North Georgia News

Legal Notices for October 28, 2015

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of August B. Turner,
All debtors and creditors of the estate of
August B. Turner, deceased, late of Union August B. Turner, 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 September, 2015. By: Raymond G. Lail 1800 Peachtree St., Ste. 300 Atlanta, GA 30303 NORCT.1421.288

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sandra Elaine Hightower,
All debtors and creditors of the estate of Sandra Elaine Hightower, 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 23rd day of September, 2015.

to the Personal Hepresentative(s). This 23rd day of September, 2015. By: Tina Couch Anderson 105 John St., Fayetteville, GA. 30215 Lee A. Couch 919 Crawford St. Madison, GA. 30650

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Birlie Lee Deyton,
All debtors and creditors of the estate of
Birlie Lee Deyton, 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 1st day of October, 2015.
By: Narcie Rachel Deyton Day
254 Birlie Deyton Dr.
Blairsville, 6A, 30512

Blairsville, GA. 30512 Ronald Dean Deyton PO Box 506 Blairsville, GA. 30514

STATE OF GEORGIA STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carl W. Chalman,
All debtors and creditors of the estate of Carl
W. Chalman, deceased, late of Union County,

W. Chalman, 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 1st day of October, 2015. By: Robert William Chalman, . 523 SW 16th Street Boynton Beach, FL 33426

IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA
IN THE INTEREST OF:
A.J. DOB: 06-07-2014 SEX: FEMALE

SEX: FEMALE
A CHILD UNDER THE AGE OF EIGHTEEN
case no.144-15j-114A
NOTICE OF TERMINATION OF PARENTAL RIGHTS
HEARING
TO: MICHELLE ELLIOTT-JONES, MOTHER OF THE
ABOVE-NAMED CHILD

ABOVE-NAMIED CHILD By Order for Service by Publication dated the 6th day of October, 2015, you are hereby noti-fied that on the 24th day of September, 2015, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child, and this Court found it to be in the child's best interest that the Petition be filed.

Georgia law provides that you can perma-nently lose your rights as a parent. A Petition to Terminate Parental Rights has been filed re-questing the Court to terminate your parental rights to your child. A copy of the Petition to Terminate Parental Rights is attached to this Notice. A beging on the Department? Detition reminate Parental Hights is attached to this Notice. A hearing on the Department's Petition has been scheduled for the 18th day of De-cember, 2015 at 9:00 a.m. in the Union County Courthouse, Blairsville, Georgia. If you fail to appear, the Court can terminate your rights in your shoons.

your absence. If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights to vour child.

to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated: 1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted; and 2) Your child can still inherit from you unless

and until your child is adopted.

This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an represent you. It you cannot afford to hire an attorney, the Court will appoint an attorney if the Court find that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against

to question those witnesses brought against you.

If you have any questions concerning this notice, you may call the telephone number of the clerk's office.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 6th day of October, 2015.

Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit

Enotah Judicial Circuit N(Oct14,21,28,Nov4)B

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

RE: Estate of Karen Ann Patterson Collins

All debtors and creditors of the estate of Karen Ann Patterson Collins, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es tate are required to make immediate payment

tate are required to make immedia to the Personal Representative(s). This 5th day of October, 2015. By: Gary Hayes Patterson 241 Spiva Cove Mtn. Trl. Blairsville, GA. 30512 N(Oct14,21,28,Nov4)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Gwendolyn Hughes,
All debtors and creditors of the estate of
Gwendolyn Hughes, 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 navment tate are required to make immediate payment tate are required to make infinitely to the Personal Representative(s). This 10th day of October, 2015. By: Craig Hughes 3825 Lavista Rd., Q4 Tucker, GA. 30084

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by C.D.
ROBERTSON AND JOYCE ROBERTSON to THE
MORTGAGE PEOPLE CD., dated 02/21/2003,
and Recorded on 02/27/2003 as Book No. 455
and Page No. 323-338, UNION County, Georgia records, as last assigned to JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION (the
Secured Creditor), by assignment, conveying CHASE BAIN, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$122,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday.

at public outcry to the ingliest bloder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in November, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 177 OF UNION COUNTY, GEORGIA, CONTAINING 1.30 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JULY 29, 1999 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 43, PAGE 239. SAID PLAT IS INCORPORATED BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in dethe indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with FEDERAL HOME LOAN MORTGAGE CORPORATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 6242 GA HWY 180 EAST, BLAIRSVILLE, GEORGIA 30512 is/are: C.D. ROBERTSON AND JOYCE ROBERTSON or tenant/tenants. Said property will be sold subject to (a) any outstanding advalorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, cure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be

provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS Attorney in Fact for C.D. ROBERTSON AND JOYCE ROBERTSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005473285 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

and other foreclosure documents may not be

provided until final confirmation and audit of

APPLICATION TO REGISTER A BUSINESS
TO BE CONDUCTED UNDER A TRADE NAME
STATE OF GEORGIA, COUNTY OF UNION
The undersigned hereby certifies that it is
conducting a business at one AT&T Way, Bedminster, NJ 07921-0752, under the name: AT&T
Business Solutions and that the type of business to be conducted is communications services, and that said business is composed of
the following company: AT&T Corp., One AT&T
Way, Bedminster, NJ 07921-0752. This affidayIt is made in accordance with the Official Code of Georgia Annotated, Title 10, Chapter 1,

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A

TO BE CONDUCTED UNDER A
TRADE NAME, PARTNERSHIP OR OTHERS
STATE OF GEORGIA, COUNTY OF UNION
The undersigned does hereby certify that
Lifestyle Hearing Corp (USA) Inc. conducting a
business as Affordable Hearing Aid Solutions
in the City of Blairsville, County of Union, in the
State of Georgia, under the name of Affordable
Hearing Aid Solutions, and that the nature of
the business is Audiology services and the
sale of hearing aids and accessories and that sale of hearing aids and accessories and that sale of nearing alus and accessories and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Lifestyle Hearing Corp (USA) Inc., 1101 Brickell Avenue, Suite N401, Miami, FL 33131.

IN THE SUPERIOR COURT COUNTY OF UNION, STATE OF GEORGIA CAFN: 15-CV-247-RG WILLIAM D. MOESKER and JOYCE N. MOESKER,

J.H. HUGGINS and/or his heirs at law as and his

V.

J.H. HUGGINS and/or his heirs at law as and his unknown heirs at law as Owner shown in Deed Book DD, Page 241, Union County Clerk of Superior Court; and UNITED STATES OF AMERICA; AND ALL Persons Known or Unknown who Claim or Might claim adversely to Plaintiff's title as shown in Deed Book 707, Page 266 and 267, Union County Clerk of Superior Court records, property being located in Land Lot in Land Lot 184, 9th District, 1st Section, Union County, Georgia, as described in Plat Book 63, Page 117, Union County Superior Court Records, Georgia, Defendants
NOTICE: To all persons claiming under J.H. (John Henry) Huggins, Howard A. Dodds, Elizabeth B. Dodds, devises or heirs at law who may claim an interest in the subject real property described as follows: All that tract of parcel of land lying and being in Land Lot 177 and 184, 9th District 1st Section of Union County, Georgia, and being shown as Tracts One A (1-A) (0.45 acres, more or less), Three A (3-A)(0.42 acres, more or less), and Four A (4-A)(0.48 acres, more or less), as shown on a plat of survey dated 4/30/08 by Landtech Services, Inc., for William D. & Joyce N. Moesker, recorded in Plat Book 63, Page 117, Union County, Georgia records, which plat is by reference incorporated herein and made a part thereof.

torius, which jink is by reference incorporated herein and made a part thereof.

You are hereby commanded and required to file with the Clerk of said Court an Answer to the Petition within Thirty (30) days of the date of the Order for service by Publication

Witness the Honorable Clerk of the Superior Court of Union County, Georgia on this the 28th

Court of Union County, Georgi day of September, 2015. Judy Odom Clerk, Superior Court Union County Superior Court Enotah Judicial Circuit

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Charles L. Hughes and Michael C. Hughes to Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation dated 5/18/2007 and recorded in Deed Book 709 Page 763, Union County, Gengria recorder; as last transferred to Magnus Financial Corporation dates 2/ 18/200/
and recorded in Deed Book 709 Page 763, Union
County, Georgia records; as last transferred to
or acquired by Wilmington Savings Fund Society, FSB DBA Christiana Trust as Trustee for
HLSS Mortgage Master Trust for the benefit of
the Holders of the Series 2014-4 Certificates
issued by the HLSS Mortgage Master Trust,
conveying the after-described property to secure a Note in the original principal amount of
\$ 203,014.00, 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 November 03, 2015 (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 and being in Land Lot 239, 9th District, 1st Section,
Union County, Georgia and being Lot TwentyThree (23) of Pleasant Hill Estates, containing
0.73 acres, more or less, as shown on a plat of
survey by Jane S Richon & Associates dated

1078 (23) of Pleasant Hill Estates, containing 0.73 acres, more or less, as shown on a plat of survey by Lane S. Bishop & Associates, dated 09/20/93 and recorded in Plat Book 31, Page 49, Union County, Georgia records, which plat is by reference incorporated herein and made a part hereof.

The property is subject to the Restrictions for Pleasant Hill Estates as recorded in Deed Book 212, Pages 179-181, and amended in Deed Book 219, Page 62, Union County, Georgia re-

The property is subject to the easement if faor of Blue Ridge Mountain EMC as recorded in Deed Book 210, Page 608, Union County, Georgia records.

The property is subject to the Right of Way recorded in Deed Book 225, Page 340, Union County, County C

County, Georgia records.
The Grantor grants to Grantee and non-exclusive perpetual easement for the use of the
subdivision roads for ingress and egress to the

above 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 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 1069 Pleasant Hill Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said

genier with an inclures and personal prop-erty attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Michael C. Hughes and Charles L. Hughes or

renant or tenants.

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

PennyMac Loan Services, LLC

Loss Mitigation 6101 Condor Drive

Moorpark, CA 93021
1-800-549-3583
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 nayable and and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

matters of record superior to the Security Deed first set out above.

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

ceorgia, the Deed under Fower and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wilmington Savings Fund Society, FSB DBA Christiana Trust as Trustee for HLSS Mortgage Master Trust for the benefit of the Holders of the Series 2014-4 Certificates issued by the HLSS Mortgage Master Trust as agent and Attorney in Fact for Charles L. Hughes and Mi-

chael C. Hughes Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Pied-mont Road, N.E., Suite 500, Atlanta, Georgia 30305. (404) 994-7400.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-15487A

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale
contained in a Security Deed from MEGHAN
WATSON to VISIO FINANCIAL SERVICES, INC., WATSON to VISIO FINANCIAL SERVICES, INC., dated OCTOBER 31, 2013, and recorded on NOVEMBER 26, 2013, in DEED BOOK 962, PAGE 185, of the UNION County, Georgia Records; as last assigned to VISIO FINANCIAL SERVICES, INC., by Assignment dated JULY 23, 2015, and recorded on AUGUST 3, 2015, recorded at DEED BOOK 1013, PAGE 238, aforesaid records; conveying the after-described property to secure a Note in the original principal amount of FIFTY THREE THOUSAND, SIX HUNDRED THIRTY FOUR Dollars and 00/100 (\$53,634.00) 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 the first TUESDAY in NOVEMBER, 2015, the following described property:

before the courthouse door of UNION County, Georgia, within the legal hours of sale on the first TUESDAY in NOVEMBER, 2015, the following described property:

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 165 of Union County, Georgia, containing 5.725 acres, more or less, as shown on a plat or survey by Rochester & Associates, Inc., dated March 31, 1997 and recorded in Union County records in Plat Book 38, Page 80. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Together with a perpetual easement for ingress, egress, road and utility service purposes 20 feet in width, running from the Southeast corner of property to an unimproved County Road known as Low Gap Road, said easement being 10 feet on either side of the centerline of a private drive shown on that certain plat for Elbert Dyer by Ray Neal Johnson, RLS of RN Johnson & Associates, Inc., dated May 1978, recorded in Plat Book H, Page 44, Union County, Georgia records. Said private drive being between Tract A and Tract B as shown on said plat.

Subject to roadway easement as shown on the above referenced plat.

Subject to easement for overflow of spring recorded in Book 111, Page 480 of the Union County, GA Land Records.

Subject to reserved water rights.

Being all and the same lands and premises conveyed to EH Pooled Investments LP by Secretary of Housing and Urban Development in a Special Warranty Deed executed 4/1/2013 and recorded 4/3/2013 in Book 936, Page 122 of the Union County, GA Land Records.

Being all and the same lands and premises conveyed to Secretary of Housing and Urban Development by BAC Home Loans Servicing LP in a Special Warranty Deed executed 04/06/2010 and recorded 10/15/2012 in Book 917, Page 645, of the Union County, GA Land Records.

The indebtedness secured by said Security Deed has been and is hereby declared duand payable because of, among other possible events of default, non-payment of the monthly installme

The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, non-payment of the monthly installments as required by said 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) and all other payments provided for under the terms of the Security Deed and Note. 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Visio Financial Services, Inc., 1905 Kramer Lane, Suite B700, Austin, TX 78758, (512) 334-1400. To the best of the undersigned's knowledge and belief, said property is also known as 170 Red Bird Lane,

In 17736, (312) 334-1400. In the best of the undersigned's knowledge and belief, said property is also known as 170 Red Bird Lane, Blairsville, GA 30512, and the parties in possession of the property is Meghan Watson or a tenant or tenants of said property. VISIO FINANCIAL SERVICES, INC.

As Attorney-in-Fact for MEGHAN WATSON Kenney & Medina, P.C. 3302 McGinnis Ferry Road, Suite 100 Suwanee, Georgia 30024 (770) 564-1600

(770) 564-1600
THE LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from GREGORY G. CARTIER ("Grantor") to PREMIER LAND LIQ-UIDATORS, LLC ("Grantee"), dated August 2, 2013, recorded August 23, 2013, in Deed Book 952, Page 448, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Fourteen Thousand Nine Hundred Twenty Five and 00/100 Dollars (\$14,925.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the left secured by the said deed to secure debt the unpaid balance until paid, whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville Union County

Cournouse door in Biairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in November, 2015, the following described real property to wit:
All that tract or parcel of land lying and being in Land Lots 6, 7, 8 & 30, 10 District, 1st ing in Land Lots 6, 7, 8 & 30, 10 District, 1st Section, Union County, Georgia being Lot Forty-Five (45) containing 0.840 acres, more or less, of Pleasant Meadows Subdivision and being shown on a plat of survey by Cleveland & Cox Land Surveying, LLC dated 06/28/13, as recorded in Plat Book 66, Pages 73-74, ("Plat") Union County, Georgia, which description is incorporated herein by reference and made a part hereof. part hereof.

The property is conveyed subject to the 100' spring head buffer as shown on aforesaid

The property is conveyed subject to the Declaration of Restrictions, Limitations and Covenants running with the land as recorded in Deed Book 667, Pages 65-69, re-recorded in Deed Book 674, Pages 689-693, and the Amendments to the Declaration of Covenants Amendments to the Declaration of Covenants as recorded in Deed Book 709, Pages 622-625, Deed Book 945, Pages 373-378 and Deed Book 947, Page 764, Union County, Georgia records. The property is conveyed subject to the easements to Blue Ridge Mountain EMC as recorded in Deed Book 180, Pages 634-635, Deed Book

240, Pages 529 and Deed Book 637, Pages 269-270, Union County, Georgia records. Grantor grants to grantee a non-exclusive easement for ingress and egress along the subdivision roads from Pleasant Grove Road to the above described property as shown on

aforesaid Plat.
Property Address: Lot 45 Pleasant Meadows
Subdivision, Blairsville, GA 30512
The debt secured by the Security Deed has
been and is hereby declared due because of,
among other possible events of default, failure among oner possible evenis of default, radiue to comply with the terms of 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, including attorneys' fees (notice of intent to collect attended fees the size host intent to collect attorneys' fees having been given). Said property will be sold subject to any out-

Said property will be sold subject to any our-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security To the best knowledge and belief of Grantee,

the above described property is in the posses-sion of Gregory G. Cartier, or a tenant or tenants, and will be sold subject to the outstand-ing ad valorem taxes and/or assessments, if

any. Premier Land Liquidators, LLC As Attorney in Fact for Gregory G. Cartier

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in that certain Commercial Deed to Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grantors") to and in favor United Community Bank, d/b/a Union County Bank of Union County, Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as modified from time-to-time by those certain Modification of Mortgage recorded April 16, 2004 in Deed Book 520, Page 607; April 19, 2005 at Deed Book 520, Page 607; April 19, 2005 at Deed Book 520, Page 374; April 13, 2006 at Deed Book 641, Page 122; October 9, 2007 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 781, Page 76; February 25, 2009 at Deed Book 869, Page 4778; February 22, 2010 at Deed Book 869, Page 464; March 11, 2013 at Deed Book 933, Page 94 as assigned to Great Oak Pool, LLC from Original Lender by Assignment of Security Instruments recorded July 9, 2013 at Deed Book GA Page 562, as assigned to Great Oak GA Owner, LLC ("Lender") by Assignment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid to Great Vak do Worler, LLC ("Lender") by Assignment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), securing that certain Universal Note dated January 29, 2001 in the original principal amount of \$100,977.00, as last modified by that certain Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of the outstanding principal amount of \$100,977.00, as last modified by that certain Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of the principal amount of the second sec 2011, in the outstanding principal amount of \$141,866.04 (collectively, the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bid-der for cash between the legal hours for sale before the Courthouse door in Union County,

before the Courthouse door in Union County, Georgia, on the first Tuesday in November, 2015, the following described property (the "Premises") to wit:
LEGAL DESCRIPTION:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING 1.000 ACRE AND BEING SHOWN AS LOT I AND II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 19, 2000, AS RECORDED IN PLAT BOOK 45, PAGE 208, UNION COUNTY, RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE 10 FOOT GRAVEL DRIVE AS SHOWN ON SAID PLAT, WHICH SERVES LOT III, AND TO THE WATER METER AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE DECLARATION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RECORDS

THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 173, PAGE 561, UNION COUNTY

THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WELL AND WATER LINES, AND A SIGN EASEMENT RECORDED IN DEED BOOK 206, PAGE 582, UNION COUNTY RECORDS.

PAGE 302, UNION COUNTY RECURDS.

A PORTION OF THE PROPERTY IS LOCATED IN THE FLOOD PLAIN AS SHOWN ON THE AFOREMENTIONED SURVEY.

If and as modified and released as shown in the first paragraph above:

the first paragraph above; FURTHER LESS AND EXCEPT that property, if

any, released of record; TOGETHER WITH all buildings, structures, and other improvements now or hereafter located on said property, or any part and parcel there-TOGETHER WITH all rights, title, and interest of

grantor in and to the minerals, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or above the same or any part or parcel thereof; and TOGETHER WITH all and singular the tenements, hereditaments, easements, and appur-tenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, claim, and demand whatsoever

tttle, interest, claim, and demand whatsoever of grantor of, in, and to the same and of, in, and to every part and parcel thereof; and TOGETHER WITH all fittings and fixtures, whether actually or constructively attached to said property and including all attached machinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, appliances, and articles of personal property of every kind. uomestic, and ornamental nixtures, appinances, and articles of personal property of every kind and nature whatsoever, now or hereafter located in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired by grantor (hereinafter collectively called "equipment") including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, cook-ing, incinerating, and power equipment; en-gines; pipes; pumps; tanks; motors; conduits; gines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus; boilers, ranges, furnaces, oil burners, or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; dishwashers; attached cabinets; partitions; ducts and compressors; rugs and carpets; mirrors; mantles; draperies; furniture and furnishings; all building materials, supplies, and equipment now ing materials, supplies, and equip intended to be installed therein; all additions to and renewals or replacements of all of the foregoing, and all proceeds and profits of all

TOGETHER WITH any and all rents which are now due or may hereafter become due by rea-son of the renting or leasing of the property, the improvements thereon, and equipment;

ing; and

TOGETHER WITH any and all awards or pay-TOGETHER WITH any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the property, to the extent of all amounts which may be secured by this deed at the date of receipt of any such award or payment by grantee and of the reasonable attorneys' fees, costs, and disbursements incurred by grantee in connection with the collection of such award or payment. such award or payment.

such award or payment.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of such amountains. sale provided in the Security Deed. The Premises will be sold on an "as is, where

without representation or warranty of any kind or nature whatsoever by Lender with respect

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. all as provided in the Note and Security Deco.
The Premises shall be sold as the property of
Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security beed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. Please note that Great Oak GA Owner, LLC,

Prease note that Great Oak GA Owner, LLC, whose mailing address of 5-9 Union Square West, Sixth Floor, New York, New York 10003, is the entity that has the full authority to negotiate, amend or modify the terms of the loan documents with you. Great Oak GA Owner, LLC can be contacted through the following representative: Lisa A. Frank, Esq., McCalla Raymer, LLC 900, Holcomb Model, Parkway, Roswell LLC 900, Holcomb Model, Parkway, Roswell Comp. LLC 900 Holcomb Woods Parkway, Roswell, Georgia 30076; (678) 281-6503. 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 under-

signed, the party in possession of the Premises is Grantor or a tenant or tenants and said property is more commonly known as 3623 Mo Ford Exchange, Blairsville, Georgia 30512. GREAT OAK GA OWNER, LLC

as Attorney-in-Fact for E Swain Stewart and Wanda E. Stewart Lisa A. Frank, Esn LISA A. Frank, ESQ. McCalla Raymer, LLC 900 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503

Bowen & Watson, Inc. is soliciting Proposals for Work Packages for the New Union County Agriculture Facility in Blairsville Ga. and would Agriculture Facility in Blairsville Ga. and would appreciate receiving a quote from your company. Bid time is 2:00 PM November 10, 2015. Proposals on Work Package that require Bid Bonds may be sent by mail or hand delivered to Union County Schools, 124 Hughes Street, Blairsville, GA 30512. Proposals on Work Packages not requiring Bid Bonds may be send via FAX to the owner's office (706) 745-5025 or the office of Bowen & Watson, Inc. (706) 886-3010. Proposals on Work Packages not requiring Bid Bonds may also be submitted by E-Mail to bids@bowen-watson.com. All Proposals must arrive before the stipulated Bid time. PROJECT NAMES: New Union County Agriculture Facility

arrive before the stipulated Bid time.
PROJECT NAMES: New Union County Agriculture Facility
ARCHITECT: Southern A&E
OWNER: Union County Schools
DESCRIPTION OF PROJECT: Project includes
Work Packages #1-Grading, 2-Fencing and
Panel Enclosures, 3-Asphalt Paving, 4-Concrete (Site & Building), 5-Reinforcing Steel
and Wire Mesh, 6-Masonry, 7-Pre-Engineered
Metal Building Components, 8-Erect PreEngineered Metal Building Components,
9-Architectural Woodwork, 10-Spray Foam Insulation, 11-Hollow Metal, Wood Doors & Door
Hardware, 12-Doors/Hardware Installation,
13-Overhead Colling Doors and Counter Shutters, 14-Glass and Glazing and Aluminum Windows, 15-Drywall, Acoustical Ceilings, Metal
Stud Framing, 16-Resilient Flooring and Base,
17-Resinous Flooring, 18-Painting & Caulking, 19-Signage, 20-Toilet Compartments and
Accessories, 21-Specialties Packages Installation, 22-Telescoping Stands, 23-Plumbing,
24-HVAC, 25-Electrical & 26-Final Cleanup
David Keener will be the estimator for this
project, E-Mail davidkeener@bowen-watson.
com
SPECIAL REQUIREMENTS: Bid and Performance

COM SPECIAL REQUIREMENTS: Bid and Performance & Payment Bonds are required for the follow-ing Work Packages: #1-Grading, 4-Concrete, 8-Frect Pre-Engineered Metal Building Com-ponents and 25-Electrical. Bid Documents: Plans are available on our FTP site (password is "ucag") and are available for review at the office of Bowen & Watson, Inc.