North Georgia News

Legal Notices for May 30, 2012

SHERIFF'S SALE
State of Georgia
Union County
Citizens South Bank
vs.
Kurtis K. Kidd
Magistrate Court
12-4754FC
Union County
There will be sold at Public Outcry for Cash or Certified Funds on the First Tuesday in July that being July 3rd, 2012 between the hours of 10:00 am and 12:00 Noon at the Union County Court House, 65 Courthouse Street, Blairsville, GA the following:
One 2006 Chevrolet Multi-Purpose (HHR)
Vin# 3GNDA23DX6S660466
No battery, Mileage 95002
Vehicle may be viewed approximately one (1) hours before sale time in the Lower Parking Lots of the Union County Court House.
Said vehicle was levied upon the property of Kurtis K. Kidd accordance with code 11.
Scott Stephens, Sheriff
Union County
N(May30,Jun6,13,20)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS & CREDITORS
RE: Estate of Gerald L. Hinnenkamp
All debtors and creditors of the estate of Gerald L. Hinnenkamp, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 25th day of May, 2012
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N(May30,Jun6,13,20)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS & CREDITORS
RE: Estate of Billy Ray Ledford
All debtors and creditors of the estate of Billy Ray Ledford, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 25th day of May, 2012
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N(May30,Jun6,13,20)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS & CREDITORS
RE: Estate of James Ellard Davenport
All debtors and creditors of the estate of James Ellard Davenport, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 18th day of May, 2012
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N(May23,30Jun6,13)B

NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA
COUNTY OF UNION
12-CV-293-PJ
Notice is hereby given that Kay Dolvin, Petitioner has filed a petition to the Superior Court of Union County, on the 30th of April, 2012, praying for a change in the name of Petitioner's minor child from Noah Jaden Ratley to Noah Jaden Dolvin. 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 30th day of April, 2012
Kris-Ann Poe
Kris-Ann Stanley, P.C.
Attorney for Petitioner
231 Chatuge Way
Hiawassee, GA 30546
N(May9,16,23,30)P

NOTICE OF INTENT TO INCORPORATE
Notice is given that Articles of Incorporation that will incorporate Affordable Hearing Aid Solutions, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. This initial registered office of the corporation is located at [illegible] Grandview Ridge, Young Harris, GA 30582 and its registered agent at such address is Linda Barton.
N(May30,Jun6)B

NOTICE
I, Colleen Colon, am not responsible for any debts other than my own. I am not responsible for any debt that Efren Colon has created past, present or future.
Colleen Colon
N(May9,16,23,30)P

NOTICE OF INTENT OF ORGANIZATION OF LIMITED LIABILITY COMPANY
Notice is given that the Article of Organization which will organize True Love Mountain Jewelry & Rock Shop, LLC, have been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the limited liability company will be located at 7651 US Highway 76, Young Harris, Georgia 30582, and its initial registered agent at such address is Belinda D. Griffin.
Pamela Kendall Floyd, P.C.
Attorney at Law
PO Box 1114
Hiawassee, GA 30546
N(May9,16,23,30)P

ADVERTISEMENT OF JUDICIAL SALE
GEORGIA, UNION COUNTY
There will be sold a public outcry to the highest and best bidder for cash or certified funds, between the legal hours of sale before the courthouse door in Union County, Georgia, on the first Tuesday in June, 2012, the following described property, to wit:
An undivided one-half (1/2) interest in and to all that tract or parcel of land lying in Land Lot 27, 10th District, 1st Section, Union County, Georgia, being Lot 9 as shown on plat of survey by Rochester & Associates, Inc. dated July 24, 1996, and recorded in Plat Book 40, Page 63, Union County records. Said plat is incorporated herein by reference hereto for a full and complete legal description of said property.
Property known as 183 Golden Ridge Road, Blairsville, GA 30512 according to the present system of numbering houses in Union County, Georgia.
Said property is being levied on to satisfy the Fi. Fa. in favor of B. E. Thomas against Bobby Brown issued in the Superior Court of Gwinnett County, Georgia, being Case No. 04-A-14126-10, levied on as the property of defendant in Fi. Fa., notice of levy and sale having been given the defendant in fi. fa. (or to defendant in possession).
This the 4th day of May, 2012.
Sheriff Scott Stephens
Union County, Georgia
N(May9,16,23,30)B

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Minurka Heredia and Abelardo Heredia to Mortgage Electronic Registration Systems, Inc. as nominee for American Brokers Conduit dated 3/19/2007 and recorded in Deed Book [illegible] Page 26, UNION County, Georgia records, as last transferred to Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-3, Mortgage-Backed Pass-Through Certificates Series 2007-3 by Assignment filed for record in UNION County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of $ 268,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in June, 2012 (June 05, 2012), the following described property:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 22 and 23 of Union County, Georgia, containing 1.253 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 3, 2002, and recorded in Union County Records in Plat Book 53, Page 151. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property, from Paradise Road and shown as a ten foot (10') easement on above described plat.
This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid in order to satisfy certain outstanding federal tax liens.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as [illegible] Paradise Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Abelardo Heredia and Minurka Heredia or tenant or 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) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) 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.
Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-3, Mortgage-Backed Pass-Through Certificates Series 2007-3 as agent and Attorney in Fact for Minurka Heredia and Abelardo Heredia
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. 1002-261[illegible]
N(May9,16,23,30)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Because of default in the payment of the indebtedness, secured by a Security Deed executed by Meir Salman to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, its successors and assigns dated November 15, [illegible] in the amount of $143,000.00, and recorded in Deed Book 736, Page 192, Union County, Georgia Records; as last transferred to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP by assignment; the undersigned, Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in June, 2012 , 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 17th District, 1st Section, Land Lot 218 of Union County, Georgia, and being Lot 14 of Ross Ridge Subdivision, Phase III, containing 1.267 acres, more or less, as shown on a plat of survey by William Rolander, R.L.S. #2042, dated September [illegible] 1988 and recorded in Union County Records in Plat Book U, page 123. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Such state of facts as shown on plat recorded in Plat Book U, page 123, Union County Records.
The restrictions recorded in Deed Book [illegible] pages 277-279, Union County Records.
road easements as shown on the above referenced plat.
which has the property address of [illegible] Ross Ridge Rd, Blairsville, Georgia., together 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 of the loan with the holder of the security deed.
Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed.
Said property will be sold as the property of Meir Salman and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.
Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP
Attorney in Fact for
Meir Salman
McCurdy & Candler, L.L.C.
(404) 373-1612
www.mccurdycandler.com
The North Georgia News
Publication Dates:05-09-2012, 05-16-2012, 05-23-2012, 05-30-2012
File No. 12-04850 /FNMA/ajackson
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(May9,16,23,30)B

[illegible]