ney-in-Fact for, Charles R. Lawson. The entity having full authority to negotiate, amend, or modify all terms of the loan (al-though not required by law to do so) is: Lender Contact: Generation Mortgage Com-

pany, Loss Mit Department Lender Address: 3 Piedmont Center, 3565 Piedmont Road NE, Suite 300, Atlanta, GA Telephone Number: 866-733-6092
Attorney Contact: Dickenson Gilroy LLC, 3780 Mansell Road, Suite 140, Alpharetta, Georgia 30022 Telephone Number: (678) 317-0409 THE ABOVE LAW FIRM IS ACTING AS A DEBT

COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Generation/ Charles R. Lawson

950-07599947

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of the power of sale contained in a Security Deed from Keith E. Whittington to Mortgage Electronic Registration Systems Inc., as nominee for Homestar Financial Corp., its successors and assigns dated June 12, 2009 recorded in Deed Book 804, Page 526-537, Union County Records, and last assigned to JPMorgan Chase Bank, National Association, conveying the afterdescribed property to secure a Note in the original principal amount of ONE HUNDRED ONE THOUSAND FOUR HUNDRED TWENTY-SEVEN AND 00/100 (\$101,427.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash, before the Courthouse door of Union County, Georgia, during the legal hours of sale on the first Tuesday, April 1, 2014 the following described property, to

All that tract or parcel of land lying and be-

ing in Land Lot 243, 9th District, 1st Section, Union County, Georgia containing 0.38 acres, more or less, as shown on a plat of survey as recorded in Plat Book J, Page 56, Union County, Georgia Records and being more particularly described as follows: BEGINNING at the intersection of the old Lower Young Cane Road, sometimes called the Old Pat Colwell Road, and the new Pat Colwell Road which is Union County Road No. 1, according to the present system of numbering roads in Union County, Georgia by the Georgia State Department of Trans-portation; thence along and with the North right of way line of the new Pat Colwell Road two (2) courses and distances as fol-lows: North 72 degrees 0' West 174.51 feet and North 67 degrees 30' West 121 feet to an iron pin; thence along the property line of Lloyd Young, North 77 degrees 0' East 204 feet to an iron pin in the center of the old Lower Young Cane Road; thence South 21 degrees 31' East 160 feet along the cen-ter of the old Lower Young Cane Road to the POINT OF BEGINNING. The property is subject to the roads as shown on the aforesaid plat. The Debt secured by said Security Deed has been and is hereby declared due be-cause of nonpayment of the indebtedness

when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, the sale will be made for the purpose of paying the same and all expenses of sale, as provided in the Secu-rity 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, 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 Keith E. Whittington or, a ten-ant or tenants, and said property was or is commonly known as 2745 Pat Colwell Road aka 1222 Pat Colwell Road, Blairsville, GA 30512.

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 JPMorgan Chase Bank, National Associa-As Attorney in Fact for Keith E. Whittington Martin & Brunavs 2800 North Druid Hills Rd.

Building B, Suite 100 Atlanta, GA 30329 (404) 982-0088

M&B File No.: 13-17867

The sale will be conducted subject (1) to

Publication Dates: March 5, 12, 19, & 26, THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **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 EDWARD B COOPER JR to PRIMARY CAPITAL ADVISORS LC , dated 10/08/2002, and Recorded on 10/15/2002 as Book No. 436 and Page No. 312-327, UNION County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$142,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in April, 2014, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING A TOTAL OF 3.846 ACRES AND BEING SHOWN AS TRACT ONE (1)(3.807 ACRES), TRACT TWO (2)(0.017 ACRE) AND TRACT THREE (3)(0.022 ACRE) ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2298, DATED 10/8/02 AND RECORDED IN PLAT BOOK 51 PAGE 10 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. BY REFERENCE AND MADE A PART HEREOF. 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). Wells fargo bank, N.A. Succes-sor by Merger to Wells fargo home NORTGAGE, INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL HOME LOAN MORTGAGE CORPORATION with current investment the company in the current investment the company in the current investment investment the current investment the current investment in 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 0.C.G.A. § 44-14-162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 803-396-6000. 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 2780 OWLTOWN ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: EDWARD B COOPER JR or the party/fearatts Said reporty will be sold 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. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. as Attorney in Fact for EDWARD B COOPER JR. THIS LAW FIRM IS ACTING AS A DEBT COLL FCTOR ATTEMDET. ACTING AS A DEBT COLLECTOR ATTEMPT-ING TO COLLECT A DEBT. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004043220 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. N(Mar5,12,19,26)B STATE OF GEORGIA COUNTY OF UNION

Under and by virtue of the power of sale contained in a Security Deed from CLETE J. DOTSON and JULIE DOTSON to UNITED COMMUNITY BANK, dated April 25, 2006, recorded April 28, 2006, in Deed Book 643,

NOTICE OF SALE UNDER POWER

Page 329, Union County, Georgia records, said Security Deed being given to secure a Note from CLETE J. DOTSON and JULIE M. DOTSON dated April 25, 2006, in the original principal amount of Fifty Seven Thousand One Hundred Thirty and 90/100 (\$57,130.90) Dollars, with interest from date at a rate pe cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of County, Georgia, within the legal hours of sale on the first Tuesday in April, 2014, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 85, 86 & 95 of Union County, Georgia and being Lot Three (3) containing 3.260 acres, more or less, of Spring Hills Subdivision, as shown on a plat of survey by Tamrock Associates, Inc., dated September 10, 1998, and recorded in Union County records in Plat Book 42, Page 11. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above full and complete description of the above described property. Subject to restrictions as recorded in Deed Book 303, Page 316, Union County records. Subject to an Easement to Blue Ridge Mountain EMC as recorded in Deed Book

278, Page 308, Union County records. Grantor also grants to grantee a non-exclusive perpetual easement for the use of the subdivision road for ingress and egress to the above described property. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness

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 in-spection 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 CLETE J. DOTSON and JULIE DOTSON or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for CLETE J. DOTSON

as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be

L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 (700) 632-7923 This law firm is attempting to col-Lect a debt. Any information obtained

and JULIE DOTSON

WILL BE USED FOR THAT PURPOSE.

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 FENNEL,

INC. to UNITED COMMUNITY BANK, dated April 15, 2005, recorded April 26, 2005, in Deed Book 577, Page 457, Union County, Georgia records, as last modified by Modification of Security Deed dated November 17, 2011, recorded in Deed Book 889, Page 321, Union County, Georgia records, said Security Deed being given to secure a Note from FENNEL, INC. dated November 17, 2011, in the original principal amount of Three Hundred Eight Thousand Seven Hundred Twenty and 66/100 (\$308,720.66) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2014, the following described property:
All that tract or parcel of land lying and being in Land Lot 119, 16th District, 1st Section, Union County, Georgia, containing 4.061 acres as shown on that certain plat

of survey by Rochester & Associates, Inc., dated 4/5/93, revised 12/14/04 and record-ed in Plat Book 29, Page 85, Union County records. The description on said plat is in-corporated herein by reference. Subject to the electric power lines as shown on said plat. Also conveyed herein is an easement for ingress and egress ten (10) feet in width from County Road 234 to the Northeast corner of the above property.
Including all inventory, chattel paper, ac-

counts, accounts receivables, equipment, furniture, fixtures, improvements and insurance proceeds. 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

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

To the best knowledge and belief of the undersigned, the party in possession of the property is FENNEL, INC. or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for FENNEL, INC. L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

File No. 7484A-03625

Under and by virtue of the Power of Sale contained in a Security Deed given by Tiny Gibson and Dean Gibson to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, its successors and assigns, dated January 15, 2009, recorded in Deed Book 787, Page 48, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 936, Page 400, Union County, Georgia Records, as last transferred to Bank of America, N.A. by assignment recorded in Deed Book 895 by assignment recorded in Deed Book 895, Page 692, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED THIRTY-SEVEN AND 0/100 DOLLARS (\$147,537.00), 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 April, 2014, the fol-lowing 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 fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Seand 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: Bank of America, N.A., 7105 Corporate Drive, Plano, TX 75024, (661) 951-5100. To the best knowledge and belief of the undersinged the party in possession of the dersigned, the party in possession of the property is Tiny Gibson or a tenant or tenants and said property is more commonly known as 3489 Gum Log Cir, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Rankrunter. 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 Tiny Gibson and Dean Gibson McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/dt3 4/1/14 Our file no. 593114-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 155 of Union County, Georgia, containing 1.006 acres, more or less, as shown on a plat of survey by Cleveland Land Surveying, Inc., dated February 20, 2006, and recorded in Union County Records in Plat Book 52, Page 238. Said plat is incorporated herein, by reference hereto, for a full and complete describing of the above described propdescription of the above described property. Being the same property conveyed to Tiny Gibson by deed from Robert J. Jolly and Carol V. Jolly recorded 03/06/2006 in Deed Book 633 Page 555, in the Office of the Clerk of the Superior Court of Union County Coerris Tay 10th 068 073 MB/d33

JO HUGGINS to United Community Bank, dated June 24, 2004, recorded July 15, 2004, in Deed Book 535, Page 92, Union

N(Mar5,12,19,26)B

County, Georgia records, as last modified by Modification of Security Deed dated Au-gust 1, 2005, recorded in Deed Book 600, Page 529, Union County, Georgia records, as transferred to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE OF THE CF SOUTHEAST TRUST 2011-1 by Assignment recorded in Deed Book 866, Page 649 and re-recorded in Deed Book 872, Page 807, Union County Georgia records. Page 607, Union County, Georgia records, said Security Deed being given to secure a Note from JOEL GRANT HUGGINS and AMY JO HUGGINS dated August 1, 2005, in the original principal amount of Ninety Seven Thousand Nine Hundred Thirty Two and 00/100 (\$97,932.00) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2014, the following de scribed property: All that tract or parcel of land lying and being in Land Lot 276, 9th District, 1st Section, Union County, Georgia, being Lot 1 containing 0.851 acres and Lot 4 containing 0.865 acres as more particularly shown and described on that certain plat

County, Georgia. Tax ID# 068 071 MR/dt3 4/1/14 Our file no. 593114 - FT11

Under and by virtue of the power of sale contained in a Security Deed from AMY

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

of survey by Rochester & Associates, Inc., dated September 14, 1990 and recorded in Plat Book X, Page 102, in Union County, Georgia records which description is incorporated herein by reference and made a part hereof. a part hereof.
This deed is given subject to all easements and restrictions of record, if any.
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 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 in-spection 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 AMY JO HUGGINS or a tenant or WELLS FARGO BANK, NATIONAL ASSOCIA-TION, AS TRUSTEE OF THE CF SOUTHEAST TRUST 2011-1, as attorney in Fact for AMY JO HUGGINS L. Lou Allen Stites & Harbison, PLLC Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. AM190-00137
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED
WHILL BE LIEGT FOR THAT DIJERDOSE

WILL BE USED FOR THAT PURPOSE

N(Mar5.12.19.26)B

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

Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 3rd day of January, 2014, said property was seized by the undersigned agency in Union

County, Georgia. Property Seized: PROPERTY ONE: Three Hundred & Fortynine & 00/100 (\$349.00) in United States PROPERTY TWO: Homeland Security System. Serial No. N01004503668306611

tem, Serial No. NO 10045035068306611 PROPERTY THREE: Sony Car Stereo System, Serial No. P-3657635-K PROPERTY FOUR: LG 32 inch flat screen television, Serial No. 00TRKNM34143 Conduct giving rise to said seizure: Said property was found in the possession of William T. Jones, and was found in close proximity to a quantity of METHAMPHET-AMINE, a Schedule II controlled substance. and was, directly or indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, and/ or distribution and sale of METHAMPHET-AMINE 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 William T. Jones, while they was in possession of a quantity of METHAMPHETAMINE, along with digital scales, said location being in Union County,

The owner of said property is purported to be: William T. Jones, 3855 Murphy Highway, 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 sec-ond 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 receipt requeste This day of District Attorney Enotah Judicial Circuit SEIZING AGENCY: . 2014.

Lt. Chad Deyton
Union County Sheriff's Office
940 Beasley Street
Blairsville, Georgia 30512
(706) 439-6066
By:Cathy A. Cox-Brakefield
Chief Assistant District Attorn Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 NOTICE OF PETITION TO CHANGE NAME Civil Action File No.: 14-CV-113-SG Notice is hereby given that Karen Leah Hawkins Brown, the undersigned, filed his/ her petition to the Superior Court of Union County Georgia on the 27th day of February, 2014, praying for change in the name of petitioner form Karen Leah Hawkins Brown to Karen Leah Hawkins. 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 27th day of February, 2014 Karen Hawkins Browns 163 Dinsmore Road Blairsville, GA 30512 404-844-8369 NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75
Pursuant to O.C.G.A 17-5-54, any party

claiming an interest in the following prop-erty is hereby notified that on January 1, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia. The following Property is owned by Charles 1) \$2,000.00 US Currency 2) (1) partial box of .243 Win Federal Am-

3) (1) partial box of Federal 12 gauge am-4) (1) Western .44magnum brass 5) (1) partial box of Remington .357 am-6) (1) partial box of Winchester 8mm am-7) (3) 50 round box of CCI .17 rim fire am-8) (1) .17 rim fire savage magazine 9) (1) partial box of federal .22LR ammu-10) (1) box of Western 32-20 ammunition 11) (1) full box of unknown make and cali-

ammunition (1) small Tu caliber ammunition 13) (1) box of Crossman CO2 cartridges 14) (1) partial box of Winchester primers 15) (2) Tupperware box with lead bullets 16) (1) box of gunpowder pellets 17) (1) cardboard box with misc. brass, shotgun, pistol and rifle 18) (1) green magazine pouch 19) (4) Stem 9mm magazines 20) (1) magazine loader 21) (2) boxes of Remington 20 gauge buck-shot shalls

23) (1) box of Winchester 20 gauge shells 24) (2) boxes of Federal 20 gauge 7 ½ shot 25) (1) partial box of Federal 12 gauge 8 shot shells 26) (1) partial box of Remington 12 gauge 4 shot shells 4 Shot Shells 27) (1) box of CCI .212 short ammunition 28) (1) box of Peters 30/30 ammunition 29) (1) partial box of Winchester 12 gauge buckshot shells 30) (1) box of Remington .44 brass 31) (1) Partial box of Remington .43 am-

33) (1) box of Winchester .45 win mag

34) (1) partial box of 9mm Lugar ammuni-

32) (1) box of Federal .243 brass

22) (3) boxes of .22LR Winchester super-

35) (1) partial box of Remington .357 Max ammunition 36) (1) partial box of Federal .243 37) (1) box of Winchester 20 gauge 6 shot 38) (1) partial box of Remington .45 ACP 39) (1) partial box of S&W .32 ammunition 40) (1) box of Federal .22LR ammunition
Any party claiming an interest in said property is hereby further notified that you must
file a claim in accordance with O.C.G.A. 17within 30 days of the fourth publication
of the Notice of Disposition of Unclaimed
Property in the North Geogrie News by Property in the North Georgia News by serving said claim to the undersigned seiz-ing agency by certified mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case

owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.

Mack Mason, Sheriff Union County, Ga.

378 Beasley Street
Blairsville, Ga. 3051 (706)439-6066

Nicholo Mass 12 198 N(Feb26,Mar5,12,19)B IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA STATE OF GEORGIA
FAMILY DIVISION
Petitioner: Daris Murphy
Civil Action File No: 14-CV-105-RG
NOTICE OF PETITION TO CHANGE NAME
Notice is hereby given that Daris Murphy,
the undersigned, filed his/her petition to the
Superior Court of Union County, Georgia, on
the 21st day of February, 2014, praying for
change in the name of petitioner from Daris

the 21st day of February, 2014, praying for change in the name of petitioner from Daris Murphy to Bud Murphy. 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. with said Court within 30 days of the filing of said petition.
This 20th day of February, 2014 Daris Murphy, Petitioner's Name 541 Peter Young Road Blairsville, GA 30512 706-745-5799