North Georgia News

Legal Notices for October 1, 2014

STATE OF GEORGIA 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 W. Yount, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

NOTICE OF PETITION TO CHANGE NAME

STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that WILLIAM DAVID
BREEDLOVE and MARY MICHELLE BREEDLOVE,

bneedLove and what who help election to the Superior Court of Union County, Georgia on the 18th day of September, 2014, praying for a change in the name of their minor child from RACHEAL PANDA LEAH BREEDLOVE to BETHANY RACHEL PREDENLOVE Nation in the control of the country of

PANDA LEAR BREEDLOVE to BE INARY HACHEL
BREEDLOVE. 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 file with said Court
within 30 days of the filing of said petition.
This 18th day of September, 2014
William David Breedlove
Mark Michalls Breedlove

Notice is hereby given that WILLIAM DAVID BREEDLOVE and MARY MICHELLE BREEDLOVE, the undersigned, filed their petition to the Superior Court of Union County, Georgia on the 18th day of September, 2014, praying for a change in the name of their minor child from HANE GRIZ-

the name of their minor child from HANE ĞRIZ-ZIY M. BREEDLOVE to JAKE GRIZZIY BREED-LOVE. 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 file with said Court within 30 days of the filing of said petition. This 18th day of September, 2014 William David Breedlove

AFFIDAVIT
Georgia, Union County
To whom it may concern:
Please be advised that, Union County Republican Party whose address is P.O. Box 2561,
Blairsville, Georgia 30514, and, whose address
is , is/are the owner(s) of the certain business
now being carried on at P.O. Box 2561, Blairsville, Georgia 30514 in the following trade name,
to-wit: Future Leaders Scholarship Committee;
and that the nature of said business is: hosting public speaking contest for Union County

ing uplic speaking contest for Union County student in grades 9-12 for scholarships. This statement is made in conformity with 0.C.G.A. §10-1-490 et. seq. requiring the filing of such statement with Clerk of Superior Court of this county.

DIANE BELL, DECEASED
ESTATE NO. 14-118
NOTICE
AN ORDER FOR SERVICE WAS GRANTED BY THIS
COURT ON SEPTEMBER 22, 2014, REQUIRING
THE FOLLOWING:

THE FULLOWING.

TO: Any unknown heirs

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before October 27, 2014.

BE NOTIFIED FURTHER: All objections to the exhibitor many the interval of the petition of the things of t

county. This the 24th day of September 2014

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF

DIANE BELL. DECEASED

(706) 439-6006
Telephone Number
Dwain Brackett
Judge of the Probate Court

By: Kristin Stanley Clerk of the Probate Court

RE: ESTATE OF MARY JANE WEAVER, (FORMER)

filed, the petition may be granted without a

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Respondent: Matthew Michael Lee Adams NOTICE OF PETITION TO CHANGE NAME(S) OF

MINUK CHILD(KEM), Notice is hereby given that Sharon Beatrice Moore, the undersigned filed his/her petition to the Superior Court of Union County, Georgia, on the 10th day of September, 2014, praying for change in the name(s) of the following child(ren)

from: Current name(s) of minor child(ren) New name(s) of minor child(ren) Keelyn Michael Adams to Keelyn Benjamin

Moore
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 10th day of September, 2014
Sharon Moore, Petitioner
168 Red Oak Lane
Relativable 68 20612

IN THE JUVENILE COURT OF UNION COUNTY

NOTICE OF DEPENDENCY HEARING
TO: Douglas Cothren, father of the above-n

10: Douglas Cothren, tather of the above-named child.

By Order for Service by Publication dated the 9th day of September, 2014, you are hereby notified that on July 28, 2014, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named child alleging the child is 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 as to you on November 18, 2014, at

disposition as to you on November 18, 2014, at 9:30 a.m., at the Towns County Courthouse, Hia-

disposition as to you on November 18, 2014, at 9:30 a.m., at the Towns County Courthouse, Hiawassee, 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 lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for 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 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 officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 9th day of September, 2014.

Juvenile Judge Gerald W. Bruce
Union County Juvenile Court
Enotah Judicial Circuit

N(Sept17,24,0et1,8)B

Child(ren): Keelyn Michael Adams Civil Action File No: 14-CV-498-RG Petitioner: Sharon Beatrice Moore

CITATION PROBATE COURT

OF UNION COUNTY

hearing. Dwain Brackett PROBATE JUDGE

(706) 439-6006

FAMILY DIVISION

MINOR CHILD(REN)

Blairsville, GA 30512 706-400-8920

STATE OF GEORGIA

IN THE INTEREST OF:

DARRELL COTHREN dob: 10-18-2007 SEX: male a child under the age of

eighteen years of age Case No. 144-14j-62a

TELÉPHONE

PROBATE CLERK
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
ADDRESS
ADDRESS
ADDRESS

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA

Mary Michelle Breedlove

COUNTY OF UNION

Mary Michelle Breedlo

TRADE NAME REGISTRATION

tate are required to make immedia to the Personal Representative(s). This 21st day of August, 2014. By: Lynda B. Yount, 110 12 Pt. Rd. Blairsville, GA. 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Virgil Edward Whitten,
All debtors and creditors of the estate of Virgil 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 estate are required to make immediate payment
to the Personal Representative(s).
This 25th day of August, 2014.
By: Edythe D. Whitten,
260 Brown Mtn Ln.
Blairsville, GA. 30512
N(Septiol,77.40.eti)8

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Adele B. Pawlowski,
All debtors and creditors of the estate of Addle 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 estate are required to make immediate payment to the Demand Representative(s).

tate are required to make immedito the Personal Representative(s). This 21st day of August, 2014. By: Walter F. Pawlowski, 58 Randwood Dr. Getzville, NY. 14068 By: Susanne Lee 56 Coosa Valley Rd. Blairsville, GA. 30512 N(Sept10,17,24,0ctt)B STATE OF GEORGIA

UNION COUNTY

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 estate are required to make immediate payment
to the Personal Representative(s).
This 28th day of August, 2014.

By: Amy Shortall,
5434 W. 131st Terrace
Overland Park, KS 66209

N(Sept10.17,24,0ct))B NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sylvia Ann Davenport,
All debtors and creditors of the estate of Sylvia 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 estate are required to make immediate payment
to the Personal Representative(s).
This 3rd day of September, 2014.
By: Enid K. Jackson,
Erica Davenport Mtn Rd.
Blairsville, GA. 30512
N(Sept10,17,24,0ct))B 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 estate 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
M(Septiol.724,0ct)18 UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA UNION COUNTY

UNION COUNTY
RE: Estate of Mary Jane Weaver,
All debtors and creditors of the estate of
Mary Jane Weaver, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 9th day of September, 2014. This 9th day of September, 2014. By: William F. Weaver, STATE OF GEORGIA UNION COUNTY

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara Ann Rizzitello
All debtors and creditors of the estate of Barbara Ann Rizzitello, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 19th day of September, 2014.
By: Tracey Cuevas. By: Tracey Cuevas, 245 Mallard Rd. Westin, FL 33327 STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara Willits Maynard
All debtors and creditors of the estate of Barbara Willits Maynard, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 18th day of September, 2014.
By: John W. Maynard,
256 Mauney Rd.
Blairsville, GA. 30512
M(Sept24,0ct1,8,15)8 NOTICE OF INCORPORATION

NOTICE OF INCORPORATION
Notice is given that articles of incorporation
that will incorporate Nottely Senior Service, Inc.
have been delivered to the Secretary of State for
filing in accordance with the Georgia Non-Profit
Corporation Code. The initial registered office is
located at 256 White Dove Lane, Blairsville, GA
30512 of Union County and its initial registered
agent at such address is Lee Wheeler.
NGSept24,0ct1)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 SUPPORT

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of RITA P. LYNN, for a year's support from the estate of STANLEY RAY LYNN, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are
hereby notified to show cause, if any they have,
on or before September 29, 2014, 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 on or before the time
stated in the preceding sentence. All pleadings/
objections must be signed before a notary public or before a probate court clerk, and filing
fees must be tendered with your pleadings/
objections, unless you qualify to file as an indigent party. Contact probate court personnel at
the following address/telephone number for the
required amount of filing fees. If any objections
are filed, a hearing will be scheduled at a later
date. If no objections are filed the Petition may
be granted without a hearing.
65 Courthouse St., Ste. 8
Blairsville, GA 30512
Address
(7008) 439-6006

Address Aduless (706) 439-6006 Telephone Number Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF

IN RE: ESTATE OF
GREG TURNER, DECEASED
ESTATE NO.2014-109
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Deborah Britt Turner have petitioned to be appointed 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 O.C.G.A. §53-12261.) All interested parties are hereby notified
to show cause why said petition should not be
granted. All objections to the petition must be in
writing, setting forth the grounds of any such
objections, and must be filed with the court on
or before September 29, 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/objec-

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/felephone 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 cranted without a beginn. date. If no objections are filed be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 VALUE AT MORE THAN \$75 WALLE AT MORE THAN \$79 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 County Sheriff's Office in Union County, Geor-

gia.
The following Property is unknown by unknown individuals
1) (3) Motorcycle helmets Unknown 1) (3) Motoroge Tellines Officiality 2) Soft gun case Unknown 3) (6) High hats light fixtures Unknown 4) Brown Wood Box with "CSA" on it Unknown 5) Juliette Transistor Radio Unknown

6) Kodak Instamatic 104 Camera Unknown 7) (6) tubes of subflo 7) (6) tubes of subfloor adhesive Unknown 8) Tan hunting vest Unknown 9) Uncle Mikes shoulder holster Unknown 10) (2) gun magazines Unknown 11) Cloth Holster Unknown 11) Cloth Holster Unknown 12) Uncle Mike's Duty belt Unknown 13) Mavica Digital Camera, serial number 362032 Unknown 14) (9) fishing poles Unknown 15) HP Digital camera, serial # CNZAN41084

16) Sugar Fly girls watch Unknown 17) (4) white metal chains Unknown 18) JVC Video camera with case, serial # 12521908 Unknown 19) Uniden Scanner, serial # 32Z64010961 Unknown 20) Vertex scanner, no serial number Unknown 21) Minolta SRT200 35MM camera kit, No serial # Unknown 22) Stanley Cordless screwdriver Unknown 23) (2) Slick Video camera, no serial number

24) GPX Digital Media Player, no serial number Unknown onkiown 25) (2) Coach lights Unknown 26) (2) white metal rings Unknown 27) Panasonic PalmCorder, no serial number Unknown 28) CD Case with numerous CD's Unknown 29) Pro Sonic DVD player, no serial number Un-

known 30) Green case w/ Comadore 64 Disk's Un-

known 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

deorgia 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 case the items was seized from or have valid proof of processes indicating the complete serious processes in the proof of purchase indicating the complete se-rial number Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 N/Sept 17 24 Oct 1 8\B

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Tony Medeiros and Carol A. 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 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 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 Federal Holiday), the following 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.

ence hereto, for a full and complete description of the above described property.

And

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 above described property, as shown on above described property is as and when due and in the manner provided in the Note and Security Deed. The debt remaining in 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 5250 East Cook Henry Road, Morganton, GA 30560 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): Tony Medeiros and Carol A. Medeiros or tenants or tenants.

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

the mortgage.
Ocwen Loan Servicing, LLC
Foreclosure Loss Mitigation
1661 Worthington Road West Palm Beach, FL 33409

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 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.

55 Courthouse St, Ste. 8
Blairsville, GA 30512
Address

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 constitute a lien against the property whether due and payable or rot yet due and payable and which may not 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. matters of record superior to the security beed 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 recision of

out. A. Section 9-13-172. Hinter almost 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. 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

OF UNION COUNTY
RE: ESTATE OF MARY JANE WEAVER, (FORMER)
WARD.
Date of Publication, if any: October 1, 2014
TO WHOM IT MAY CONCERN:
The conservator(s) of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse St., Ste. 8, Blairsville, GA 30512 on or before November 3, 2014, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filling fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a bearing. N(Aug27.Sept3.10.17.24.Oct1)B NOTICE OF SALE UNDER POWER

NOTICE 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 REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB, dated August 17, 2007, recorded August 23, 2007, in Deed Book 724, Page 32-48, . Union County, Georgia 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 Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold 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 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 5TH 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 & ASSOCIATES, 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 DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUB-DIVISION ROADS FOR INGRESS AND EGRESS TO

ALSO CONVEYED IS A NUN-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.
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 remaining 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. security bees and vote:
Said property will be sold on an "as-is" basis without any representation, warranty or
recourse against the above-named or the undersigned. 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; assessments; 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 possession of the property is ANNA WOODIN AND EDWARD WOODIN, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under Said property will be sold on an "as-is" ba-

rime 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.

Nationstar Mortgage LLC., holds the duly endorsed Note and is the current assignce of dorsed Note and is the current assignee of the Security Deed to your property. Nationstar Mortgage LLC, acting on behalf of and, as necessary, 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 at: Nationstar Mortgage LLC at: Nationstar Mortgage LLC 350 Highland Drive Lewisville, TX 75067 888-480-2432 Please note that, pursuant to O.C.G.A. § 44-

888-480-2432
Please note that, pursuant to O.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

NATIONS IAR MORTIGAGE 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 FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA

Telephone Number: (877) 813-0992 Case No. NAT-14-01876-2 Ad Run Dates 09/10/2014, 09/17/2014, 09/24/2014, 10/01/2014 www.rubinlublin.com/property-listings.php t10,17,24,0ct1)B NOTICE OF FORECLOSURE 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 Records, as last transferred to MCM Capital Partners, LLC as Trustee for Ventures Trust 2013-INH by assignment recorded on March 28, 2014 in Book 970 Page 703 in the Office of the Clerk of Superior Court of Union County, Georgia of Superior Court of Union County, Georgia Records, conveying the after-described property 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 deor sale on October 7, 2014, the following described property:
All that certain tract or parcel of land lying and being in Land Lot 239, 9th District, 1st 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 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 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 attor-

same and an expenses of tins sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect 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 possible alternatives to avoid forcelours. 1330, betnesda, maryland 20814, to discuss possible alternatives to avoid foreclosure. 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 and the property of t accurate survey and inspection or 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 property is more commonly known as 480 Sawmill Road, Blairsville, GA 30512. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation 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 Ventures Trust 2013-I-NH as Attorney in Fact for

Sherry Warren.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road B&S file no.: 14-14177

NOTICE OF SALE UNDER POWER.

NUTICE OF SALE UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Pamela Santiago and Danny L. Matheson to Mortgage Electronic 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 recorded 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, conveying 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 195,000.00, 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 of sale on October 07, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday). Me filtering described was either 1919 and 1919 a

month unless said date falls on a Federal Holiday), the following described property:
Situated in the City of Blairsville, Union County
and State of Georgia:
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN THE 9TH DISTRICT, 1ST SECTION,
LAND LOT 320 OF UNION COUNTY, GEORGIA,
CONTAINING 1.11 ACRES, MORE OR LESS, AND
BEING LOT 4 OF QUEEN GAP ACRES SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY
JACK STANLEY SURVEYOR, DATED AUGUST 23,
1982, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK J, PAGE 263. SAID PLAT
IS INCORPORATED HEREIN, BY REFRENCE
HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
Also, An easement of ingress and egress and
for utilities 60.0 feet in width as shown on
above referenced plat of survey. above referenced plat of survey.

for utilities 60.0 feet in width as shown on above referenced plat of survey.

PARCEL # 039 073

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 5514 Bonnie 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 undersigned, the party (or parties) in possession of the subject property is (are): Pamela K. Santiago or tenant or tenants.

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

to negotiate, amend and more the mortgage.

Specialized Loan Servicing Customer Assistance 8742 Lucent Blvd Suite 300 Highlands Ranch, CO 80129

800-306-6059

Anginands Hanch, CU 80129

800-306-6059

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 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, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmances. The sale will be conducted subject to (1) con-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. The Bank of New York, as Trustee for the certificateholders

New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFI-CATES, SERIES 2007-10 as agent and Attorney in Fact for Pamela Santiago and Danny L. 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 PURPOSE. 1087-726A

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

SECURITY DEED
By virtue of a Power of Sale contained in that
certain Security Deed from David Green to Liberty Baptist Church, dated September 29, 2010,
recorded in Deed Book 845, Page 59-62, the office of the Clerk of the Superior Court of Union
County, Georgia records, said Security Deed
having been given to secure a Note of even 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 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 the first Tuesday in October, 2014 the following described property:
All that tract or parcel of land lying and being in Land Lot 243, 9th District, 1st Section, Union County, Georgia, and containing 0.786 acres in Land Lot 243, 9th District, 1st Section, Union 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 filled 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 plat is incorporated herein by reference hereto, for a full and complete description of the above described property

vations of record not coupled with a right of reverter.
COMMONLY KNOW AS: 1653 PAT COLWELL
ROAD, 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 Sebecause of detail filled 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 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

described property.
Subject to easements, restrictions and reser-

provided for under the terms of the Security Deed and Note. 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 volorem 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 mateasements, 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 DEACONS OF LIBERTY BAPTIST CHURCH
David E. Barrett
DAVID E. BARRETT, LLC
108 Blue Ridge Highway, Suite 6
Blairsville, 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
NSeptiol.72.40ctil8

N(Sept10,17,24,0ct1)B **NOTICE OF SALE UNDER POWER,** UNION COUNTY

UNION COUNTY
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

America, Inc. dated 2/12/2007 and recorded in Deed Book 695 Page 219, Union County, Georgia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation 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.

THE WILL DE SOID 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 Holiday), the following described property:

ALL THAT TRACT OR PARCEL OR LAND LY-ING AND BEING IN LAND LOT 80 OF THE 9TH DISTRICT, IST SECTION OF UNION COUNTY, GEORGIA, AND BEING 1:00 ACRE, MORE OR 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 LEPFORD DAVENPORT PROPERTY, SAID PIN BEING THE TRUE POINT OF BEGINNING, THENCE N-06 DEGREES, 43 MINUTES, 58 SECONDS, E, 289.45 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, 02 MINUTES, 34 SECONDS, W, 83.67 FEET; S-10 DEGREES, 13 MINUTES, 19 SECONDS, W, 83.67 FEET; S-07 DEGREES, 94 MINUTES, 18 SECONDS, W, 78.12 FEET; S-10 DEGREES, 38 MINUTES, 19 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 18 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 18 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 18 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 18 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 18 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 18 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 18 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 19 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 19 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 19 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 19 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 01 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 08 MINUTES, 01 SECONDS, W, 78.72 FEET; AND S-17 DEGREES, 36 MINUTES

109.01 FEET UP THE HILL TO THE POINT OF BEGINNING.
SUBJECT TO RESTRICTIONS, RESERVATIONS,
EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.
BEING THE SAME LOT OR PARCEL OF GROUND
WHICH BY DEED DATED JULY 13. 1998, AND RECORDED AUGUST 31, 1998, AMONG THE LAND
RECORDS OF UNION COUNTY. STATE OF GEORGIA, IN BOOK 297, PAGE 735, WAS GRANTED
AND CONVEYED BY WANDA DEYTON, UNTO
WANDA DEYTON AND RONALD D.
The debt secured by said Security Deed has 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 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 5436 Ledney's fees having been given).
Said property is commonly known as 5436 Ledford 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 undersigned, the party (or parties) in possession of
the subject property is (are): Ronald D. Deyton,
Sr. and Wanda Deyton or tenant or tenants.
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.

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 Note, nowever, 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-

(a) unpart water or sewage bins 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 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 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 Manda Deyton Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1000-667504395A 1000-907304395A
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

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 PAMMALA FRANKLIN A/K/A PAMELA
FRANKLIN to UNITED COMMUNITY BANK, dated
July 13, 2006, recorded July 17, 2006, in Deed
Book 656, Page 746, Union County, Georgia
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 FRANKLIN and
PAMMALA FRANKLIN A/K/A PAMELA FRANKLIN
dated June 8, 2009, in the original principal
amount of Fifty 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 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 one (1) acre, more or less, of Land Lot Numbers 70 & 75, District 9, Section 1, Union County, Georgia and described as follows: Said 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 property 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 beginning. In an East direction 210 feet to the place of beginning.

Also, part of Land Lot No. 70, District 9, Section 1 of Union County, Georgia, and being described 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; thence North along the Hubbard property line 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.

described property.
Included herewith is a 1968 Marlene Mobile Home, VIN No. P12260FK280546.
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 (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is STEVEN FRANKLIN and PAMALA FRANKLIN AVK/A PAMELA FRANKLIN or a tenant or tenanter. described property. Included herewith is a 1968 Marlene Mobile

A/K/A PAMELA FRANKLIN or a tenant or te ants.
UNITED COMMUNITY BANK,
as attorney in Fact for STEVEN FRANKLIN and
PAMALA FRANKLIN A/K/A PAMELA FRANKLIN

PAMALA FRANKLIN 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 STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from JOHN THOMAS
JORDAN and JOE T. JORDAN to UNITED COMMUNITY BANK, dated June 5, 2008, recorded
June 5, 2008, in Deed Book 763, Page 572,
Union County, Georgia records, as last modified 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, said Security 23, 2011, recorded in Deed Book 873, 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 Therty Six Thousand Five Hundred Therty 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: 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 Policipully County, Georgia, and the Section 11 and 11 acres, more or less, as shown on a plat of survey by Policipully County in County 12 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated June 7, 2000 Book 58, Page 184. Said plat is incorporated herein, by reference hereto, for a full and com-plete description of the above described prop-

plete 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 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 Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), standing at valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is 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 and JUE 1. JURDAN L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03679

COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from JAMES FORSYTH to UNITED COMMUNITY BANK, dated
July 24, 2009, recorded July 27, 2009, in Deed
Book 808, Page 395, Union County, Georgia
records, said Security Deed being given to
secure 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
interest there on accruing on the unpaid balinterest there on accruing on the unpaid balinterest there on accruing on the unpaid bal-ance 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 represenon the first tiesday in uctioner, 2014, the fol-lowing described property:
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 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 all 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 exhibited transerty. 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 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 (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is 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