# **North Georgia News**

# Legal Notices for October 30, 2013

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75 Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following prop-erty is hereby notified that on July 23, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia. Property Seized: Property Description

\$1,612.00 in Currency Peggy Joyce Hill

Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said property. Any party claiming an interest in said prop-

erty is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete

serial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066

### APPLICATION TO REGISTER A BUSINESS To be conducted under trade name, PARTNERSHIP OR OTHERS STATE OF GEORGIA

COUNTY OF UNION

Countr of onion The undersigned does hereby certify that Southern Highlands Mortgage, LLC con-ducting a business as Lendwell in the City of Blairsville, County of Union, in the State of Georgia, under the name of Lendwell, and that the nature of the business is Mortgage Lending and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Southern Highlands Mortgage, LLC, 215 Blue Ridge Street, Suite A, Blairsville, GA 30512. N(0ct9,16/23,30)P

### APPLICATION TO REGISTER A BUSINESS To be conducted under trade name, partnership or others STATE OF GEORGIA

COUNTY OF UNION The undersigned does hereby certify that Southern Highlands Mortgage, LLC con-ducting a business as Team Lendwell in the City of Blairsville, County of Union, in

the State of Georgia, under the name of Team Lendwell, and that the nature of the business is Mortgage Lending and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Southern Highlands Mortgage, LLC, 215 Blue Ridge Street, Suite A, Blairsville, GA 30512. (Oct9.16.23.30)

#### NOTICE OF PETITION TO CHANGE NAME State of Georgia

County of Union 13-CV-506-RG Notice is hereby given that Delila Eche-media Davenport, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 1 day of October, 2013, nerving for a change in the name of 2013, praying for a change in the name of Petitioner from Dalila Echemedia Daven-port to Delila Echemedia Davenport. Notice is hereby given pursuant to law to any in-terested or affected party to appear in said Court and to file objections to such name change. Objections to must he filed with said change. Objections must be filed with said Court within 30 days of the filing of said

petition. This 1 day of October, 2013. Delila Echemedia Davenpor

### N(Oct9,16,23,30)F NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

COUNTY OF UNION IN RE: Estate of Albert Harper Allendorf,

Deceased All debtors and creditors of the Estate of Albert Harper Allendorf deceased, late of Union County, Georgia, are hereby noti-

Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 16th day of October, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street. Suite 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(0ct23,30,Nov6,13)B

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

IN RE: Estate of Herbert Roscoe Brinton,

All debtors and creditors of the Estate of Herbert Roscoe Brinton, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 23rd day of September, 2013.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(0ct9,16,23,30)B

### IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: Estate of Myrtle Marie Elliott, De-

Estate No. 13-162 NOTICE

An Order for Service was granted by this court on October 1, 2013, requiring the fol-

lowing: TO: Glenn Dale Elliott This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before November 4, 2013. BE NOTIFIED FURTHER: All objections to the activition must be in writing. setting forth the petition must be in writing, setting forth the grounds of any such objections. All plead-ings/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 bearing may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512

706-439-6006 (Oct9,16,23,30)E

### IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: Estate of Glenn Delaska Elliott, De-Estate No. 13-161

NOTICE

An Order for Service was granted by this court on October 1, 2013, requiring the following: TO: Glenn Dale Elliott

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before November 4, 2013. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All plead-ings/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 begring will be scheduled at a late filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 Oct9,16,23,30)B

### **NOTICE FOR DISCHARGE FROM**

OFFICE AND ALL LIABILITY Probate Court of Union County RE: Petition of Carol Roberts for Discharge as Executrix of the Estate of June Weaver,

### 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 November 4, 2013. 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. Dwain Brackett, Probate Judge NOTICE OF PETITION TO CHANGE NAME GEORGIA, UNION COUNTY In Re: Juana Charlotte Adams

In Re: Juana Charlotte Adams Civil Action No. 13-CV-545-RG Notice is hereby given that Juana Charlotte Adams, the undersigned, filed her peti-tion to the Superior Court of Union County, Georgia, on the 21st day of October, 2013, Georgia, on the 21st day of October, 2013, praying for a change in the name of petition from Juana Charlotte Adams to Jenny Cros-by Adams. 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 nettion filing of said petition. This 21st day of October, 2013

Judy L. Odom, Clerk of Court N(Oct30,Nov6,13,20)P

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Dana Wooten and Michael L Wooten to Mortgage Electronic Registration Systems, Inc., dated October 26, 2007, recorded in Deed Book 734, Page 528, Union County, Georgia Records, as last transferred to Green Tree Servicing LLC by assignment recorded in Deed Book 924, Page 688, Union County, Georgia Becorde, conver-Union County, Georgia Records, convey-ing the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-SIX THOUSAND AND 0/100 DOLLARS (\$266,000.00), with inter-est thereon as set forth therein, there will est thereon as set forth therein, there will be sold at public outcry to the highest bid-der for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alterna-tive, within the legal hours of sale on the first Tuesday in November, 2013, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due 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 re-maining in default, this sale will be made for the purpose of paying the same and all for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-curity Deed first set out above. Green Tree Servicing LLC is the holder of the Note and Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Green Tree Servicing, LLC, 4250 North Freeway, Fort Worth, TX 76137, 4250 North Freeway, Fort Worth, 1X /o13/, 877-816-9125. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Dana Wooten and Michael L Wooten or a tenant or ten-ants and said property is more commonly known as 436 Canal Lake Drive, Blairsville, Georgia 30512 The scale will be conducted Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and au-dit of the status of the loan with the holder of the security deed. Green Tree Servicing LLC as Attorney in Fact for Dana Wooten and Michael L Wooten McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/tah 11/5/13 Our file no. 566413-FT17 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 242, of Union County, Georgia, contain-ing 0.308 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. dated December 12, 2000 and recorded in Union County Records in Plat Book 47, in Union County Records in Plat Book 47, Page 54, said plat is incorporated herein, by reference hereto for a full and complete de-scription of the above described property. Tax ID Number 070B-040 Being the same property conveyed to Michael L. Wooten and Dana Wooten by deed from Jane Woo-ten recorded 04/22/2004 in Deed Book 521 Page 546, in the Office of the Clerk of the Superior Court of Union County, Georgia. Note: For street numbering ourposes known Note: For street numbering purposes known as 978 Canal Lake Road, Blairsville, GA MR/ tah 11/5/13 Our file no. 566413 - FT17 N(Oct9,16,23,30)B

## **NOTICE OF SALE UNDER POWER**

**GEORGIA, UNION COUNTY** 

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Chad G. Smith to Mortgage Electronic Registration Systems, Inc. as nominee for New American Funding dated 3/2/2009 and recorded in Deed Book 793 Page 302, UNION County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, NA, conveying the after-described property to secure a Note in the original property to section a note a note in the original principal amount of \$ 255,453.00, 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 Coun-ty, Georgia, within the legal hours of sale on Newember 05-2013 (theing the first Tuesday November 05, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described

All that certain parcel of land situate in Land Lot 46, 11th District, 1st Section of the County of Union and State of Georgia containing 1.852 acres, more or less as set forth in Plat Book 57 Page 75 in the Union County Records.

Being more fully described in Book 772 Page 361 in the Union County Records. Tax ID: 078A 011

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 10651 Wolf Pen Gap Road, Suches, GA 30572 to-gether 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 narty and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Chad G. Smith or tenant or tenants.

Wells Fargo Bank, NA is the entity or indi-vidual 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. 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 sew-age 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 ascessments liens enumbrances apping

assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited

continuation that the safe is not promined 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 Geornia regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wells Fargo Bank, NA as agent and Attorney in Fact for Chad G. Smith Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7400. 1000-667499932A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-667499932A

667499932A

#### NOTICE OF SALE UNDER POWER,

UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by James F. Forsyth to Mortgage Electronic Registration Sys-tems, Inc. as nominee for Suntrust Mort-

tems, Inc. as nominee to summe gage, Inc dated 2/5/2009 and recorded in Deed Book 789 Page 266, UNION County, Georgia re-cords; as last transferred to or acquired by Federal National Mortgage Association (?FNMA?), conveying the after-described property to secure a Note in the original principal amount of \$ 138,750.00, with in-

### NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Bey virtue of a Power of Sale contained in that certain Security Deed and Agreement from TERRY L. CALLIHAN AND J. MARTY GODFREY D/B/A CALLIHAN QUALITY BUILT HOMES to Community & Southern Bank (by virtue of that certain Assignment of Security Lestruments and Other Loan Docu-Security Instruments and Other Loan Docu-ments, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Deposit Insurance Corporation as Receiver for Appalachian Community Bank) ("Com-munity & Southern Bank"), dated April 6, 2006, filed and recorded April 7, 2006 in Deed Book 640, Page 224, Union County, Georgia Beorde (as amanded modified or Georgia Records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of ONE HUNDRED TWENTY ONE THOUSAND EIGHT HUNDRED SEVEN AND NO/100THS DOLLARS (\$121,807.00) (as amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public out-cry to the highest bidder for cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in November, 2013, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deadh.

previously been released from the lien of the Security Deed): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1ST SECTION, 8TH DIS-TRICT, LAND LOTS 120 AND 121, OF UNION COUNTY, GEORGIA, AND BEING LOT 28, CON-TAINING 1.080 ACRES, MORE OR LESS, OF SCOUTS RIDGE SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY FOR SCOUTS RIDGE SUBDIVISION BY JAMES N. CASH, G.R.L.S. #2349 OF ROCHESTER & ASSOCIATES. INC. SUBDIVISION BY JAMES N. CASH, G.R.L.S. #2349 OF ROCHESTER & ASSOCIATES, INC., DATED FEBRUARY 2, 2005 AND RECORDED SEPTEMBER 29, 2005 IN PLAT BOOK 56, PAGES 148-149, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED. The indebtedness secured by said Security

PROPERTY HEREBY CONVEYED. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the nurges of naving the came all ex-

remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees and other payments 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 inspection of the property: any outstanding taxes including accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is TERRY L. CAL-LIHAN AND J. MARTY GOOFREY D/B/A CAL-LIHAN QUALITY BUILT HOMES or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Community & Southern Bank and its counsel are acting as debt collectors. Any information obtained will be

Community & Southern Bank as Attorney-in-Fact for TERRY L. CALLIHAN AND J. MARTY GODFREY D/B/A CALLIHAN QUALITY BUILT HOMES BUILT HOMES Contact: Guillermo Todd, Esq.

Busch, Slipakoff & Schuh, LLP 3330 Cumberland Boulevard, Suite 300 Atlanta, Georgia 30339 Telephone (770) 790-3550

A RESOLUTION OF THE BOARD OF ELEC-TIONS OF UNION COUNTY TO REGULATE AND PROVIDE FOR THE CALLING OF AN ELECTION TO DETERMINE THE REIMPOSI-TION OR ON-REIMPOSITION OF A SPECIAL ONE PERCENT SALES AND USE TAX; AND EOR OTHER DIJEPOCES FOR OTHER PURPOSES.

FOR OTHER PURPOSES. WHEREAS, the Commissioner of Union County (the "Commissioner") has fur-nished to the Board of Elections of Union County (the "Elections Board") a certified copy of his resolution (the "County Resolution") calling an election pursuant to the laws of the State of Georgia to determine the reimposition or non-reimposition of a special one percent sales and use tax and has requested the Elections Board to join the Commissioner in the call of the election WHEREAS, the Elections Board, by the terms of a local Act of the General Assembly of the State of Georgia (2001 Ga. Laws 4105 to 4110, inclusive), has jurisdiction over the conduct of primaries and elections for Union County, Georgia and is charged with exercising all of the duties and pow-ers granted to and incumbent upon the Judge of the Probate Court pursuant to the Georgia Election Code (the "Election Code"), codified as Chapter 2 of Title 21 of the Official Code of Georgia Annotated, as now or hereafter amended, and any other provision of law; and WHEREAS, under the tarms of the Election

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Marshall Dellinger, De-

ceased All debtors and creditors of the Estate of Marshall Dellinger, deceased, late of Union County, Georgia, are hereby noti-field to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to

indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 7th day of October, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Oct16 23 30 Nov6)F

#### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

#### COUNTY OF UNION

IN RE: Estate of Ellavee Allen Payne, Deceased

All debtors and creditors of the Estate of Ellavee Allen Payne, deceased, late of Union County, Georgia, are hereby noti-Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 9th day of October, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street. Suite 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Oct16.23.30.Nov6)E

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

IN RE: Estate of Sammy Henson, Deceased All debtors and creditors of the Estate of

An observe a second sec make immediate payment to the Personal Representative(s). This 4th day of October, 2013.

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

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

IN RE: Estate of Sherman McArthur, De-

ceased All debtors and creditors of the Estate of Sherman McArthur, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 3rd day of October, 2013.

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

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

IN RE: Estate of Pamela Anne Cooper, De-

All debtors and creditors of the Estate of Pamela Anne Cooper, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of September, 2013.

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

Blairsville, GA 30512 N(Oct9,16,23,30)B

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

IN RE: Estate of Eugene Gilreath, Deceased All debtors and creditors of the Estate of Eugene Gilreath, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 23rd day of September, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

N(Oct9.16.23.30)E

By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 N(Oct9.16.23.30)B

### NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

In Re: Estate of Donald Campbell Breslin. Estate No. 13-170

The petition of Margaret R. Breslin, for a year's support from the estate of Donald Campbell Breslin, 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 November 18, 2013, why said petition

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 with-

out a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 ct23,30,Nov6,13)B

### **NOTICE OF SEIZURE OF**

PERSONAL PROPERTY VALUED AT LESS THAN \$25,000 Pursuant to 0.C.G.A. §16-13-49(n), any party claiming an interest in the follow-ing property is hereby notified that on the 19th day of August, 2013, said property was

Sid aronget, was solved by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: Nine Hundred & Seventy-eight (\$978.00) in United States Currency Conduct giving rise to said seizure: Said aronget, was found in the necession Said property was found in the possession of Justin Brown, and was found in close proximity to a quantity of MARIJUANA, a prohibited substance, in the form of grow-ing plants, and was, directly or indirectly, used or intended for use to facilitate the possession with intent to distribute, and/or possession with intent to distribute, and/or distribution and sale of MARIJUANA or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Fur ther, the said property and the MARIJUANA were seized from the residence of Justin Brown, while he was in possession of a quantity of MARIJUANA plants intended to be harvested and/or distributed, said loca-

be harvested and/or distributed, said loca-tion being in Union County, Georgia. The owner of said property is purported to be: Justin Charles Brown, 463 Roberts Road, Blairsville, Georgia 30512 Any party claiming an interest in said prop-erty is hereby further notified that you must file any claim in accordance with 0.C.G.A. §16-13-49(n)(4) within 30 days of the sec-ond publication of this Notice of Seizure in the North Georgia News. the legal organ the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested

receipt requested. This 17th day of October, 2013. District Attorney Enotah Judicial Circuit SEIZING AGENCY: Investigator T. Miller Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 89: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 ct23.30.Nov6)B

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by WALTER W MERTENS Jr. and PATRICIA E MERTENS to Bank of Hiawassee d/b/a Bank of Blairs-ville,, dated August 23, 2002, recorded in Deed Book 429, Page 557, Union County, Georgia Records, as last transferred to JP-Morgan Chase Bank, National Association by assignment recorded in Deed Book 929 by assignment recorded in Deed Book 929, Page 300 Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$106,300.00, with interest there-on 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 the first Tuesday in November, 2013, the following described property: All that tract or parcel of land lying and being in the 10th District 1 of Section Land Lato 00 the 10th District, 1st Section, Land Lots 99 & 118 of Union County, Georgia, containing 2.38 acres, more or less, and being Lot 9 of the Charlie Walter Subdivision, as shown on a plat of survey by Blairsville Surveying Co., dated March 29, 1993, and recorded in Union County records in Plat Book 27, Page 211. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described prop-erty. Also herein conveyed is a perpetual non-exclusive easement for ingress and egress along the twenty foot wide sub-division road (Deer Foot Road) as shown on said plat. Also conveyed herewith are grantors rights in that Water Agreement recorded in Union County records in Deed Book 204, Page 153. The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible 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 pay-ing the same and all expenses of this sale, as provided in Security Deed and by law, as provide in secting beet and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase services the above-refer-enced loan on behalf of the current owner of the loan. JPMorgan Chase Bank, National Association can be contacted at 866-550-5705 or b writing to Mail Code 1 Ma555 5705 or by writing to Mail Code LA4-5555 / 700 Kansas Lane, Monroe, LA 71203, to discuss possible alternatives to foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association Mail Code LA4-5555 / 700 Kansas Lane, Monroe, LA 71203, Telephone 866-550-5705. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is WALTER W MERTENS Jr. and PATRICIA E MERTENS or a tenant or tenants and said property is more commonly known as 2700 CRITTER CROSSING, BLAIRSVILLE, GA 30512-0000 The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association as Attorney in Fact for WALTER W MERTENS Jr. and PATRICIA E MERTENS RCD Legal, P.S. 1587 Northeast Evpressway, Atlanta Georgia 30329 (770) Expressway Atlanta, Georgia 30329 (770) 234-9181 www.rcolegal.com TS#: 76389 FEI # 1008.246489 10/09/2013, 10/16/2013, 10/23/2013,10/30/2013

terest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash be-fore the Courthouse door of UNION County, Georgia, within the legal hours of sale on November 05, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described

property: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LING AND BEING IN LAND LOTS 45 AND 64, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING SHOWN AS TRACT 15, CONTAINING 2.213 ACRES, MORE OR LESS, OF ONE THOUSAND OAKS SUBDIVISION ON A PLAT OF SURVEY BY WILLIAM F. ROLANDER, PS: DATED IANIIABY 4, 1989 BECARDED PLAT OF SURVEY BY WILLIAM F. ROLANDER, RS, DATED JANUARY 4, 1989, RECORDED IN PLAT BOOK U, PAGE 159, UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS CONVEYED TOGETHER WITH AND SUBJECT TO ROAD AND UTILITY EASEMENTS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RE-STRICTIONS RECORDED IN DEED BOOK 157.

STRICTIONS RECORDED IN DEED BOOK 157, PAGES 574-575, UNION COUNTY, GEORGIA RECORDS.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided 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 3385 Oakwood Drive, Blairsville, GA 30512 to-gether 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): James Forsyth or tenant or tenants.

Seterus, inc. is the entity or individual des-ignated who shall have full authority to negotiate, amend and modify all terms of

the mortgage. Seterus, Inc. Loss Mitigation

PO Box 4121 Beaverton OF Beaverton, OR 97076-4121 866.570.5277

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 (includ-ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sew-age 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 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.

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 0.C.G.A. Section 9-13-1721 which allows for cartain procedures 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 foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Federal National Mortgage Association (?FNMA?) as agent and Attorney in Fact for

James F. Forsyth Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 994-7400. 1168-1380A THIS LAW FIRM MAY BE ACTING AS A DEBT

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-1380A N(Oct9,16,23,30)B

WHEREAS, under the terms of the Election Code, the Elections Board is the Superin-tendent of Elections of Union County;

NOW, THEREFORE, BE IT RESOLVED by the Board of Elections of Union County and it is hereby resolved by the authority of the same, that there is hereby authorized to be called and there is hereby called an elec-tion to be held in all the precincts in Union County, on the 5th day of November 2013, for the purpose of submitting to the quali-fied voters of Union County the question of whether or not a special one percent sales and use tax should be reimposed in the special district of Union County for a period special district of Union County for a period of time not to exceed 24 calendar quarters and for the raising of an estimated amount of \$19,000,000 for the following purposes pursuant to a SPLOST Intergovernmental Agreement, dated as of August 6, 2013, among Union County, Georgia (the "Coun-ty") and the City of Blairsville (the "City"): (a) capital outlay projects to be owned or operated or both by the County: (1) Acqui-sition of Union County Community Center pursuant to an Intergovernmental Contract with the Urban Redevelopment Agency of Union County. (2) County Administrative Union County, (2) County Administrative Facilities Upgrades, Improvements, Equip-ment, and Vehicles, (3) Library Upgrades, Improvements, and Equipment, (4) Public Safety Facilities, Vehicles, and Equipment, (5) Roads, Streets, and Bridges, (6) Parks and Bergation Ungrades Improvements and Recreation Upgrades, Improvements, Equipment, and Vehicles, (7) Solid Waste Upgrades, Improvements, and Equipment, and (8) Economic Development Facilities and Land Acquisition; and (b) capital outlay projects to be owned or operated or both by the City: (1) Administrative Buildings and Equipment, (2) Public Safety Equipment and Vehicles, (3) Public Works Vehicles, Equipment, Roads, and Sidewalks, and (4) Water and Sewer System Improvements. BE IT FURTHER RESOLVED by the authority aforesaid and it is bareby resolved that

aforesaid, and it is hereby resolved that the Elections Board join with the Commis-sioner in publishing a notice of the election in accordance with law in the newspaper in which sheriff's advertisements for Union County are published, for a period of thirty (30) days prior to the election, and the no-tice of the election shall be in the form set forth in the County Resolution.

BE IT FURTHER RESOLVED by the authority aforesaid, and it is hereby resolved, that the Elections Board shall take such action in connection with the election as is provided by law. BE IT FURTHER RESOLVED by the authority

be information to be addressed by the addressed addressed and is hereby called for 11:00 a.m., on the 11th day of November 2013, for the purpose of receiving from the poll officers the returns of the election, canvassing and computing the same and cartifying the recomputing the same, and certifying the re-sults of the election to the Commissioner, the Secretary of State of the State of Georgia, and the Revenue Commissioner of the State of Georgia, and to transact any other business that may properly come before the meeting.

PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE this 29th day of August 2013. BOARD OF ELECTIONS OF UNION COUNTY

By: Elegelite M. Sturn

Member Member Member Member Member

N(Sept4,11,18,25,0ct2,skip,0ct30)B