North Georgia News

Legal Notices for September 10, 2014

STATE OF GEORGIA

NATIC OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mary C. Payne, All debtors and creditors of the estate of Mary

All denotors and creditors of the estate of Mary C. Payne, 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 tate are required to make immedia to the Personal Representative(s). This 15th day of August, 2014. By: Darlene Gail Murphy, 3045 Jones Creek Rd. Blairsville, GA. 30512

N(Aug20.27,Sept3.10)B

STATE OF GEORGIA

UNION COUNTY Notice to debtors and creditors

RE: Estate of Warren Herron Spiva, All debtors and creditors of the estate of An obsolute and creditors of the estate of Warren Herron Spiva, 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 es-tate are required to make immediate payment to the Demand Representative(c) tate are required to make immedia to the Personal Representative(s). This 14th day of August, 2014. By: Henry Eugene Spiva, 4070 Indian Town Rd. Marietta, GA 30066

N(Aug20.27.Sept3.10)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Adith P. Everett, All debtors and creditors of the estate of Adith P. Everett, 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

tate are required to make infinetia to the Personal Representative(s). This 15th day of August, 2014. By: Helena C. Kemp, 65 Terrace Trail Hiram, GA. 30141

N(Aug20,27,Sept3,10)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of John W. Yount, All debtors and creditors of the estate of John An denotes and created is of the estate of John W Yount, decreased, 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 es-tate are required to make immediate payment to the Demand Decrementative(c) to the Personal Representative(s). This 21st day of August, 2014. By: Lynda B. Yount, 110 12 Pt. Rd. Blairsville, GA. 30512

N(Sept10,17,24,0ct1)B

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Virgil Edward Whitten, All debtors and creditors of the estate of Vir-gil Edward Whitten, 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 es-tate are required to make immediate payment to the Personal Representative(s). tate are required to make immedia to the Personal Representative(s). This 25th day of August, 2014. By: Edythe D. Whitten, 260 Brown Mth Ln. Blairsville, GA. 30512

N(Sept10,17,24,0ct1)

STATE OF GEORGIA

UNION COUNTY Notice to debtors and creditors

RE: Estate of Adele B. Pawlowski, All debtors and creditors of the estate of All debtors and creditors of the estate of Addeb B. Pawlowski, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 21st day of August 2014. By the reference of August, 2014. By: Walter F. Pawlowski, 58 Randwood Dr. Getzville, NY. 14068

By: Susanne Lee 56 Coosa Valley Rd. Blairsville, GA. 30512 N(Sept10,17,24,0ct1)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DERTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Athol Bullock, All debtors and creditors of the estate of Athol Bullock, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 28th day of August, 2014. By: Anny Shortall,

By: Amy Shortall, 5434 W. 131st Terrace

NOTICE OF INCORPORATION

NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate Staurolite Mountain Subdi-vision Homeowners' Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corpo-ration Code. The initial registered office of the corporation is located at 57 Sears Way, Blairs-ville, GA 30512 and its initial registered agent at such address is. Jack Lance. Jr. such address is Jack Lance, Jr. THE LANCE LAW FIRM, P.C. Jack Lance, Jr., Attorney at Law

NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate Staurolite Mountain Subdivision Honeowners' Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corpo-ration Code. The initial registered office of the corporation is located at 57 Sears Way, Blairs-ville CA 2012 and the initial versitered accords the ville. GA 30512 and its initial registered agent at such address is Jack Lance, Jr. THE LANCE LAW FIRM, P.C. Jack Lance, Jr., Attorney at Law

STATE OF GEORGIA

N(Sept3,10)B

rant your arrest for the orense of En Security Interest 0.C.6A. §§ 16-9-51. By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008

STATE OF GEORGIA

I(Sept10,17)P

STATE OF GEORGIA UNION COUNTY NOTICE TO: Terry Lynn Greene A Pre-Warrant hearing will beheld in Magistrate Court on September 30, 2014 at 2 p.m. to deter-mine if sufficient probable cause exists to war-rant your arrest for the offense of Endangering Security Interest O.C.G.A. §\$ 16-9-51. By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse Street Suite 10 65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008 I(Sept10,17)P

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF STANLEY RAY LYNN, DECEASED ESTATE NO. 14-111 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORI The Petition of RITA P. LYNN, for a year's sup-port from the estate of STANLEY RAY LYNN, de-ceased, for decedent's surviving spouse, hav-ing been duly filed, all interested persons are hereby notified to show cause, if any they have,

nereby nonnee to show cause, it any uney nave, on or before September 29, 2014, why said Peti-tion should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objec-tions, and must be filed on or before the time other di the use bedies contesee All used incol tuons, and must be fined on or before the time stated in the preceding sentence. All pleadings/ objections must be signed before a notary pub-lic or before a probate court clerk, and filing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent party. Contact probate court personnel at the following address/telephone number for the required around of filing face. If any objections. The following address telephone number on 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

Address 706) 439-6006 (706) 433-6006 Telephone Number Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court mber N(Sept10,17,24,Oct1)E

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF IN DE: ESTATE OF GREG TURNER, DECEASED ESTATE NO.2014-109 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE NOTICE Deborah Britt Turner have petitioned to be ap-pointed Administrator of the estate of Greg Turner, 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 chow curve why said netition chould not be 201.) All interested parties are nereby notined 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 September 29, 2014. All pleadings/ob-jections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objecwhich is a probate court clerk, and mining tees must be tendered with your pleadings/objec-tions, 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 deb. If a which the or filed the celling more date. If no objections are filed, the petition may be granted without a hearing.

NOTICE OF SALE UNDER POWER.

NUTICE OF SALE UNDER FOWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Tony Medeiros and Carol A. Medeiros to Mortgage Electronic Reg-Carol A. Medeiros to Morfgage Electronic Reg-istration 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 last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original prin-cipal amount of \$ 221,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours Union County, Georgia, within the legal hours of sale on October 07, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described

On a Pederal Hollday), the following described property: All that tract or parcel of land lying and be-ing 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 refer-ence hereto. for a full and complete descripence hereto, for a full and complete descrip-tion of the above described property.

And All that tract or parcel of land lying and be-ing 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 refer-ence hereto, for a full and complete descrip-tion of the above descripted nromerty

ence nereto, for a fun and complete descrip-tion 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 above de-ceited the set of the set of the above de-

scribed property, as shown on above described plat recorded in Plat Book 58, Page 218. 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 the bar anage recorded in the Note and Secu-

to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 5250 East Cook Henry Road, Morganton, GA 30560 together with all fixtures and personal prop-erty 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.

Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of

Ocwen Loan Servicing, LLC Foreclosure Loss Mitigation 1661 Worthington Road

Suite 100

West Palm Beach, FL 33409

West Palm Beach, FL 33409 1-877-596-8580 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 consti-tute 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 re-demption of any taxing authority, (d) any matdemption 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, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first ext enclosure first set out above.

first set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for contain exclusion of the security of the securi certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure 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 At-torney in Fact for Tony Medeiros and Carol A. Medeiros

Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1017-657110A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-657110A N(Aug27,Sept3.10.17.24.0ct1)B

NOTICE OF SALE UNDER POWER

NUTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from ANNA WOODIN AND EDWARD WOODIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB, dated August

NOTICE OF FORECLOSURE

NOTICE OF FOREUGSURE SALE UNDER POWER UNION COUNTY, GEORGIA 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 Sherry Warren to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc., dated July 24, 2009, and recorded in Deed Book 810, Page 245, Union County, Georgia Re-cords, as last transferred to MCM Capital Part-ners, LLC as Trustee for Ventures Trust 2013-I-NH by assignment recorded on March 28, 2014 in Book 970 Page 703 in the Office of the Clerk of Councils Court of Union County County of Superior Court of Union County, Georgia of Superior Court of Union County, Georgia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of One Hundred Twenty Thousand Ninety-Nine and 0/100 dollars (\$120,099.00), 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, within the legal hours of sale on October 7, 2014, the following de-scribed property:

All that certain tract or parcel of land lying and being in Land Lot 239, 9th District, 1st Section being in Land Lot 239, 9th District, 1sf Section of Union County, Georgia, containing 0.48 acre, more or less, and being shown on a plat of survey prepared by Blairsville Surveying, Co., dated July 28, 2008 and recorded in Plat Book 57, Page 227, Union County, Georgia Records. Said plat is incorporated herein by reference for a more complete description of the above described property. 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 Secu-

to pay the interferences as and when due and in the manner provided in the Note and Secu-rity 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 attor-ney's fees (notice of intent to collect attorney's fees hears hear sized).

hey sites (noted of intent to conect attorney s fees having been given). Your mortgage servicer can be contacted at (800) 327-7861 - Loss Mitigation Dept, or by writing to 7500 Old Georgetown Road, Suite 1350, Bethesda, Maryland 20814, to discuss reachible Discussion could fere leaves

possible alternatives to avoid foreclosure. Said property will be sold subject to any out-standing 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 prop-erty, 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 under-signed, the party in possession of the property is Sherry Warren or tenant(s); and said prop-erty is more commonly known as 480 Sawmil possible alternatives to avoid foreclosure.

erty is more commonly known as 480 Sawmill Road, Blairsville, GA 30512.

The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

MCM Capital Partners, LLC as Trustee for Ven-tures Trust 2013-I-NH as Attorney in Fact for Sherry Warren. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road 4300 chamble bullwo Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 14-14177

N(Sept10,17,24,0ct1)B

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Pursuant to the Power of Sale contained in a Security Deed given by Pamela Santiago and Danny L. Matheson to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender dated 6/8/2007 and re-corded in Deed Book 714 Page 513, UNION County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10, con-veying the after-described property to secure a Note in the original principal amount of \$ 193,600.00, with interest at the rate specified therein, there will be sold by the undersigned 193,600.00, 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 October 07, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holi-day), the following described property: Situated in the City of Balrsville, Union County and State of Georgia: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION,

ALL INAL TRACT OF PARCEL OF LAND LING AND BEING IN THE 9TH DISTRICT, TS ECTION, LAND LOT 320 OF UNION COUNTY, GEORGIA, CONTAINING 1.11 ACRES, MORE OR LESS, AND BEING LOT 4 OF QUEEN GAP ACRES SUBDIVI-SION, AS SHOWN ON A PLAT OF SURVEY BY JACK STANLEY SURVEYOR, DATED AUGUST 23, 1982, AND RECORDED IN UNION COUNTY RE-CORDS IN PLAT ROOK. J PAGE 763, SAID PLAT CORDS IN PLAT BOOK J, PAGE 263, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIP-TION OF THE ABOVE DESCRIBED PROPERTY. Also, An easement of ingress and egress and for utilities 60.0 feet in width as shown on charts offermend that for anyon:

above referenced plat of survey

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN SECURITY DEED

By virtue of a Power of Sale contained in that by virtue of a rower of sale contained in that certain Security Deed from David Green to Lib-erty Baptist Church, dated September 29, 2010, recorded in Deed Book 845, Page 59-62, the of-fice of the Clerk of the Superior Court of Union County, Georgia records, said Security Deed County, deorgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty Thousand and no/100 (\$60,000.00) Dollars without interest thereon as provided for there-in, there will be sold at public outcry to the highest bidder for cash before the courthouse deced lines County Coversia within the lead Inglies bluer to cash before the Control to Control to Control to Control Cont

County, Georgia, and containing 0.786 acres as shown on a plat of survey for David Green by Southern Geosystems, Ltd, Gary Kendall, G.R.L.S. #2788, dated September 9, 2010 and filed of record on September 16, 2010 in Plat Book 63, Page 201 in the Office of the Clerk of Superior Court Union County Georgia Said Jate Superior Court, Union County Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above

described property. Subject to easements, restrictions and reservations of record not coupled with a right of reverter. COMMONLY KNOW AS: 1653 PAT COLWELL

COMMONET RIGUE AS 1053 PAT COLVELL ROAD, BLARSVILLE, 6A 30512 The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Se-curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remains in dewhen due. The indebtedness remaining in de fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorney's fees and all other payments provided for under the terms of the Security Deed and Note.

provided for under the terms of the Security Deed and Note. Said property will be sold subject to the fol-lowing 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 outstand-ing taxes, including but not limited to ad vol-orem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public unities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is David Green or tenant(s) thereof. DEACONS OF LIBERTY BAPTIST CHURCH David E. Barrett

David E. Barrett DAVID E. BARRETT, LLC

108 Blue Ridge Highway, Suite 6 Blairsville, GA 30512

THIS VIIIE, GA 30512 706.745.0250 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

09/10 /14; 09/17/14; 09/24/14; 10/01/14

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Pursuant to the Power of Sale contained in a Security Deed given by Ronald D. Deyton, Sr. and Wanda Deyton to Mortgage Electronic Registration Systems, Inc. as nominee for Loan America, Inc. dated 2/12/2007 and recorded in Deed Book 695 Page 219, Union County, Geor-gia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corpora-tion Trust, 2007-WF1, Mortgage Pass-Through Certificates, Series 2007-WF1, conveying the after-described property to secure a Note in the original principal amount of \$ 98,250.00, 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 October 07, 2014 (being the first Tuesday of said month un-less said date falls on a Federal Holiday), the

Less said date falls on a Federal Holiday), the following described property: ALL THAT TRACT OR PARCEL OR LAND LY-ING AND BEING IN LAND LOT 80 OF THE 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AND BEING 1:00 ACRE, MORE OR LESS AND MORE DATECH DATE DESCRIPED LESS, AND MORE PARTICULARLY DESCRIBED

LESS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO ARRIVE AT THE TRUE POINT OF BEGINNING, START AT THE SOUTHWEST CORNER OF LAND LOT 80, THENCE N-14 DEGREES, 11 MINUTES, 43 SECONDS, E, 1,184.90 FEET TO AN IRON PIN MARKING A COMMON CORNER WITH THIS PROPERTY, THE TRACE ROGERS PROPERTY, AND THE BONNIE MAE MASON LEOFORD DAV-ENPORT PROPERTY, SAID PIN BEING THE TRUE POINT OF BEGINNING. THENCE N-06 DEGREES, 43 MINUTES, 58 SECONDS, E, 289.43 FEET TO AN IRON PIN MARKING THE NORTHWEST CORNER OF THIS PROPERTY; THENCE N-89 DEGREES, 11 MINUTES, 01 SECONDS, E, 143.48 FEET TO A CORNER MARKED BY AN AXLE; THENCE S-54 DEGREES, 20 MINUTES, 34 SECONDS, E, 34.64 FEET TO THE CENTER OF A BRANCH AT THE SOUTH END OF A CULVERT; THENCE SOUTHERLY WITH THE CENTER OF THE BRANCH 5 COURSES; S-21 DEGREES, 44 MINUTES, 09 SECONDS, WINNER, WARKED BY ADMINUTES, 05 SECONDS, E, 2005, C, 34.64 WITH THE CENTER OF THE BRANCH 5 COURSES; S-21 DEGREES, 44 MINUTES, 09 SECONDS, W, 83.67 FEET; S-07 DEGREES, 49 MINUTES, 18 SECONDS, E, 33.82 FEET, S-35 DEGREES, 51 MINUTES, 56 SECONDS, W, 78.12 FEET; S-10 DEGREES, 38 MINUTES, 19 SECONDS, W, 78.72

STATE OF GEORGIA

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 STEVEN FRANKLIN and PAMALA FRANKLIN A/K/A PA-MELA FRANKLIN to UNITED COMMUNITY BANK. dated July 13, 2006, recorded July 17, 2006, in Deed Book 656, Page 746, Union County, Geo-gia records, as last modified by Modification of Security Deed dated June 8, 2009, recorded in Deed Book 805, Page 561, Union County, Georgia records, said Security Deed being given to secure a Note from STEVEN FRANK-LIN and PAMALA FRANKLIN A/K/A PAMELA FRANKLIN dated June 8, 2009, in the original principal amount of Fifty Six Thousand Four Hundred Site File and 60/100 (556 456 50) principal amount of Fify Six Thousand Four Hundred Sixty Five and 60/100 (\$56,465.60) 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 October, 2014, the following described property: All that tract or parcel of land lying and be-ing one (1) acre, more or less, of Land Lot Numbers 70 & 75, District 9, Section 1, Union County, Georgia and described as follows: Sale

Numbers 70 & 75, District 9, Section 1, Union County, Georgia and described as follows: Said tract being on the South side of Georgia State Highway No. 325 at a point where this prop-erly joins that of Hubert Owenby; thence in a South direction 210 feet; thence West 210 feet; thence North 210 feet to the South right of way line of Georgia State Highway No. 325; thence in an East direction 210 feet to the place of becinning.

Ine of Georgia State Highway No. 325; mence in an East direction 210 feet to the place of beginning. Also, part of Land Lot No. 70, District 9, Sec-tion 1 of Union County, Georgia, and being de-scribed as follows: Beginning at an iron pin set out on the right of way line of Georgia Highway 325 at the Northeast corner of the Hubbard property line and the Northwest corner of the Owenby property line; thence Southeast 96 feet 10 inches to an iron pin set on the original land lot line and along the Owenby property line to an iron pin set; thence West 12 feet to an iron pin set at the Southeast corner of the Hubbard property. Ine 210 feet to an iron pin set, the point of beginning. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. Included herewith is a 1968 Marlene Mobile Home, VIN No. P12260FX280546. 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 Secu-rity 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 pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect

the same and all expenses of this sale, as pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing 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 prop-erty, any assessments, liens, easements, en-cumbrances, 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 under-signed, the party in possession of the property is STEVEN FRANKLIN and PAMALA FRANKLIN A/K/A PAMELA FRANKLIN or a tenant or ten-

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NURCE OF SALE ONDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from JOHN THOMAS JORDAN and JOE T. JORDAN to UNITED COM-MUNITY BANK, dated June 5, 2008, recorded June 5, 2008, in Deed Book 763, Page 572,

June 5, 2006, in Deel book 765, Fage 372, Union County, Georgia records, as last modi-fied by Modification of Security Deed dated June 23, 2011, recorded in Deed Book 873, Page 770, Union County, Georgia records; also that certain Assignment of Rents dated June 23, 2011, recorded in Deed Book 873, Page 765, Union County, Georgia records;

Page 765, Union County, Georgia records, said Security Deed being given to secure a Note from JOHN THOMAS JORDAN and JOE T. JORDAN dated June 23, 2011, in the original principal amount of One Hundred Twenty Six

Thousand Five Hundred Thirty Four and 00/100

Thousand Five Hundred Thirty Four and 00/100 (\$126,534.00) 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 October, 2014, the following described property: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 116 of Union County, Georgia, and being Tract 3A of Town Creek Cabins, containing 1.12 acres, more or less. as shown on a plat of survey by

PAMALA FHANKLIN A/K/A P. L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03680

COUNTY OF UNION NOTICE OF SALE UNDER POWER

N(Sept10,17,24,0ct1)B STATE OF GEORGIA

N(Sept10,17,24,0ct1)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS RE: Estate of Sylvia Ann Davenport, All debtors and creditors of the estate of Syl-via Ann 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 the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 3rd day of September, 2014. By: Enid K. Jackson, Erica Davenport 288 Davenport Mtn Rd. Baiarsville, GA. 30512 W(Sept10.17.24.0ct1)B

N(Sept10,17,24,0ct1)B

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Ruby Lee Daniel, All debtors and creditors of the estate of Ruby Lee Daniel, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 2nd day of September, 2014. By: Susan Daniel Porter, PO Box 271 Waco, GA. 30182

Waco, GA. 30182

N(Sept10,17,24,0ct1)E

NOTICE

(For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF CHARLES ROBERT SATTER-FIELD FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ALLINE EMMALOU LOVELL, DE-CEASED CEASED.

To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 22, 2014. BE NOTIFIED FURTHER: All objections to the be NOTFIED FORTHER: All objections to the petition must be in writing, setting forth the objections must be signed before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent party. Contact probate court personnel at the following address (Alenhone number for at the following address/telephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing.

Dwain Brackett Dwaln Brackett Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006 WSentIMB

NOTICE

NUTICE (For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY Re: PETITION OF KIMBERLY FAITH JONES FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF EVELVN KAY JONES, DECEASED.

DISCHARGE AS EXECUTOR OF THE ESTATE OF EVELYN KAY JONES, DECEASED. To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 22, 2014. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an in-digent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the pet-tion may be granted without a hearing. Dwain Brackett Probate Judge By: Kristin Stanley Probate Court Clerk

Probate Court Cle 65 Courthouse Street Blairsville, GA 30512

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75

VALUE AI MURE IMAN \$75 Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 1, 2013, said property was located in the evidence room of the Union was located in the evidence room of the Union county Sheriff's Office in Union County, Geor-

gia. PROPERTY Owner

PROPERTY Owner 1) \$270.00 US Currency Calib Paul Nix 2) \$502.00 US Currency Bill Douglass Burnette 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 claim in accordance with 0.C.G.Ä. 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 seizing agency by certified mail, returm 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 se-rial number. Mack Mason, Sheriff Union County, Ga.

Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 N(Aug27,Sept3.10.17)B

be granted witho Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste, 8 Blairsville, GA 30512 (706) 439-6006 N(Sept10,17,24,0ct1)B

IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA IN THE INTEREST OF: IN THE INTEREST OF: ERIK LAMPARELLI DOB: 02/06/1997 SEX: MALE CASE NO. 144-14J-68A LIBERTY LAMPARELLI DOB: 10/13/2001 SEX: FEMALE SEX: FEMALE CASE NO. 144-14J-69A SKYLAR LAMPARELLI DOB: 01/02/2000 SEX: MALE CASE NO. 144-14.J-CHILDREN UNDER AGE OF EIGHTEEN YEARS OF AGEI NOTICE OF DEPENDENCY HEARING TO: CHRISTINE LAMPARELLI, mother of the

NUTICE OF DEPENDENCY TREAKING TO: CHRISTINE LAMPARELLI, mother of the above-named children. By Order for Service by Publication dated the 28th day of August, 2014, you are hereby noti-fied that on the 28th day of August, 2014, the Union County Department of Family and Chil-dren Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 4th day of November, 2014, 4 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.

at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia. The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your law-yer immediately. If you want a lawyer but are not able to hire a lawyer without undue finan-to table to hire a lawyer without undue finan-to to be to hire a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to the Court finds you to be financially unable to the court mus you to be minicially ultable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the of-ficer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Gerald Bruce, Judge of ceid Court this the 20th deurs of Aurora 2014

Said Court, this the 28th day of August, 2014. Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit

N(Sept3,10,17,24)B

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75 Pursuant to 0.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 1, 2013, said property was located in the evidence room of the Union County Chemistriffo Office in Union County Coard County Sheriff's Office in Union County, Geor

ia. roperty Owner

Davis Industries .22 Caliber, Serial Number 0205167 Unknown FAI Derringer, Serial Number 004700 Unknown

Luger 22LR Pistol, Serial Number 11171 Paul Worley

Rugar 89DC Pistol, Serial Number 312-14447 and (1) Holster Billy Joe Derrick Colt .25 Caliber Pistol, Serial Number 406121

and (2) .25 cal Dawn Bruce Round

Sparten Sawed off Shotgun, no Serial Number

Sparten Sawen un Snorgan, no certa Unknown Smith and Wesson 357 Pistol, Serial Number CBN828760-9 Dana Harper Rohm RG 23 Pistol, Serial Number 202625

Rohm RG 23 Pistol, Šerial Number 202625 Christopher Matias Smith and Wesson .22 Caliber Pistol, Serial Number UAV3484 Michael Anderson Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with 0.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 seizing 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 hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete se-

rial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 (Sept3,10,17,24)B

FOR COUNTRYWIDE BANK, FSB, dated August 17, 2007, recorded August 23, 2007, in Deed Book 724, Page 32-48, , Union County, Geor-gia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety Thousand and 00/100 dollars (\$90,000.00), with interest thereon as provided for therein, said Secu-rity Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bid-der for cash at the Union County Courthouse.

will be sold at public outcry to the highest bid-der for cash at the Union County Courthouse, within the legal hours of sale on the first Tues-day in October, 2014, all property described in said Security Deed including but not limited to the following described property: 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 B. KEITH ROCHESTER & ASSOCIATES, INC., DATED JUNE 11, 1987, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 89. SAID TI, 1907, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 89. SAID PLAT IS INCORPORATED HEREIN, BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PER-DETIAL ACCEMENT FOR THE USE OF THE SING

ALSO CONVETED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR THE USE OF THE SUB-DIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. Said legal description being controlling, how-ever the property is more commonly known as 1604 NOTTELY DAM RD, BLAIRSVILLE, GA

30512.

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. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba-io with the sold on an "as-is" ba-

Secturity beed and vote. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is ANNA WOODIN AND ED-WARD WOODIN, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. Nationstar Mortgage LLC., holds the duly en-dorsed Note and is the current assignee of the Security Deed to use access the Nationstee

dorsed Note and is the current assignee of the Security Deed to your property. Nationstar Mortgage LLC, acting on behalf of and, as nec-essary, in consultation with Federal Home Loan Mortgage Corporation (the current investor on your loan), is the entity with the full authority to negotiate, amend, and modify all terms of your loan. Pursuant to O.C.G.A. § 44-14-162.2, you may contact Nationstar Mortgage LLC at: Nationstar Mortgage LLC 350 Highland Drive Lewisville, TX 75067 888-480-2432

888-480-2432

888-480-2432 Please note that, pursuant to 0.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept, 350 Highland Drive, Lewisville, TX 75067, Telephone Number: 888-480-2432. NATIONSTAR MORTGAGE LLC as Attorney in Fact for

NATIONSTAR MURIGAGE LLC as Attorney in Fact for ANNA WOODIN AND EDWARD WOODIN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3740 Da-vinci Court, Suite 150, Peachtree Corners, GA 20002

30092

Telephone Number: (877) 813-0992 Case No. Ad Run Dates 09/10/2014, 09/17/2014, 09/24/2014, 10/01/2014

www.rubinlublin.com/property-listings.php pt10,17.24.0ct1)R

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 to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 5514 Bonnie Lane, Blairsville, GA 30512 together with all fixtures and personal property at-tached to and constituting a part of said prop-erty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in pos-

the undersigned, the party (or parties) in pos-session of the subject property is (are): Pamela K. Santiago or tenant or tenants. Specialized Loan Servicing is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the montenant.

the mortgage. Specialized Loan Servicing

Customer Assistance 8742 Lucent Blvd

Suite 300 Highlands Ranch, CO 80129 800-306-6059

800-306-6059 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the Ioan. 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 consti-tute 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 re-demption of any taxing authority. (d) any matwinner may not use or record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above first set out above.

tirst set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for contain excedute exceeding the medicate of certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loss or executed it immediately taken. the loan as provided immediately above. The Bank of New York Mellon FKA The Bank of

New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFI-CATES, SERIES 2007-10 as agent and Attor-ney in Fact for Pamela Santiago and Danny L. Matheson

Matheson Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1087-726A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPORS 1087-726A FOR THAT PURPOSE. 1087-726A N(Sept10,17,24,0ct1)B

SECONDS, W, 63.06 FEET TO AN IRON PIN ON THE WEST BANK OF THE BRANCH, THENCE N-66 DEGREES, 46 MINUTES, 01 SECONDS, W, 109.01 FEET UP THE HILL TO THE POINT OF BE-GINNING.

GINNING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MIN-ERAL RIGHTS OF RECORD, IF ANY. BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED JULY 13. 1998, AND RE-CORDED AUGUST 31, 1998, AMONG THE LAND RECORDS OF UNION COUNTY. STATE OF GEOR-GIA, IN BOOK 297, PACE 735, WAS GRANTED AND CONVEYED BY WANDA DEYTON, UNTO WANDA DEYTON AND RONALD D. The debt secured by said Security Deed has

AND CONVEYED BY WANDA DEYTON, UNTO WANDA DEYTON AND RONALD D. 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 Secu-rity 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 5436 Led-ford Lane, 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 under-signed, the party (or parties) in possession of the subject property is (are): Ronald D. Deyton, Sr. and Wanda Deyton or tenants. Wells Fargo Bank, NA is the entity or individual

Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Wells Fargo Bank, NA

Loss Mitigation 3476 Stateview Boulevard

Fort Mill, SC 29715 1-800-662-5014

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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 consti-tute 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 re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed matters of record superior to the Security Deed

marters of record superior to the security used first set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with The U.S. Bankruptcy Code; and (2) minal comm-mation 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 fore-closure 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 HSI Asset Securitization Corpora-tion Trust, 2007-WF1, Mortgage Pass-Through Certificates, Series 2007-WF1 as agent and Attorney in Fact for Ronald D. Deyton, Sr. and Wanda Deyton Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1000-667504395A THIS LAW FIRM MAY BE ACTING AS A DEBT

1000-667504395A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-667504395A t10.17.24.0ct1)B

more or less, as shown on a plat of survey by Blairsville Surveying Co., dated June 7, 2006. Blairsville Surveying Co., dated June 7, 2006, and recorded in Union County Records in Plat Book 58, Page 184. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above described

Property. Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above described property and shown as a 20 foot deed access

ingress and egress to the above described property and shown as a 20 foot deed access easement on the above described plat. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity 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 pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing 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 prop-erty, any assessments, liens, easements, en-cumbrances, 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 under-signed, the party in possession of the property is JOHN THOMAS JORDAN and JOE T. JORDAN or a tenant or tenants.

Notice OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from JAMES FOR-SYTH to UNITED COMMUNITY BANK, dated July 24, 2009, recorded July 27, 2009, in Deed Poole 900, Bence 300, Hustor Council, Constitu-

Sury 24, 2005, recorded July 27, 2005, in Deed Book 808, Page 395, Union County, Georgia records, said Security Deed being given to se-cure a Note from JAMES FORSYTH dated July 24, 2009, in the original principal amount of Fifty Eight Thousand Four Hundred Ninety and 50/100 (\$58,490.50) Dollars, together with in-terest there on accruiting on the unraid balance

Sol roo (\$30,430.30) bollars, togetter with the terest there on accruing on the unpaid balance until paid; there will be sold by the under-signed 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 October, 2014, the fol-lowing described prometry.

All that tract or parcel of land lying and be-ing in Land Lot 239, 9th District, 1st Section of Union County, Georgia, containing 0.40 acres of land, more or less, as shown on a plat of survey prepared by Bruce Hunt, D.C.S., dated Bebruare, 13, 1270 and reacorded in Plat Book

February 13, 1979 and recorded in Plat Book February 13, 1979 and recorded in Plat Book I, Page 87, Union County, Georgia records. Said plat is incorporated herein by reference thereto for a more complete description of the above described property. Subject to all easements, restrictions, and

Subject to an easements, restrictions, and rights of way as shown on above referenced plat or as otherwise appearing of record. Subject to existing easements and right of ways for public roads, if any. This conveyance made together with right of ingress, egress and utility service along existing roads to the subject property.

and utility service along existing roads to the subject property. Subject to Union County, Georgia Subdivision regulations, Mobile Home regulations and any zoning or other ordinances, 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 Secu-rity 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 pro-vided in the Security Deed and by law, includ-

the same and all expenses of this sale, as pro-vided in the Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing 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 prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is JAMES FORSYTH or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for JAMES FORSYTH L Lou Allen

L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03685

N(Sept10,17,24,0ct1)B

is JOHN THOMAS JORDAN and JOE T. JORDAN or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for JOHN THOMAS JORDAN and JOE T. JORDAN L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03679 NiSept0.17.24.0ct1)8

N(Sept10,17,24,0ct1)B STATE OF GEORGIA

COUNTY OF UNION