## North Georgia News

## **Legal Notices for February 4, 2015**

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary Lou Whitt,
All debtors and creditors of the estate of Mary All debtors and creditors of the estate of whary Lou Whitt, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment

tate are required to flake minitude to the Personal Representative(s). This 30th day of December, 2014. By: Janice Carol Trandell 14 Emma Grace Ln. Blairsville, Ga. 30512

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara P. Colwell,
All debtors and creditors of the estate of
Barbara P. Colwell, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment

tate are required to make immedito the Personal Representative(s). This 30th day of December, 2014. By: Leah Ann Adams P.O. Box 113 Blairsville, Ga. 30514 Leslie Lynn Daniel 1794 by: Les Crock Rd.

1784 lvy Log Creek Rd. Young Harris, GA. 30582 N(Jan14,21,28,Feb4)B

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Nell V. Bate, All debtors and creditors of the estate of Nell V. Bate, 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

persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 9th day of January, 2015. By: Sheila Chapman 49 Pruitt Circle rsville. GA 30512

STATE OF GEORGIA

UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elsie F. Felix,
All debtors and creditors of the estate of Elsie F. Felix, deceased, late of Union County,
Georgia, are hereby notified to render their demands and payments to the Personal 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 16th day of January, 2015. By: Julie Felix (a.k.a. Julia Felix) 2091 Shadowood Dr. Marietta, GA. 30066

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Leburn Hoyt Lang,
All debtors and creditors of the estate of
Leburn Hoyt Lang, 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 14th day of January, 2015.
By: Kevin A. Lang
1372 Bristol Hammock Cir.

1372 Bristol Hammock Cir. Kingsland, GA. 31548 N(Jan21,28,Feb4,11)B STATE OF GEORGIA

UNION COUNTY

UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Stacy L. Moran, Sr.,
All debtors and creditors of the estate of
Stacy L. Moran, Sr., 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 Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 16th day of January, 2015.

By: Marie Tornay 606 Ravenwood Dr. Stacy L. Moran, Jr. 6210 Drawdy Parkway Ft. Pierce, FL 34951

NOTICE

State of Georgia Union County Notice to: Deanie Marie Hamilton Notice to: Deanie Marie Hamilton
A Pre-Warrant Hearing will be held in Magistrate Court on February 17, 2015 at 2 p.m. to
determine if sufficient probable cause exists
to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§ 16-9Ed.

By: Barbara Holbrooks, Deputy Clerk
of the Union County Magistrate Court

oo courtnouse Street Blairsville, GA 30512 706-439-6008 NOTICE OF ARTICLES OF INCORPORATION

NOTICE OF ARTICLES OF INCORPORATION
Notice is given that articles of incorporation
that will incorporate Harmony Bay Property
Owners Association, Inc. have been delivered
to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation dance with the Leorgia Monprofit Corporation Code. The initial registered office of the corpo-ration is located at 57 Sears Way, Blairsville, GA 30512 and its initial registered agent at such address is Jack Lance, Jr. LANCE LAW FIRM, PC Jack Lance, Jr., Attorney at Law

STATE OF GEORGIA Union County Notice to debtors and creditors RE: Estate of Walter Ray Trumbo,

RE: Estate of Walter Ray Trumbo,
All debtors and creditors of the estate of
Walter Ray Trumbo, 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 22nd day of January, 2015.
By: Penelope Renee Young
311 Deerwood Trail
Blairsville, GA. 30512
N(Jan28,Feb4,11,18)B

IN THE PROBATE COURT County of Union State of Georgia In Re: Estate of SHARON JOY WHEELER, DECEASED

**ESTATE NO. 15-04** 

SHARON JOY WHEELER, DECEASED ESTATE NO. 15-04 PETITION FOR LETTERS OF ADMINISTRATION NOTICE W. Jay Hughes have petitioned to be appointed Administrator of the estate of Sharon Joy Wheeler, 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. §53-12-261.) 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 filled with the court on or before February 16, 2015. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filling 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 filling 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 By: Kristin Stanley PROBATE JUDGE By: Kristin Stanley PROBATE JUDGE By: Kristin Stanley (706) 439-6006 (MJan28, Fe44,11,18)B

(706) 439-6006

IN THE JUVENILE COURT OF UNION COUNTY

L. M. DOB 11-04-2008 SEX: Male case no. 144-14J-108A DOB 08-01-2005

SEX: MALE CASE NO. 144-14J-107A CASE NO. 144-143-107A
children under the age
NOTICE OF PROTECTIVE ORDER HEARING
TO: DENNIS MAYNOR, father of the abovenamed children.

By Order for Service by Publication dated the

By Order for service by Publication dated the 28th day of January, 2015, you are hereby noti-fied that on the 2nd day of October, 2014, the Union County Department of Family and Chil-dren Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court alleging the Children are dependent, You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a final hearing upon

the allegations of the Petition and enter an order of adjudication on March 3rd , 2015, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.

The child or children and other parties involved

may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue finantial bardelin you may set for a lawyer to he cial 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 W. Bruce, Judge of said Court, this the 28th day of January, 2015.

Judge Gerald W. Bruce cial hardship, you may ask for a lawyer to be

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

IN THE JUVENILE COURT OF UNION COUNTY IN THE INTEREST OF:

C. A. case no. 144-14J-52A

T. A. CASE NO. 144-14J-51A W. A. CASE NO. 144-14J-50A

CASE NO. 144-143-30A CHILDREN UNDER THE AGE OF EIGHTEEN NOTICE OF PROTECTIVE ORDER HEARING TO: RONALD ANDERSON, father of the above-

named children. By Order for Service by Publication dated the By Order for Service by Publication dated the 20th day of January, 2015, you are hereby noti-fied that on the 2nd day of October, 2014, the Union County Department of Family and Chil-dren Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of adjudication on March 3, 2015, at 9:30 a.m., at the Union County Courthouse, Blairs-

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 finantial bardely see the seek feet where the indicate to line a lawyer windout undue infan-cial 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 nire 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 W. Bruce, Judge of said Court, this the 20th day of January, 2015.

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

NOTICE OF INCORPORATION

NOTICE OF INCORPORATION

Notice is given that articles of incorporation
which will incorporate THE GOOD FIGHT FOUNDATION, INC., have been delivered to the Secretary of State for filling in accordance with the
Georgia Nonprofit Corporation Code (O.C.G.A.
Section 14-3-201.1). The initial registered office of the corporation will be located in Union
County at 734 Canaan Valley Road, Suches,
Georgia 30572, and its initial registered agent
at such address is John Pace. at such address is John Pace.
Angela Stewart DeLorme
Attorney for The Good Fight Foundation, Inc.

Angela Stewart DeLorme, P.C. Attorney at Law P. O. Box 1549 Blue Ridge, GA 30513

PETITION FOR LETTERS OF ADMINISTRATION

IN THE PROBATE COURT IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
GARY S. CALLAHAN, DECEASED
ESTATE NO. 15-07

NOTICE
Donna Callahan Byrd have petitioned to be appointed Administrator of the estate of Gary S. Callahan, deceased, of said County. (The petitioner has also applied for waiver of bond S. Calanan, occeased, or said county. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) 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 February 23, 2015. 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. without a hearing.

**Dwain Brackett** Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 (706) 439-6006

NOTICE OF PETITION TO CHANGE NAME **COUNTY OF UNION** 

Notice is hereby given that Jamie Lynn White, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 8th day of January, 2015, praying for a change in the name of her minor child from Alexis J. Rogers to Alexis J. White. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objec-tions to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 8th day of January, 2015

Jamie Lynn White J. Britt McAfee Attorney for Petitioner PO Box 1244 Blairsville, GA 30514 706-781-6407 IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA IN THE INTEREST OF: dob: 02-14-2013

sex: female case no. 144-14J-97A J. B. dob: 07-27-2008

Sex: male
CASE NO. 144-14J-96A
CHILDREN UNDER EIGHTEEN YEARS OF AGE
NOTICE OF DEPENDENCY HEARING
TO: CHRISTOPHER COTHREN, legal father of the above-named children. JAMES WEAVER, temporary guardian of the above-named children

JAMES WEAVER, temporary guardian of the above-named children. By Order for Service by Publication dated the 20th day of January, 2015, you are hereby notified that on the 2nd day of October, 2014, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 3rd day of March, 2014, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.

The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your 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.

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 20th day of January, Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit

SHERIFF'S SALE

FOR March 3, 2015
TO BE HELD ON THE 1ST TUESDAY OF March, 2015, TO WIT: March 5, 2015, on the steps of the Union County Courthouse, 65 Courthouse

Street, Blairsville, Union County, Georgia 30512 at 10:00 a.m., during the legal hours of sale, at public out-cry for cash to the high bidder of bidders the following property:
All that tract or parcel of land lying and being in Land Lot 293 and 320, 9th District, 1st section, Union County, Georgia, and being Lot 15 containing 1.06 acres, more or less, of The Summit Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., R.S. 2349 dated 01/16/2002, recorded in Plat Book 48, Page 135, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. Tax Map No.

reference and made a part hereof. Tax Map No. 039 026 A15. Levied upon as the property of DRUSILLA W. PATRICK in order to satisfy a FIFA execution, originally issued from the Superior Court of Effingham County, and recorded in Union County records at Lien Book L15, Page 503, in favor of Steven L. Patrick, Individually, and as Executor of the Estate of Thelma Patrick Peterson as Plaintiff vs. CHARLES M. PATRICK AND DRUSILLA W. PATRICK as Defendants, Civil Number ST13CV005BT. property opined out by Number ST13CV005RT; property pointed out by Attorney Quentin Marlin. All parties have been notified pursuant to O.C.G.A. § 9-13-13.

**NOTICE OF SALE UNDER POWER,** 

**UNION COUNTY** UNION COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by David Floyd to Greenfield Mortgage, Inc. dated 9/4/2002 and recorded in Deed Book 432 Page 1, Union County,
Georgia records; as last transferred to or ac-Georgia records; as last transferred to or acquired by Nationstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of \$69,000.00, 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 March 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 94, 7TH DISTRICT, 1ST

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94, 7TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 1.699 ACRES AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 10/5/99 AND RECORDED IN PLAT BOOK 49 PAGE 107 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A DATT HEREOF

MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE POWERLINE
EASEMENTS AND POWER POLES AS SHOWN ON

THE PROPERTY IS SUBJECT TO THE FLOOD THE PROPERTY IS SUBJECT TO THE FLOUD HAZARD AREA AS SHOWN ON SAID 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 (

torney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 9106
Skeenah Gap Road, Blairsville, GA 30512
together with all fixtures and personal property attached to and constituting a part of said
property, if any. To the best knowledge and
belief of the undersigned, the party (or parties)
in possession of the subject property is (are):
David Floyd or tenant or tenants.
Nationstar Mortgage LLC is the entity or individual designated who shall have full authority
to negotiate, amend and modify all terms of

to negotiate, amend and modify all terms of the mortgage. Nationstar Mortgage LLC

National Mortgage ELG 350 Highland Dr. Lewisville, TX 75067 1-888-480-2432 Note, however, that such entity or individual

note; nowever, lust such entity of 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) unipatu 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) 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 Securia the Deed Under Power and other force. 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. Nationstar Mortgage LLC as agent and Attor-ney in Fact for David Floyd Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.F., Suite 500, Atlanta.

35/5 PIEdMONT KOOD, N.E., SUITE 500, ATIANTA, GEOFIGIA 30305, (404) 994-7400.
1006-667501013A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-667501013A N(Jan21,28,Feb4,11,18,25)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSES

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Raymond T Murphy Sr. a/k/a Tommy Murphy and Susan E. Murphy to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans, Inc., its successors and assigns, dated June 26, 2008, recorded in Deed Book 767, Page 705, Union County, Georgia Records, as last transferred to BAC Home Loans Servicing, LP formerly known as Countrowide Home Loans transferred to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book 991, Page 293, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-FIVE THOU-Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-FIVE THOU-SAND SEVEN HUNDRED TWENTY-FIVE AND O/100 DOLLARS (\$245,725.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2015, the following 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 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 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP is the holder of the Security Deed to the property in accordance with OCGA § 44-4162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 7105 Corporate Drive, Plano, TX 75024 (661) 951-5100. To the best knowledge and belief of the undersigned, the party in possession of the property is Tommy Murphy and Susan E. Murphy or a te of the property is Tommy Murphy and Susan E. Murphy or a tenant or tenants and said property is more commonly known as 6449 Fox Ridge Run, Blairsville, 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 audit of the status of the loan with the holder of the security deed. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as Attorney in Fact for Raymond T Murphy Sr. a/k/a Tommy Murphy and Susan E. Murphy McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 43 of the 9th District, 1st Section of Union County, Georgia, and being Tract Eight (8) of Wolf Pen Gap Acres as shown on a plat of survey by Jack Stanley dated 12/18/80 and recorded in Plat Book K Page 160 Union County records said plat being incorporated herein by reference and further subject to any easements and roadways of record with reference to said plat and survey. Commonly known as 6449 Fox Ridge Run, Blairsville, GA 30512 MR/ca 3/3/15 Our file no. 5600714 - FT14

NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Real Estate Deed to Secure Debt from Laurie DeFeo-Strom and Kevin Strom to Bank of Blairsville dated September 25, 2008, as recorded in Deed Book 775, Page 479, in the offices of the Clerk of the Superior Court of Union County, Georgia (the interest of Kevin Strom in the Augustian Strom in the of Union County, Georgia (the interest of Kevin Strom in the property having been transferred to Laurie DeFeo-Strom); as last modified by that certain Modification of Security Deed dated December 14, 2011 and recorded in Deed Book 890, Page 529, aforesaid records; as assigned to Citizens South Bank by that certain Master Assignment dated as of March 19, 2010 and recorded in Deed Book 853, Page 642, aforesaid records (as same may have been further modified from time to time, collectively the "Security Deed"); the undersigned will sell the "Security Deed"); the undersigned will sell at public outcry to the highest and best bidder at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in March, 2015, the following described real property, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 15T SECTION, LAND LOT 59 OF UNION COUNTY, GEORGIA, AND BEING LOT D, CONTAINING 1.37 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLUE RIDGE MOUNTAIN SURVEYING, INC., DATED MARCH 7, 2008, AND RECORDED IN UNION COUNTY RECORDS IN UNION COUNTY RECORDS IN PLAT BOOK 57, PAGE 233. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE WESTER OF THE PROPERTY OF THE PAGE AND STATE OF THE PROPERTY OF THE PAGE 253. ERENCE 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 SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
PROPERTY BEING MORE COMMONLY KNOWN
AS: 798 (FORMERLY 9975) JONICA GAP ROAD
BLAIRSVILLE, UNION COUNTY, GEORGIA

The Property includes the mobile home/manu-factured home (VIN #1W9BT03S472046882) as indicated by the Mobile/Manufactured Home Certificate of Permanent Location, dated No-vember 15, 2011 as recorded in Deed Book 887. Page 197 aforeseid recorde 887, Page 197 aforesaid records. The debt secured by the Security Deed is

The debt secured by the Security Deed is evidenced by a renewal Promissory Note from Laurie DeFeo-Strom (the "Borrower") to Citizens South Bank, dated December 14, 2011, in the original principal amount of \$87,965.51 (as same may have been further modified, renewed or amended, the "Note"), plus interest from date on the unpaid balance until paid, and other indebtedness. and other indectedness.

Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness

nonpayment when due of the indebteaness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms. of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all other prior assessments, ease-ments, restrictions or matters of record.

To the best of the undersigned's knowledge and belief, the real property is presently owned by Laurie DeFeo-Strom.

To the best of the undersigned's knowledge and belief, the party in possession of the real property is Laurie DeFeo-Strom, and tenants belief and the belief the party in possession of the real property is Laurie DeFeo-Strom, and tenants

holding under her.
Park Sterling Bank, successor by merger to Citizens South Bank, successor in interest to Bank of Blairsville, as Attorney-in-Fact for Laurie DeFeo-Strom. M. Todd Westfall, Esquire

M. Todu Westfall, McBryan & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005 N(Feb4,11,18,25)B

**NOTICE OF SALE UNDER POWER,** 

Pursuant to the Power of Sale contained in a Security Deed given by Danny L. Matheson and Pamela Santiago to Mortgage Electronic and Paniera Sandayo 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 Melto or acquired by the Bank of New York Mel-lon FKA The Bank of New York, as Trustee for the certificateholders 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 specior \$ 193,000.00, with interest at the rate speci-fied therein, there will be sold by the under-signed at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on March 03, 2015 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: Situated in the City of Blairsville, Union Co.

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 QUIEEN 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 REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. PARCEL # 039 073
The debt secured by said Security Deed has been and is hereby declared due because of,

Ine 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 of

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 indin. Santago 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.
Specialized Loan Servicing
Customer Assistance
8742 Lucent Blvf

8742 Lucent Blvd

Suite 300 Highlands Ranch, CO 80129

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable, (b) unpaid water or sewage bills that 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, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed

matters of record superior to the Security Deed matters or 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

mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.G.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.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 as agent and Attorney in Fact for Danny L. Matheson and Pamela Santiago In Fact for Danny L. Matneson and Pameia Santiago Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1087-1035A

1087-1035A
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE. 1087-1035A

NOTICE OF SALE UNDER POWER

COUNTY OF UNION

By virtue of the power of sale contained in that certain Security Deed from J. GRADY HUGHES ("Grantor"), to UNITED COMMUNITY BANK ("Original Grantee"), dated October 16, 2009, and recorded October 29, 2009, in Deed Book 816, Pages 709-717, Union County, Georgia Superior Court Records, as modified by Modification of Security Deed recorded March 22, 2011, in Deed Book 862, Pages 485-487, aforesaid records (said Security Deed, as may have been further modified and assigned from time to time, hereinafter referred to collectively as the "Security Deed"), said Security Deed being given to secure, inter alia, the paylectively as the "Security Deed"), said Security Deed being given to secure, inter alia, the payment of a Promissory Note dated October 16, 2009, made by Grantor to the order of Original Grantee in the original principal amount of ONE HUNDRED FIFTY-TWO THOUSAND SIX-TEEN and 00/100 Dollars (\$152,016.00), as renewed by Promissory Note dated March 11, 2011, which, inter alia, modified the principal amount to \$120,000.00, with interest from the date thereof at the rate specified therein (said promissory note, as may have been renewed, modified and assigned from time to time, hereinafter referred to collectively as the "Note", modified and assigned from time to time, here-inafter referred to collectively as the "hote", and together with the Security Deed and any other documents given to evidence, secure and/or guaranty the loan evidenced by the Note, hereinafter collectively referred to as the "Loan Documents"), Original Grantee having transferred and assigned the Loan Documents to GREAT OAK POOL I LLC, a Delaware limited liability company ("Grantee"), as evidenced by that certain Allonge to the Note between Original Grantee and Grantee, and as further evidenced by that certain Assignment of Se-curity Instruments between Original Grantee curity Instruments between Original Grantee and Grantee recorded July 9, 2013, in Deed Book 946, Pages 564-565, aforesaid records, together with all other amounts payable by Grantor to Grantee, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Nation Courts of the State Court Union Country, Georgia, within the legal hours of sale on the first Tuesday of March, 2015, the following described real property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 38

of Union County, Georgia, containing 25,711 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated October 12, 2009, and recorded in Union County, Georgia records in Plat Book 63, Page 47. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above-described prompts. tion of the above-described property.

Also conveyed is a non-exclusive perpetual easement for the use of Philadelphia Church Road and Arrant Road for ingress and egress

to the above-described property.
TOGETHER WITH those easement rights arising under that certain Warranty Deed from Mary Hughes to J. Grady Hughes recorded April 8, 1966, in Deed Book WW, Page 53, aforesaid

records.
TOGETHER WITH ANY AND ALL of the following: (i) all buildings, structures and improvements located on the real property or on any part or parcel thereof and all fixtures affixed or attached, actually or constructively, thereto; (ii) all and singular the tenements, hereditaments, easements and appurtenances belonging thereunto or in any wise appertaining thereto thereunto or in any wise appertaining inereto and the reversion and reversions, remainder or remainders thereof; (iii) all Rents accruing therefrom; (iv) all accounts and contract rights arising in connection with any part or parcel thereof or any buildings, structures or improvements located thereon, including without imitation all accounts and contract rights in and to all leases or undertakings to lease affecting the land or any buildings, structures, or improvements thereon; (v) all minerals, flowers, crops, trees, timber, shrubbery and other emblements located thereon or thereunder or emblements located thereon or thereunder or on or under any part or parcel thereof; (vi) all estates, rights, title and interest therein, or in any part or parcel thereof; (vii) all equipment, machinery, apparatus, fittings, fixtures, furniture, furnishings, mobile homes, modular homes and all personal property of every kind or description whatsoever located thereon, or in or on the buildings, structures and Improvements thereon, and used in connection with the operation and maintenance thereof, and all additions thereto and replacements thereof; and (viii) all building materials, supplies, goods and equipment delivered thereto plies, good with all butturing materials, sup-plies, goods and equipment delivered thereto and placed thereon for the purpose of being affixed to or installed or incorporated or other-wise used in the buildings, structures or other improvements located thereon or any part or parcel thereof.

All of the foregoing, together with the real property, are hereinafter referred to as the "Property". "Property". The indebtedness secured by the Security Deed has been and is hereby declared due be-cause of default under the terms of said Note

and Security Deed including, but not limited to, the failure to make payments thereunder when due. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, secured interest and expresses of the sale and accrued interest and expenses of the sale and all other payments provided for under the Security Deed, including attorneys' fees as provided in the Note and Security Deed, notice of intention to collect attorneys' fees having been interests according to the sale and security Deed, and the sale and security Deed, and the sale and security fees having been interests according to the sale and security fees having been interests. given as provided by law, and the remainder, if any, shall be applied as provided by law.

Grantee reserves the right to sell the Pro in one parcel and as an entirety, or in such par-cels as Grantee may elect, as permitted in the

Security Deed. To the best of Grantee's knowledge and belief,

Security Deed.

To the best of Grantee's knowledge and belief, the parties in possession of the Property are Grantor and/or Marilyn T. Hughes, individually and as Executrix under the Last Will and Testament of J. Grady Hughes and/or tenants of Grantor or other persons in possession with the consent or acquiescence of Grantor.

Said Property will be sold as the property of Grantor subject to all unpaid real estate ad valorem taxes, governmental assessments and related liens and all prior restrictions, reservations, covenants, rights-of-way, easements, encumbrances and other matters of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented to of record by Grantee.

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

BE USED FOR THAT PURPOSE.
GREAT OAK POOL I LLC, a Delaware limited liability company, as assignee of and successor-in-interest to United Community Bank, AS ATTORNEY-IN-FACT FOR J. GRADY HUGHES Taylor English Duma LLP 1600 Parkwood Circle, Suite 400 Atlanta, Georgia 30339 Attn: Wade A. Buser, Esq. (678) 336-7229

BE USED FOR THAT PURPOSE.

N(Feb4,11,18,25)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in that Security Deed given by Alice
Elizabeth Kerr aka Libby Duncan Kerr naka Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, being dated June 23, 2011, recorded in Deed Book 871 Pages 391–398, Union County Georgia records, said Security Deed securing a note dated June 23, 2011, from Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, in the original principal amount of \$21,236.25, with interest thereon as set forth therein, Citizens South Bank having subsequently merged with Park Sterling Bank and by Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, being dated

WHICH DESCRIPTION IS INCOMPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO ALL MATTERS
AS SHOWN ON THE ABOVE REFERENCED PLAT
OF SURVEY.
ALSO CONVEYED HEREWITH IS A RIGHT OF
WAY DESCRIBED AS FOLLOWS: BEGINNING AT
THE HULLINDER FORK AND DOWN THE BRANCH
TO THIS PROPERTY. THE CAME PERM EIGHT

TO THIS PROPERTY, THE SAME BEING EIGHT

TO THIS PROPERTY, THE SAME BEING EIGHT FEET WIDE.

ALSO CONVEYED HEREWITH IS A TWELVE FOOT WIDE EASEMENT STARTING AT BITTER CREEK ROAD AT THE GRANTOR'S NORTHERN PROPERTY LINE; THENCE IN A SOUTHEAST DIRECTION WITH GRANTOR'S PROPERTY LINE TO BITTER CREEK AND TO REACH THE ABOVE DESCRIBED PROPERTY

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 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, any matters which might be disclosed by an accurate survey and might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Security Deed first cot with shows.

first set out above. The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Keshia Dye of Park Sterling Bank, 458 Hwy 515 East, Blairs-ville, GA 30512; (706)-439-6212. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

mortgage instrument.
Said property will be sold as the property of Alice Elizabeth Kerr a/k/a Libby Duncan Kerr n/k/a Libby Duncan Storen/k/a Libby Duncan Storen/k/a Libby Duncan Storen/k/a Libby Duncan Kerr n/k/a Libby Duncan Kerr n/k/a Libby Duncan Storen/k/a Libby Duncan Kerr n/k/a Libby Duncan Storen/k/a Libby Duncan Storen/k/a Libby Duncan Storen/k/a Libby Duncan Kerr n/k/a Libby Duncan Stook. mortgage instrument.

Bruce L. Ferguson Bruce L. Ferguson, P.C. 150 S. Main Street, Ste. D Hiawassee, GA 30546 (706)-896-9699
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.