North Georgia News

Legal Notices for March 30, 2016

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert W. Amacher,
All debtors and creditors of the estate of
Robert W. Amacher, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 2nd day of March, 2016.
By: Richard Lynn Amacher
1651-2 Ainaola Dr.
Hillo, HI 9672
N(Mar9,16,22,30)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lloyd George Johnson,
All debtors and creditors of the estate of Lloyd
George Johnson, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 2nd day of March, 2016.
By: Juanita Madeline Johnson
2344 Fox Dr.
Marietta, GA 30066
M(Mar-9,16,23,30)8

IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DONALD EARL LACKEY, DECEASED ESTATE NO. 16-23

PETITION FOR LETTERS OF ADMINISTRATION NOTICE Doreen P. Lackey has petitioned to be appointed Administrator(s) of the estate of Donald Earl Lackey, deceased, of said County. (The Petitioner has also applied for waiver of bond and/or practice of the provious provisions of the provision of the pr ald Earl Lackey, 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 filed with the court on or before April 4, 2016. All pleadings/objections must be signed under oath 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.

Wilding a nearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court 65 Courthouse St., Ste. 8 Blairsville, GA 30512

(706) 439-6006 Telephone Numl

Address

NOTICE OF SALE

Notice of Sale Under Georgia Self Storage
Act: Georgia Code Section 10-4-210 to 10-4215. Auction of Misc. Goods in Storage Units
belonging to the following: Unit #17 Angela
Hughes, and Unit #40 Dana Henson. Sold to
the highest bidder on April 15, 2016, 9:30am,
at Able Mini Storage, 1376 Hwy. 515E, Blairsville, Union County, GA. 706-745-8334. Tenants
have the right to redeem contents prior to sale.
Able Mini Storage has the right to refuse any
or all bids. or all bids. N(Mar30,Apr6)B

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Edward H. Nathan,
All debtors and creditors of the estate of
Edward H. Nathan, 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 February, 2016.
By: Joe Ann Nathan
608 Self Mountain Rd.
Blairsville, GA. 30512
N(Mar16,23,30.Apr6)8

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF DEBORAH LYNN MURRELL, DECEASED

DEBORAH LYNN MURRELL, DECEASED ESTATE NO. 16-27 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Jennifer M. Jarrard has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Deborah Lynn Murrell, 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 in writing, setting forth the grounds of any such objections, and must be filed with the court on or before April 11, 2016. 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.

a later date. If no objections are filed, it tion may be granted without a hearing Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 IN THE PROBATE COURT

COUNTY OF UNION

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
MICHAEL JOSEPH HUGHES, DECEASED
ESTATE NO. 16-24
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

NOTICE
Michael Charles Hughes has petitioned to be appointed Administrator(s) of the estate of Michael Joseph Hughes, 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 tions 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 April 11, 2016. All pleadings/objections must be signed under oath 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 power of filing fees. required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Ste. 8
Plaircyillo CA 20512

Blairsville, GA 30512 Address (706) 439-6006 STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Andrew Brantford Dyer,
All debtors and creditors of the estate of Andrew Brantford Dyer, 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 10th day of March, 2016. By: Joan M. Dyer 3110 Hwy 180 Blairsville, GA. 30512 N(Mar18,23,30,Apr6)B UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Gwendolyn H. Cleland, All debtors and creditors of the estate of Gwendolyn H. Cleland, 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

nepresentative(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 26th day of February, 2016. By: Cheryl Cleland Groover 2715 Muskogee Ln. Braselton, GA 30517 STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIORS AND CREDITORS
RE: Estate of Zeno V. Brown,
All debtors and creditors of the estate of Zeno
V. Brown, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to

the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 7th day of March, 2016. By: Trudy Farabee 192 Worley Dr. Blairsville, GA. 30512

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Verdie Mae Anderson (A/K/A
Verda Anderson),
All debtors and creditors of the estate of Verdie
Mae Anderson (A/K/A Verda Anderson),
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). Representative(s). This 10th day of March, 2016. By: Richard (Ricky) Ande 182 Anderson Rd. Blairsville, GA. 30512

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS RE: Estate of Helen Hughes Cook, All debtors and creditors of the estate of

All deptors and creditors of the estate of Helen Hughes Cook, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Decease Representative of the country of the to the Decease Representative of the country of the to the Decease Representative of the Country of the to the Decease Representative of the to the Decease Representative of the the Decease Representative of the to the Decease Representative of the the Decease Representative of the tent of the Decease of the tent of the the Decease Representative of the tent of tent of the tent of ten tate are required to flake fillimental to the Personal Representative(s). This 15th day of March, 2016. By: Joan Cook Sullivan 70 Cook Dr. Blairsville, GA. 30512 N(Mar23,30,Apr6,13)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of James Walter Spivia,
All debtors and creditors of the estate of
James Walter Spivia, 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). to the Personal Representative(s). This 15th day of March, 2016. By: James Richard Spivia 26 Spiva Cove Rd. Blairsville, GA 30512 Mirchael Benjamin Spivia

44 Farm Dr. Blairsville, GA 30512

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sarah A. Thomas,
All debtors and creditors of the estate of
Sarah A. Thomas, 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). tate are required to make immedia to the Personal Representative(s). This 21st day of March, 2016. By: Joseph C. Thomas, Jr. 235 Pharr Rd. NE, Apt. 1711 Atlanta, GA 30305

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lucille Q. Griffith,
All debtors and creditors of the estate of
Lucille Q. Griffith, 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) tate are required to make immedia to the Personal Representative(s). This 24th day of March, 2016. By: Bryant H. Melton 7269 Reserve Creek Dr. Port St. Lucie, FL 34986

STATE OF GEORGIA

IN THE PROBATE COURT IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ROBERT PAUL TREUTEL, JR., DECEASED ESTATE NO. 16-28 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE
Frances Adele Treutel has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Robert Paul Treutel, Jr., 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 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 April 18, 2016. 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 Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Mar23,30,Apr6,13)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
VENICIA HENRIETTA DAVENPORT, DECEASED
ESTATE NO.16-34
NOTICE

NOTICE AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON March 25, 2016, REQUIRING THE FOLLOWING:

THIS COURT ON March 25, 2016, REQUIRING THE FOLLOWING:

TO: All unknown heirs
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before April 25, 2016.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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
Judge of the Probate Court
65 Courthouse St, Suite 8
Blairsville, GA 30512
Address
By: Kristin Stanley

Address
By: Kristin Stanley
Clerk of the Probate Court
(706) 439-6006
Telephone Number IN THE PROBATE COURT COUNTY OF UNION

STATE OF GEORGIA
IN RE: ESTATE OF
JOE KUNTZLER, DECEASED ESTATE NO. 16-33 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The Petition of Mary A. Kuntzler for a year's support from the estate of Joe Kuntzler 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 April 25, 2016 why said Peti-All objections to the Petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before

objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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
Judge of the Probate Court Judge of the Probate Court 65 Courthouse St, Suite 8 Blairsville, GA 30512

By: Kristin Stanley Clerk of the Probate Court (706) 439-6006 Telephone Number IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA OLIVIA ARROWOOD

V.
A TRACT OF LAND IN LAND LOT 69, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 0.228 ACRE, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DEBRA DERTIA, CHASE BANK MAY AFFEAN. JUDGHA JERIJA, CHABE BANN USA NA, ZWICKER & ASSOCIATES PC, SYSCO ATLANTA LLC, SYSCO FOOD SERVICES OF AT-LANTA LLC, SYSCO CORPORATION, J. MICHAEL KAPLAN, DON JOHNSON, AND OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE DEPORTED IN THE REPORMINENT PROPERTY OR INTEREST IN THE RESPONDENT PROPERTY NOTICE OF SUMMONS
TO: All persons or parties, known or unknown,

who may claim adversely to Petitioner's title to

who may claim adversely to Petitioner's tide to all that tract or parcel of land lying and being in Land Lot 69 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and be-ing in the 9th District and 1st Section, of Union County, Georgia and being a part of Land Lot No. 69 and being more particularly described as Tract 1, containing 0.228 acre, more or less, as shown by that certain plat for Terry Poteete dated June 28, 2002, by James Alexander G.R.L.S. No. 2865. Said plat recorded on August 2, 2002, in the 1865. Pages 173, in the 1865. the Clerk of the Superior Court, Union County, Georgia. Pursuant to 0.C.G.A. 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating the same herein for a more complete metes and bounds described by the purpose of tor a more complete metes and bounds de-scription of the property herein conveyed. Said property is conveyed subject to all easements, restrictions and rights of way as set forth on said recorded plat or as appearing of record. Subject to the restriction that cannot be used for a gas station or convenience store. This restriction shall apply only as long as Poteete's store is owned by William N. Poteete or his

Subject to existing easements and right of ways for public roads, if any. Also subject to Union County, Georgia Subdivision regulations, Mobile Home regulations and any zoning or other ordinances, if any.

This conveyance made together with right of ingress, egress and utility service along existing roads to he subject property.

As described in Deed Book 748, page 329, lister Court Courts Eventhed to the control of the country of the country of the court of the country of the countr As described in Deeth Book 746, page 529, Union County, Georgia. Further described as Map & Parcel 03157B. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on December 17, 2016, and that by reason of an Order for Service by Publication action between the Publication actions and the Petition 1997.

by reason of an Order for Service by Publica-tion entered by the Court on February 22, 2016, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Peti-tion within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C. G.A. 23-3-65(b). O.C.G.A. 23-3-65(b).
Witness the Honorable Stanley Gunter, Judge of said Court. This 1st day of March, 2016. Judy L. Odom Clerk of Superior Court, Union County NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Bedrain, Union County
By virtue of the Power of Sale contained in that
certain Security Deed given from John C. Culver to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Southern
Highlands Mortgage, LLC, dated 05/29/2007,
recorded 05/31/2007 in Deed Book 710, Page

718, Union County, Georgia records, and as modified in Deed Book 909, Page 550, Union County, Georgia records, and as modified in Deed Book 909, Page 550, Union County, Georgia records, and as last assigned to Branch Banking and Trust Company by virtue of assignment recorded in Deed Book 898, Page 123, Union County, Georgia records, said Security, Dead having bean given to secure Page 123, Ünion County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in April 2016 by Branch Banking and Trust Company, as Attorney in Fact for John C. Culver, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT Security Deed including Dut not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOTS 53 AND 56 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRES, MORE OR LESS, AND BEING LOT 4A OF SEVEN SPRINGS SUBDIVISION AS SHOWN ON THE PLAT OF SURVEY BY JACK STANLEY, DATED DECEMBER 28, 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK Q, PAGE 238. SAID PLAT OF SURVEY BEING IN-CORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN ON THE PLAT SURVEY. SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 142, PAGES 180-181. Said property being known as 290 CHAPMAN LANE, BLAIRSVILLE, GEORGIA 30512 according to the present numbering system in Union County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in deand Note. The indebtedness remaining in default, this sale will be made for the purpose of rauit, rus sale will be made for the purpose or paying the same, all expenses of the sale, in-cluding attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold sub-ject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; mat-ters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which con-stitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Secu-rity Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is John C. Culver or tenant(s). 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. The mation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, 301 College Street, Greenville, SC 29601 TEL 800-827-3722. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500. NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT DIJECTOR

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by ter to Mortgage Electronic Registration Systems, Inc., as nominee for Unity Mortgage Corp., its successors and assigns dated 07/16/08, recorded in Deed Book 768, Page 565, Union, County, Georgia Records, as last transferred to James B. Nutter & Company by assignment recorded in Deed Book 1029, Page 142, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$300,240.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash or certified check only before the courthouse door of Union County, Georgia within the legal hours of sale on April 5, 2016, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 153 of Union County, Georgia, and being Tract 2, containing 1.553 acres, more or less, and being Tract 6, containing 0.057 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 28, 1995, and revised June 15, 1999, and recorded in Union County Records in Plat Book 45, Page 152. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). James B. Nutter & Company services the above referenced loan on behalf of the current owner of the loan. James B. Nutter & Company can be contacted at 800-315-7334 or by writing to Westport Plaza Office 4153 Broadway Kansas City, MO 64111, to discuss possible alternatives to foreclosure. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: James B. Nutter & Company, Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. 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. To the best knowledge and belief of the undersigned, the party in possession of the property is Nina B. Seymour and George D. Seymour or a tenant or tenants and said property is more commonly known as 3181 Mauney Road 2, Blairsville, GA 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-Road 2, Blairsville, GÅ 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. RCD Legal, P.S. 2970 Clairmont Road NE, Suite 780 Atlanta, GA 30329 (770)-234-9181 www.rcolegal.com 7870.20921 TS#: 7870.20921 FEI # 2013.03946 03/09/2016, 03/16/2016, 03/23/2016,03/30/2016 ,

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from LAWRENCE
E. SCHAFER and ANN L. SCHAFER to UNITED
COMMUNITY BANK, dated November 20, 2008, recorded December 2, 2008, in Deed Book 781, Page 474, Union County, Georgia records, as last modified by Modification of Security Deed dated November 25, 2009, recorded in Deed
Book 819, Page 572, Union County, Georgia records, said Security Deed being given to secure a Note from LAWRENCE E. SCHAFER and
ANN L. SCHAFER dated November 25, 2009, in the original principal amount of Eighty Three and
44/100 (\$83,983.44) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2016, the following described property:
All that tract or parcel of land lying and be-

property:
All that tract or parcel of land lying and being in Land Lots 179 & 180, 9th District, 1st Section of Union County, Georgia, containing 1.240 acres and being shown as Lot One (1) of Aaron's Catch on a plat of survey by Tamrok Associates, Inc., RS #2599, dated 6/26/95 and recorded in Plat Book 33, Page 132, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. a part hereof.
The property is subject to the restrictions attached hereto.

Tached nereto.
The property is subject to the easements to Blue Ridge Mountain EMC recorded in Deed Book 232, Page 448, Union County records. Grantor grants to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property. Included herewith is a 1996 Westfield Mobile included herewith is a 1996 Westfield Mobile Home, VIN #GAFLI75A27773WL12. 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 atterney's fees (notice of intent to collect attorney's fees (notice of intent

same and an expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

To the best knowledge and belief of the undersigned, the party in possession of the property is LAWRENCE E. SCHAFER and ANN L. SCHAFER or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for LAWRENCE E. SCHAFER and ANN L. SCHAFER L. Lou Allen

L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

le No. 7484A-03782 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER IN SECURITY DEED

STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Deed to Secure Debt from Annetta
P. Coleman If/Ka Annetta P. Kirk to The Bank
of Blairsville, dated December 21, 2007 and
recorded in Deed Book 745, Page 241, in the
offices of the Clerk of the Superior Court of
Union County, Georgia; as last modified by that
certain Modification of Security Deed dated
April 1, 2011 and recorded in Deed Book 864,
Page 494, aforesaid records, and re-recorded April 1, 2011 and recorded in Déed Book 864, Page 494, aforesaid records, and re-recordei in Deed Book 864, Page 736, aforesaid records; as assigned to Citizens South Bank by that certain Master Assignment recorded in Deed Book 853, Page 642, aforesaid records (as same may have been modified from time to time, collectively the "Security Deed"), the undersigned will sell 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 April 2016, the following described real property, to wit:

Tuesday in April 2016, the following described real property, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 11TH DISTRICT, 1st SECTION, LAND LOTS 193 AND 240, CONTAINING 36,128 ACRES, MORE OR LESS, AND BEING TRACT 1, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC. DATED JANUARY 19, 1993, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 44, PAGE 100. SAID PLAT IS INCORPORATE INTO THIS INSTRUMENT BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY. COMPLETE DESCRIPTION OF THE PROPERTY PROPERTY BEING MORE COMMONLY KNOWN AS: 2080 MILLER GAP ROAD (N/K/A 152 MILLER GAP ROAD), UNION COUNTY, SUCHES, GA 30572 The debt secured by the Security Deed is evi-

denced by a Renewal Promissory Note dated April 1, 2011, from Annetta P. Coleman f/k/a Annetta P. Kirk in favor of The Bank of Blairwille in the original principal amount of \$272,868.41 (as same may have been modified, renewed or amended, collectively the "Note"); plus interect from date on the unpaid balance until naid est from date on the unpaid balance until paid, and other indebtedness and other indeptedness.

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 evidenced by the Note and secured by the Se-

curity 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 accord-The above-described real property will be sold to the highest and best bidder for cash as the property of Annetta P. Coleman f/k/a Annetta P. Kirk, the proceeds to be applied to the payment property or Annetta P. Coleman 17K/a Annetta P. Kirk, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall

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 prior assessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Annetta P. Coleman f/k/a Annetta P. Kirk.

To the best of the undersigned's knowledge and belief, the party in possession of the real property is Annetta P. Coleman f/k/a Annetta P. property is Annetta P. Colleman Trk/a Annetta P. Kirk, and tenants holding under her. Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Blairsville, as Attorney-in-Fact for Annetta P. Coleman flk/a Annetta P. Kirk. M. Todd Westfall, Esquire Howick, Westfall & Kaplan, LLP Suita 600, One Tower Creek Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Deed to Secure Debt from Annetta
P. Coleman f/k/a Annetta P. Kirk to The Bank
of Blairsville, dated December 21, 2007 and
recorded in Deed Book 745, Page 247, in the
offices of the Clerk of the Superior Court of
Union County, Georgia; as assigned to Citizens
South Bank by that certain Master Assignment
recorded in Deed Book 839, Page 642, aforesaid records (as same may have been modified from time to time, collectively the "Security Deed"), the undersigned will sell 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 April 2016, the following
described real property, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN THE 11TH DISTRICT, 1st SECTION, LAND LOTS 193 AND 240, CONTAINING
36.128 ACRES, MORE OR LESS, AND BEING
TRACT 1, AS SHOWN ON A PLAT OF SURVEY
BY ROCHESTER AND ASSOCIATES, INC. DATED
JANUARY 19, 1993, AND RECORDED IN UNION
COUNTY RECORDS IN PLAT BOOK 44, PAGE 100.
SAID PLAT IS INCORPORATE INTO THIS INSTRUMENT BY REFFERNCE ERRETO FOR A FULL AND
COMPLETE DESCRIPTION OF THE PROPERTY.
PROPERTY BEING MORE COMMONLY KNOWN
AS: 152 MILLER GAP ROAD (F/K/A 2080 MILLER GAP ROAD), UNION COUNTY, SUCHES, GA
30572
The debt secured by the Security Deed is

30572
The debt secured by the Security Deed is evidenced by a Home Equity Line of Credit agreement dated December 21, 2007, from Annetta P. Coleman f/k/a Annetta P. Kirk in favor of Bank of Blairsville in the original principal amount of up to \$100,000.00 (as same may have been modified, renewed or amended, collectively the "Note"); plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the

berain 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 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 accord-

Deed has been declared foreclosable according to its terms.
The above-described real property will be sold to the highest and best bidder for cash as the property of Annetta P. Coleman f/k/a Annetta P. Kirk, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: Deed to Secure Debt from Annetta P. Coleman f/k/a Annetta P. Kirk in Ralk of Blairsville dated December. be subject to the following: Deed to Secure Debt from Annetta P. Coleman flk/a Annetta P. Kirk to Bank of Blairsville, dated December 21, 2007 and recorded in Deed Book 745, Page 241, in the offices of the Clerk of the Superior Court of Union County, Georgia, all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all prior assessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Annetta P. Coleman flk/a Annetta P. Kirk. To the best of the undersigned's knowledge and belief, the party in possession of the real property is annetta P. Coleman flk/a Annetta P. Kirk, and tenants holding under her. Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Blairsville, as Attorney-in-Fact for Annetta P. Coleman flk/a Annetta P. Kirk. M. Todd Westfall, Esquire Howick, Westfall & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005

Atlanta, Georgia 30339 (678) 384-7005

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from CARL BUD MILAM, MARY BASSETT MILAM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR PENNYMAC LOAN SERVICES LLC, dated August 3, 2014, recorded August 15, 2014, in Deed Book 982, Page 464, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty-Six Thousand One Hundred Twenty-Five and 00/100 dollars (\$186,125.00), with interest thereon as provided for therein, waid Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in April, 2016, all property described in said Security Deed including but not limited to the following described property: TAX ID NUMBER(S): 037 025 A LAND SITUATED IN THE COUNTY OF UNION IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 214 OF UNION COUNTY, GEORGIA, AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 214 OF UNION COUNTY, GEORGIA, AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 214 OF SUIVER CREEK SUBDIVISION, CONTAINING 0.888 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED MAY 11, 2000, AND LAST REVISED FEBRUARY 11, 2002 AND REORDED IN UNION COUNTY, GEORGIA REPORTS IN PLAT BOOK 50, PAGE 30. SAID PLAT IS INCORPORATED HEREIN, REFERENCE PLAT IS INCORPORATED HEREIN, REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIP-TION OF THE ABOVE DESCRIBED PROPERTY COMMONLY KNOWN AS: 241 HONAKER RD., COMMONEY KNOWN AS: 241 HOWAKER HD., BLAIRSVILLE, GA 30512-1823 Said legal description being controlling, how-ever the property is more commonly known as 241 HONAKER ROAD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due

because of default under the terms of said Security Deed and Note. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Security beed and Note. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the

recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CARL BUD MILAM, MARY BASSETT MILAM, or tenants(s).

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 having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMaC Loan Services, LLC, Loss Mitigation Dept., 6101 Condor Drive, Moorpark, CA 93021, Telephone Number: 1-866-549-3583.

FENNYMAC LOAN SERVICES LLG.

Telephone Number: 1-866-549-3583. PENNYMAC LOAN SERVICES, LLC FENNIMAC LOAN SERVICES, LLC

SA Attorney in Fact for

CARL BUD MILAM, MARY BASSETT MILAM

THE BELOW LAW FIRM MAY BE HELD TO BE

ACTING AS A DEBT COLLECTOR, UNDER FED-

ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA Telephone Number: (877) 813-0992 Case No. PNY-16-00488-1 PNY-16-00488-1 Ad Run Dates 03/09/2016, 03/16/2016, 03/23/2016, 03/30/2016 www.rubinlublin.com/property-listings.phpc

COUNTY OF UNION NOTICE OF SALE UNDER POWER IN

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER IN SECURITY DEED

By virtue of a Power of Sale contained in that certain Security Deed from John D. Tomberlin and Alicia D. Gibson to Donald J. Cady and Marrily S. Cady dated February 28, 2013, recorded in Deed Book 932, Page 254, Union County, Georgia, records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty Thousand Nine Hundred Ten and 00/100 (\$50 910 00) original principal amount of Eighty Thousand Nine Hundred Ten and 00/100 (\$80,910.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2016, the following described property: All tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 42, of Union County, Georgia, containing 0.99 acre, more or less, and more particularly described as follows:

BEGINNING at an axel on the South right of way of U.S. Highway76, said point being South 84 degrees 26 minutes West 107.5 feet from the intersection of Anderson Creek and the South right of way of U.S. Highway 76; thence South 01 degrees 04 minutes East 212.94 feet to an axel; thence South 41 degrees 18 minutes 20.

Of degrees 04 minutes East 212.94 feet to an axel; thence South 81 degrees 18 minutes 20 seconds West 186.54 feet to an iron pin on the East right of a road; thence following the East right of way of a road North 7 degrees 23 minutes West 222.57 feet to an iron pin on the South right of way of U.S. Highway 76; thence following the South right of way of U.S. Highway 76, North 84 degrees 26 minutes East 210 feet to the BEGINNING POINT.
Subject to all easements and restrictions of record; if any, as recorded in Union County Georgia records. Georgia records. Said property is commonly known as:5337 Blue Ridge Highway, Blairsville, GA 30512 Blue Ridge Highway, Blairsville, GA 30512 Deed has been and is hereby declared due because of default under the terms of said Se-

curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note. Deed and Note Said property will be sold subject to the fol-lowing items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or

would be disclosed by an accurate survey or by an inspection of the property; any outstand-ing taxes, including but not limited to ad va-lorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public unities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other mat-ters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is John D. Tomberlin and Alicia D. Gibson or tenant(s). Gibson or tenant(s).
DONALD J. CADY and MARRILY S. CADY as Attorney in Fact for JOHN D. TOMBERLIN and ALICIA D. GIBSON Contact: Cary D. Cox P. O. Box 748 Blairsville, GA 30514 706-745-7420 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 03/08/2016, 03/15/2016,

03/22/2016, 03/29/2016,

N(Mar9,16,23,30)B

STATE OF GEORGIA

COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from BENTON G.

ADAMS to UNITED COMMUNITY BANK, dated November 29, 2005, recorded December 7, 2005, in Deed Book 618, Page 380, Union County, Georgia records, as modified, said Security Deed being given to secure a Note from BENTON G. ADAMS dated June 16, 2014, in the original principal amount of Fifty Seven Thousand Six Hundred Sixty Six and 42/100 (\$57,666.42) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal

sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2016, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 282 of Union County, Georgia, containing 2.1 acres, more or less, and being shown as Lot 1A on a plat of survey by Rochester and Associates, noc., dated November 18, 1999 and recorded in Union County records in Plat Book 54, Page 108. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

and sassessinents, liets, describents, ele-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is BENTON G. ADAMS or a tenant or tenants. **UNITED COMMUNITY BANK**

UNITED COMMUNITY BANK, as attorney in Fact for BENTON G. ADAMS L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03787
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
N(Mars) 16,23,30)B

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Shaun Cole and Lisa Cole to Mortgage Electronic Registration Systems, Inc., as nominee for Avelo Mortgage, L.L.C. D/B/A Senderra Funding dated 7/26/2007 and recorded in Deed Book 720 Page 671 and modified at Deed Book 853 Page 68 Union County, Georgia records; as last transferred to or acquired by Citibank, N.A., as Trustee for GSAA Home Equity Trust 2007-10, conveying the after-described property to secure a Note in the original principal amount of \$206,500.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 05, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
A certain tract or parcel of land in Union County, in the State of Georgia, described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING NOTICE OF SALE UNDER POWER, UNION

County, in the State of Georgia, described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 21 OF UNION COUNTY, GEORGIA, CONTAINING 1.400 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED AUGUST 29, 2002 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 136, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE-DESCRIBED PROPERTY. SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED AT DEED BOOK 252, PAGE 603; SUBJECT TO ELECTRICAL LINE EASEMENT RECORDED AT DEED BOOK 135, PAGE 87-88 AND DEED BOOK 564, PAGE 102 SUBJECT TO RESTRICTIONS AND COVENANTS RECORDED AT DEED BOOK 152, PAGE 102 SUBJECT TO RESTRICTIONS AND COVENANTS RECORDED AT DEED BOOK 564, PAGE 220, UNION COUNTY, GEORGIA RECORDS THIS CONVEYANCE is made subject to all zoning, ordinances, easements and restrictions of record affecting said bargained premises.

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, tailure 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).

torney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 2360 Franklin Drive, 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): Shaun Martin Cole or tenant or tenants. Ocwen Loan Servicino. LLC is the entity or indi-

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

Ocwen Loan Servicing, LLC losure Loss Mitigation 1661 Worthington Road Suite 100 West Palm Beach, FL 33409

1-877-596-8580

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. 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 ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed matters of record superior to the security beed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with

the U.S. Bankruptcy Code; and (2) final continuation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Citibank, N.A., as Trustee for GSAA Home Equity Trust 2007-10, Asset-Backed Certificates, Series 2007-10 as agent and Attorney in Fact for Shaun Cole and Lisa Cole Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1017-661943A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION DOSTAINED WILL BE USED FOR THAT PURPOSE. 1017-661943A