North Georgia News

Legal Notices for April 29, 2015

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Edward Harris Harwood, Jr.,

All debtors and creditors of the estate of Ed-All debtors and creditors of the estate of Ed-ward Harris Harwood, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, ac-cording to the law, and all persons indebted to said estate are required to make immediate

to Said estate are required to make infined payment to the Personal Representative(s). This 1st day of April, 2015. By: Marylou E. Harwood 47 Cobblestone Blairsville, GA. 30512

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Katrine L. Krempecke, All debtors and creditors of the estate of Ka-

An debuts and cleuturs or the estate of valorine L. Krempecke, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Demand Representative(s). to the Personal Representative(s).

This 3rd day of April, 2015. By: Donna Cox 77 Rothgeb Ridge Rd. Blairsville, GA. 30512

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of June Lovell, All debtors and creditors of the estate of June All debtors and creditors of the estate of June Lovell, 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 16th day of March, 2015.

By: Patricia Louise Satterfield, f/k/a Goodman 194 Youngstown Baptist Ch. Rd. Blairsville, GA. 30512

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIORS AND CREDITORS
RE: Estate of William Joseph Nanney,
All debtors and creditors of the estate of William Joseph Nanney, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate navment tate are required to make immediate payment tate are required to make immedit to the Personal Representative(s). This 3rd day of April, 2015. By: Scott Nanney 6514 Wauka View Dr. Clermont, GA 30527

N(Apr8,15,22,29)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gene Turner Jolley,
All debtors and creditors of the estate of
Gene Turner Jolley, 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 infinedation to the Personal Representative(s). This 10th day of April, 2015.
By: Jeri Ann King
PO Box 355
Blairsville, Ga. 30514

N(Apr15,22,29,May6)

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Edith Lorene Smith,
All debtors and creditors of the estate of
Edith Lorene Smith, 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 10th day of April, 2015. This 10th day of April, 2015. By: J. Palmer Fletcher 150 Paddock Place Dawsonville, GA 30534

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Edward Wayne Webster,
All debtors and creditors of the estate of Ed-

ward Wayne Wehster deceased late of Union

ward Wayne Webster, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment tate are required to make immedit to the Personal Representative(s). This 10th day of April, 2015. By: Anita Webster 712 Song Bird Way Woodstock, GA. 30188

N(Apr15,22,29,May6)E

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: THE NAME CHANGE OF
Kristy Denise Chapman, Petitioner
Civil Action Case Number: 15-CV-159-MM
NOTICE OF PETITION TO
CHANGE NAME OF ADULT
Kristy Denise Chapman filed a petition in the
Union County Superior Court on April 16, 2015,
to change the name from Kristy Denise Chapman to Kristy Denise Adams. Any interested
party has the right to appear in this case and
file objections within 30 days after the Petition
was filed.
Date: 4/16/15
Kristy Chapman

Kristy Chapman 285 Kings Road Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ann Cowgill,
All debtors and creditors of the estate of
Ann Cowgill, 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 17th day of April, 2015.
By: James Cowgill

By: James Cowgill 2506 Barbara Dr.

Fort Lauderdale, FL. 33316 STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ronald L. Phillips,
All debtors and creditors of the estate of
Ronald L. Phillips, 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 April, 2015.
By: Virginia L. Phillips
63 Brannon Nix Rd.
Young Harris, Ga. 30582

Young Harris, Ga. 30582

NOTICE OF ABANDONED VEHICLE 35' long enclosed utility trailer, silver in color,

33 long enclosed utility trailer; silver in color, 1 axle, with miscellaneous contents, presently located and in the possession of Charles Kelley Construction, 422 Kelley Road, Blairsville, GA 30512. Attempts to locate the owner have been unsuccessful. The utility trailer is deemed abandoned under 0.C.G.A 40-11-2 and will be dienseed of if not redeemed 115 notice is be disposed of if not redeemed. This notice is given pursuant to Georgia law. N(Apr29,May6,13)P

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000

Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 19th day of February 2015, said property was seized by the undersigned agency in Union County, Georgia. Property Seized:
PROPERTY ONE: Five Thousand Eight Hundred Eighty-four & 83/100 (\$5884.83) in United States Currency

States Currency PROPERTY TWO: 2001 Suzuki VL1500K1 motor-

PROPERTY TWO: 2001 Suzuki VL1500K1 motorcyle, VIN JS1VY51A812102861
PROPERTY THREE: 1985 Honda CB650Cmotorcycle, VIN HZRC1301FM204704
PROPERTY FOUR: 1987 Nissan Stanza vehicle, VIN JNH1T2115HT085735
PROPERTY FIVE: 1994 Ford F-150 vehicle, Georgia Tag No. PFW 2684, VIN 1FTE-F14Y8RNB37696
PROPERTY SIX: 1981 Kawasaki LTD 1000 Windjammer motorcycle, VIN JKAKZCK12BA001146
PROPERTY SEVEN: 2003 Kawasaki Mule 550 utility terrain vehicle, Model No. KAF300C, Serial No. JK1AFBC18YB512555 and Traveler 4500 lb. winch

A500 lb. winch
PROPERTY EIGHT: Twenty-one firearms, ammunition and accessories, listed on Exhibit A

hereto PROPERTY NINE: Surveillance equipment made up of Sony HDR CX 330 video camera, Swann Pro security system, Samsung flat screen 42" television, Serial No. Z4TX3CAF502959Y, Nikon Accuron binoculars, Serial No. 3074457, and Simmons 20 spotting scope, Serial No. 712060 PROPERTY TEN: Hoyt VS compound bow with case, sights, rest, and arrows PROPERTY ELEVEN: Carbon Express SC5 crosshow with scone

bow with scope Conduct giving rise to said seizure:

Said property was found in the possession of Robert Hughes and Joanne Hughes, and was found in close proximity to a quantity of METHAMPHETAMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use to facilitate the trafficking, possession possession with intent of distrib. or mended for use to racinitate the transching, possession, possession with intent to distribute, and/or distribution and sale of METH-AMPHETAMINE or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances were seized from the residence of Robert Hughes and Joanne Hughes while they was in possession of a Hughes, while they was in possession of a trafficking quantity of METHAMPHETAMINE, during the execution of a search warrant at their residence, said location being in Union County, Georgia.

The owner of said property is purported to be:

The owner of said property is purported to be: Robert Hughes and Joanne Hughes, 193 Gum Log Circle, Blairsville, Georgia 30512
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgian of the second publication of this Notice of Seizure in the North Georgian of the second publication of this Notice of Seizure in the North Georgian of the Seizure in the Seizure in the North Georgian of gia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested. This 17th day of April, 2015. District Attorney

District Attorney
Enotah Judicial Circuit
SEIZING AGENCY:
Lt. Chad Deyton
Union County Sheriff's Office 940 Beasley Street
Blairsville, Georgia 30512
(706) 439-6066
By: Cathy A. Cox-Brakefield
Chief Assistant District Attorney 65 Courthouse Street, Box 6

Blairsville, Georgia 30512 (706) 439-6027 1. Henry .22 caliber Lever action rifle short B serial # HML12660 2. Ruger SS 10/22 with scope serial # 24049178

4. Ruger mini 14 serial # 18730970 and two magazines 20 round loaded 5. Heritage 22 pistol serial # L42319 and cyl-

and three magazines loaded 3. 30 carbine auto serial # MB2562 and maga-

6. Mossberg 500 12 gauge shotgun serial # To CVA Optima 515 camouflage .50 caliber muzzle loader with Nikon Scope serial # un-8. Remington 742 serial # 7295763

8. Hemington / 42 serial # /295/63 9. Marlin model 25 mm serial # 09515546 10. Savage 93 R 17hmr serial # 1035920 11. Jennings 25 caliber pistol serial # 010609 12. 12 gauge shotgun with wooden stock (disassembled) serial # 200346 13. Remington 870 12 gauge shotgun serial #

NB37424U 14. Winchester 16 gauge shotgun (no stock) serial #568247 15. New England Arms Pardner 20 gauge shot-gun serial # NA143150

16. Enterprise Inc. Commando Mark III .45 cali-ber serial # 21764 ber serial # 27/64
17. Weatherby Vanguard .300 WSM with scope serial # VS161970
18. Winchester model 290 .22 caliber with scope serial # 354365
19. Martin model 39A .22 caliber lever action

serial # Z14287 serial # 214287 20. Bersa .380 caliber ACP Thunder w/ mag and bullets serial # F02021 21. Glenfield model 60 .22 caliber serial # 22. Two soft gun cases

IN THE PROBATE COURT **COUNTY OF UNION** STATE OF GEORGIA In Re: Estate of GLADYS CHRISTENE WIGLEY, DECEASED
ESTATE NO. 15-41
PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Rebecca Ann Young has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Gladys Christene Wigley, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.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 May 4, 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.

Dwain Brackett
PROBATE JUDGE Dwain Brackett PROBATE JUDGE

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

NOTICE OF LAND PATENT / LAND GRANT

NOTICE OF LAND PATENT / LAND GRANT Ernest Michael Andrews, Jr. claims the "forever" benefit of the land patent / land grant and occupies the land located at 160 Turkey Trail, Blairsville, Georgia. Documentation of this claim is posted online and may be downloaded from ADrive.com using this link to the download page: http://goo.gl/ivlGoR

NOTICE OF SALE UNDER POWER

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 Keith Evans and Michelle Evans to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated March 26, 2007, recorded in Deed Book 699, Page 761, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 by assignment recorded in Deed Book 993. Page 246. Union CERTIFICATES, SERIES 2007-7 by assignment recorded in Deed Book 903, Page 246, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-THREE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$263,700.00), 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 May, 2015, the following described property: May, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE SEÉ EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Se-curity 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 remain-ing 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 attoracy's fees (notice of inof 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. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 is the holder of the Security Deed to the prop-ASST-BACKED CERTIFICATES, SERIES 2007-7 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, CO 80129 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of the property is Keith Evans and Michelle Evans or a tenant or tenants and said property is more commonly known as said property is more commonly known as 138 Eagle Bend Rd, Blairsville, Georgia 30512-138 Eagle Bend Rd, Blairsville, Georgia 305121817. 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 Bank of New York Mellon FKA The Bank of New York Kellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 as Attorney in Fact for Keith Evans and Michelle Evans McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT 30076 www.foreclosurehotline.net EXHIBIT 30076 www.foreclosurehotline.net EXHIBIT
"A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 223 of Union County, Georgia, containing 1.000 acre, more or less, and being more particularly described as Tract One (1) as shown on a plat of survey by Southern Geosystems, Ltd., RLS #2298, dated March 31, 2004, last revised Jan-uary 16, 2006, filed and recorded in Plat Book 58, Page 209 in Union County, Georgia records. Said plat is incorporated into this instrument, by reference hereto, for a complete and accuby reference hereto, for a complete and accu-rate description of the above described propby reterence inerect, for a complete and accurate description of the above described property. Said property is subject to the powerline easement as shown on the above referenced plat. Said property is subject to the following restrictions: 1. The property is for single family residential purposes only. 2. No junk, trash, rubbish or hazardous materials or waste, or anything which emits a foul or obnoxious odor shall be kept, stored or buried upon the property. 3. No utility trailer, no wrecked, unlicensed (untagged) motor vehicle, nor household appliance shall be kept or stored on the property. 4. No animals, birds, livestock, poultry, or fowl of any kind shall be raised, kept or bred on the property, except for ordinary pets (i.e. cats, dogs, pet birds) which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants, but not for any commercial use or purpose. Pigs are not pleasure and use of the occupants, but not for any commercial use or purpose. Pigs are not to be considered household pets. This deed is given subject to all easements and restrictions of record, if any. MR/crp1 5/5/15 Our file no. 567314 - FT1

NOTICE OF SALE UNDER POWER

NOTICE OF SALE ONDER TOWER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
KENNETH H. ROGOZ to MORTGAGE ELECTRONIC KENNETH H. ROGOZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PRIMARY CAPITAL ADVISORS LC , dated 08/20/2004, and Recorded on 08/24/2004 as Book No. 540 and Page No. 577-600, UNION COUNTY, Georgia records, as last assigned to HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$112,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in May, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION. THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 93 OF UNION COUNTY, GEORGIA AND BEING LOT 19 OF HIGHLAND FALLS COTTAGES, CONTAINING 0.074 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., DATED FEBRUARY 21,1997, LAST REVISED MARCH 5,1999 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGES 170. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed Secure Debt Resquest the debt remains in to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE COAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. NATIONSTAR MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, NATIONSTAR MORTGAGE, LLC may be contacted at: NATIONSTAR MORTGAGE, LLC, R950 CYPRESS WATERS BLVD., COPPELL, TX 75019, 877-450-8638. Please note that, pursuant to O.C.G.A. § 44-14-162.2. CYPRESS WATERS BLVD., COPPELL, TX 75019, 877-450-8638. Please note that, pursuant to O.G.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 283 HIGHLAND FORGE, BLAIRSVILLE, GEORGIA 30512 is/are: KENNETH H. ROGOZ or tenant/ tenants. 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) any matters which might be dishigh taxes which are a feet, but into yet use and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances accements, restrictions covenants. dinances, easements, restrictions, covenetc. 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 to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 as Attorney in Fact for KENNETH H. ROGOZ. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005042353 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

341-5398.

NOTICE OF SALE UNDER POWER
Because of a default in the payment of the indebtedness secured by a Security Deed executed by Betty V. Ray and Jack Ray to Mortgage Electronic Registration Systems, Inc. as nominee for GE Money Bank and its successors and assigns dated May 23, 2007, and recorded in Deed Book 712, Page 166, and Deed Book 981, Page 346, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to PHH Mortgage Corporation by Assignment, securing a Note in the original principal amount of \$98,373.00, the holder thereof pursuant to said Deed and the holder thereof pursuant to said Deed and Note thereby secured has declared the entire and pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 5, 2015, during the legal hours of sale, before the Courthouse door in said County, sell at public

Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.691 ACRES AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER AND ASSOCIATES, INC., RS NUMBER 2653, DATED 07/27/95 AND RECORDED IN PLAT BOOK 34 PAGE 121 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF.

BEREU: Said property is known as 1858 Mocking Bird Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any out-Sain property will ne soin sunject to any our-standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all ex-penses of said sale as provided in said Deed, and the halance if san will be distributed as

and the balance, if any, will be distributed as

and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Betty Y Ray, a/k/a Betty Ray a/k/a Betty York, successor in interest or tenant(s).

PHH Mortgage Corporation as Attorney-in-Fact for Betty Y. Ray and Jack Ray File no. 15-050935

File no. 15-050935 SHAPIRO, SWERTFEGER & HASTY, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, 6A 30341-3941 (770) 220-2535/CH www.swertfeger.net
*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

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 William Lee to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Home Loans, Inc. dba America's Wholesale Lender, its successors and assigns, dated June 7, 2007, recorded in Deed Book 712, Page 380, Union County, Georgia Records, as last transferred to 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 by assignment recorded in Deed Book 827, Page 160, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY THOUSAND AND 0/100 DOL-LADS (628-000 00). HUNDRED FIFTY THOUSAND AND 0/100 DOL-LARS (\$150,000.00), 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 May, 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 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) and notice (notice of intent to collect attorney). attorney's fees having been given). Said prop-erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out 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 is the holder of the Security Deed to the property in certificateniouers of the CWABS, Inc., ASSEI-BACKED CERTIFICATES, SERIES 2007-10 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, C0 80129 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of the property is William Lee or a tenant or tenants and said property is more commonly known as 8474 Timber Ridge Rd N, 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. The Bank of New York Mellon FKA The York Mellon FKA The York Mellon FKA The York Mellon FKA The Yor of the loan with the holder of the security deed. 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 Attorney in Fact for William Lee 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 the 7th District, 1st Section, Land Lot 56 of Union County, Georgia, and being Tract 1, containing 2.000 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 22, 1998, and recorded in Union County Records in Plat Book 45, Page 158. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed herewith is a perpetual 40 foot easement from Timber Ridge Road (County Road #113) to the subject property. MR/kr8 5/5/15 Our file no. 5316912 - FT1

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 FRANK PACK
to UNITED COMMUNITY BANK D/B/A UNION
COUNTY BANK N/K/A UNITED COMMUNITY
BANK, dated September 1, 1998, recorded September 3, 1998, in Deed Book 298, Page 298,
Union County, Georgia records, as modified,
said Security Deed being given to secure an indebtedness from FRANK PACK; 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

solid by the undersigned at public outry 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 May, 2015, the following described property:
All that tract or parcel of land lying and being in the 9th district, 1st Section, Land Lot 274, Union County, Georgia, containing 0.37 acres, as shown on a plat of survey by M. E. Richards, Union County Surveyor, dated January 8, 1987, recorded in Plat Book S, page 107, Union County records and more particularly described as follows: Beginning at Station No. 36+08.41 on the sixty (60) foot right of way of the Blairsville By-Pass, run thence along the right of way of Old U.S. Highway 19, N 56 29 41 E 48.70 feet to an iron pin; thence leaving the right of way S 09 00 13 E 197.19 feet to an iron pin; thence S 64 17 40 W 95.00 feet to an iron pin; thence S 64 17 40 W 95.00 feet to an iron pin; thence N 90 00 20 W 132.73 feet to a right of way marker on the Blairsville By-Pass; thence along the on the Blairsville By-Pass; thence ale

39 E 85.44 feet to the point of beginning.
All that tract or parcel of land lying and being in Land Lot 274 of the 9th Land District of ing in Land Lot 274 of the 9th Land District of Union County, Georgia, and being more particularly described as follows: Beginning at the intersection of the property line between the land of the Grantor and lands now or formerly owned by Robert J. Collwell with the Northern property line of lands now or formerly owned by First Baptist Church of Blairsville, said point labels him 177,00 feet high standard provides. also being 171.09 feet right of and opposite Station 34+25.64 on the Mainline Centerline of Georgia Highway Project APD-056-2(5); running thence southwesterly along said property line between the lands of said Grantor and lands now or formerly owned by the First Baptist Church of Blairsville to a point 126.32 feet right of and opposite Station 33+59.32 on said centerline; thence northwesterly along a straight line to a point 84.76 feet right of and opposite Station 34+06.41 on said centerline; thence northeesterly along a straight line to opposite Station 34+06.41 on said centerline; thence northeasterly along a straight line to a point 80 feet right of and opposite Station 34+87 on said centerline; thence northeasterly along a line 80 feet right of and parallel to said centerline to the intersection of said property line between the lands of Grantor and land now or formerly owned by Robert J. Colwell at a point 80 feet right of and opposite Station 35+20.55 on said centerline; thence south-easterly along said later property line back to the point of beginning. The debt secured by said Security Deed has been and is hereby declared due because of

been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees knotice of intent to collect attorney's fees knotice of intent to collect attorney's fees thaving 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.

the Security Deed first set out above The Security Used INTS SET OUT BOVE.

To the best knowledge and belief of the undersigned, the party in possession of the property is FRANK PACK or a tenant or tenants.

UNITED COMMUNITY BANK D/B/A UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK,

OUT OF THE SET OF THE STANK DAY O

as attorney in Fact for FRANK PACK L. Lou Allen Stites & Harbison, PLLC

520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-02631

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 nka 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 Park Sterling Which Park Bank Sterling Bank and Park Sterling Which Bank Sterling Bank and Park Sterling Which Bank Sterling Bank and Park Sterling Which Bank Sterling Bank and Park Sterling Bank Sterling Bank and Park Sterling Bank Sterling 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 standing ao valoren taxes, any matters which 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 set out above. The individual or entity that has full authority The individual of 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, Blairsville, 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.
Said property will be sold as the property of Alice Elizabeth Kerr a/k/a Libby Duncan Kerr n/k/a Libby Duncan Shook. To the best knowledge and belief of the undersigned, the party in possession of the property is Alice Elizabeth Kerr a/k/a Libby Duncan Kerr n/k/a Libby Duncan Shook, or a tenant or tenants.
Parker Sterling Bank, successor by merger to Citizens South Bank, which did business as The Bank of Hiawassee, a division of Citizens South Bank, as attorney in fact for Alice Elizabeth Kerr a/k/a Libby Duncan Kerr n/k/a Libby Duncan Shook. 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.