North Georgia News

Legal Notices for May 20, 2015

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ann Cowgill,

All debtors and creditors of the estate of

All deptors 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 tate are required to make infinedate to the Personal Representative(s). This 17th day of April, 2015. By: James Cowgill 2506 Barbara Dr. Fort Lauderdale, FL. 33316

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ronald L. Phillips, All debtors and creditors of the estate of 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 Demand Representative(s). to the Personal Representative(s).

This 22nd day of April, 2015. By: Virginia L. Phillips 63 Brannon Nix 200500 Young Harris, Ga. 30582

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Guinnetta M. Tatman,
All debtors and creditors of the estate of

Guinnetta M. Tatman, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment

tate are required to make immedia to the Personal Representative(s). This 28th day of April, 2015. By: Rebecca Jane Tatman Klase 3908 Dogwood Dr. Greensboro, NC 27410

N(May6,13,20,27)B STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Yvonne C. Resler, All debtors and creditors of the estate of All deptors and creditors of the estate of Yvonne C. Resler, 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 29th day of April, 2015. By: Peggy J. Davis 1900 Dixie Hwy. Madison, GA. 30650 N(May6,13,20,27)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Shirley Williams Hunter,
All debtors and creditors of the estate of Shirley Williams Hunter, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 29th day of April, 2015. By: Sherry Moriarty 238 Ross Ridge Rd. Blairsville, GA. 30512

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Pamela Diann Huggins, All debtors and creditors of the estate of Pa-

mela Diann Huggins, 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 Demand Representative(s). to the Personal Representative(s). This 28th day of April, 2015. By: Phyllis S. Liner 10653 Dunmore Dr. Daphne, AL. 36526

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ruby Shepard Brown,
All debtors and creditors of the estate of
Ruby Shepard 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 estate are required to make immediate payment
to the Personal Representative(s)

tate are required to flake mineral to the Personal Representative(s). This 28th day of April, 2015. By: Deborah Brown Crowe 28 Susie Ln Blairsville, Ga. 30512 N(May6,13,20,27)8

IINION COUNTY

UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Betty J. Babinsky,
All debtors and creditors of the estate of
Betty J. Babinsky, 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 to the Personal Representative(s).

This 29th day of April, 2015. By: Dan Kohr (Daniel Kenneth Kohr) 32528 Palmyra Rd. Warren, MO 63383 N(May6,13,20,27)B

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Pauline B. Marsh, All debtors and creditors of the estate of

Pauline B. Marsh, 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). tate are required to make immediate pay to the Personal Representative(s). This 11th day of May, 2015. By: Mary Elaine Marsh Gillette Wainright 1073 Pineapple Way Kissimmee, FL. 34741

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Gloria Elizabeth LaCombe, All debtors and creditors of the estate of Gloria Elizabeth LaCombe, 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).

tate are required to flake immentation to the Personal Representative(s). This 11th day of May, 2015. By: Susan Elizabeth Nystrom fik/a Susan Elizabeth Wagner 28 Susie Lane Blairsville, GA. 30512

APPLICATION TO REGISTER A BUSINESS
TO BE CONDUCTED UNDER A TRADE NAME
The undersigned hereby certifies that it is
conducting a business in the City of Blairsville,
County of Union, State of Georgia, under the
name of: The Groutsmith and that the nature
of the business is Tile & Grout repair and that
said business is composed of the following
LLC: Family Hustle, LLC, 262 Gumlog Circle,
Blairsville, GA 30512.

NOTICE OF ARTICLES OF INCORPORATION
Notice is given that Articles of Incorporation
that will incorporate Build One Design, LLC
have been delivered to the Secretary of State
for filing in accordance with the Georgia Business Corporation Code. The initial registered
office of the Corporation is located at 51 Trillium Trail, Blairsville, GA 30512 and its initial
registered agent at such address is Robert K.
Honea.

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DOROTHY MARIE PATTERSON, DECEASED **ESTATE NO. 11-67** PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Rita Phyllis Shook has petitioned to be appointed Administrator(s) of the estate of Dorothy Marie Patterson, 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 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 June 8, 2015. 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 date. If no objections are filed, the petition may be granted without a hearing Dwain Brackett

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Ste. 8 Blairsville, GA 30512 706) 439-6006 Telephone Number N(May13,20,27,Jun3)B

NOTICE OF FILING OF PETITION

FOR NAME CHANGE
Whereas on the 29th day of April, 2015, Brandon Sean Lickey filed his Petition for Change of Name to William Brandon Berry in the Superior Court of Union County, Georgia. Any person who claims any interest or claims to be an affected party shall file with the Clerk of the Superior Court of Union County such objections in writing and appear to prove such claims.

This 29th day of April, 2015.

Payid F. Razrett

David E. Barrett Attorney for Petitioner 108 Blue Ridge Highway, Ste. 6 Blairsville, GA 30512

VALUED AT LESS THAN \$25,000

Pursuant to O.C.G.A. \$40-6-391.2, any party claiming an interest in the following property is hereby notified that on the 4th day of March, 2015, said property was seized by the undersigned agency in Union County, Georgia.

NOTICE OF SEIZURE OF PERSONAL PROPERTY

signed agency in Union County, G Property Seized: 1999 Dodge Dakota Red in Color VIN #: 1B7FL26P9X52487501 G.A. Tag #: BKU5116 Model Type: Light Pick-up Truck

Conduct giving rise to said seizure: On March 4, 2015, the above-referenced vehicle was used in the occurrence of a single-car accident on Gumlog Road in Union County, Georgia. Upon investigation by officers of the Georgia State Patrol and Union County Sheriff's Office, it was Patrol and Union County Sheriff's Office, it was determined that Joseph Dyer Ivester was the operator of said motor vehicle. Thereafter, it was further determined that the same Joseph Dyer Ivester was operating the subject vehicle while under the influence of alcohol to the extent that he was less safe to drive, in violation of O.C.G.A. 40-6-391 (a)(1). In addition, the same Joseph Dyer Ivester previously received notice that his license had been suspended and revoked and that he was subject to a Lifetime License Supsension after a Habitual Violator Declaration was issued on July 21. Violator Declaration was issued on July 21, Violator Declaration was issued on July 21, 2014, Pursuant to 0.C.G.A. 40-5-58, operation of the above-referenced vehicle on the date alleged by Ivester was a criminal violation of Georgia law as well. Joseph Dyer Ivester entered a plea of guilty to these offenses before the Superior Court of Union County on May 4th, 2015, in Union County Superior Court Case 2014-CR-152

Joseph Dyer Ivester 35 Pine Log Road Blairsville, GA 30512

Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with \$16-16-2(d) within 30 days of the second publication of this Notice of Seizure by serving said agency and the District Attorney by certified mail, return recent requested. receipt requested. This 7th day of May, 2015 Jeff Langley
District Attorney
Enotah Judicial Circuit
BY: Buck Levins

BY: BUCK LEVING Assistant District Attorney Office of the District Attorney 65 Courthouse Street Blairsville, Georgia 30512 (706) 439-6027 SEIZING AGENCY: Investigator/Sgt. Daren Osborn Union County Sheriff's Office 378 Beasley Street Blairsville, Georgia 30512 (706) 439-6066

STATE OF GEORGIA

UNION COUNTY NOTICE TO: Joshua Waylon Saffold A Pre-Warrant hearing will be held in Magistrate Court on June 9, 2015 at 2:00 pm to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§16-

By: Babara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008

TRADE NAME REGISTRATION

TRADE NAME REGISTRATION
Georgia, Union County
To whom it may concern:
Please be advised that, Spring Communications Holdings whose address is 625 Westport
Parkway, Grapevine, TX 76051, and, whose
address is, is/are the owner(s) of the certain
business now being carried on at 305 Murphy
Hwy., Suite 1, Blairsville, CA 30512 in the following trade name, to-wit: AT&T Authorized
Retailer # 842; and that the nature of said business is: Retail Sales of mobile devices, accessories and service. AT&T Authorized Retailer.
This statement is made in conformity with
O.C.G.A. § 10-1-490 et. seq. requiring the filing
of such statement with the Clerk of Superior
Court of this county.
This the 16th day of April 2015

NOTICE OF MERGER

Notice is given that articles of merger which will effect a merger by and between MoneyTree Corporation, a Tennessee corporation with and into United Community Banks, Inc., a Georgia corporation, has been delivered to the Secretary of State for filing in accordance with the Georgia Bussiness Corporation Code. The name of the surviving corporation in the merger is United Community Banks, Inc., a Georgia corporation. The registered office of such corporation. corporation. The registered office of such cor-poration is located at 177 Highway 515 East, Blairsville, Georgia 30512 and its registered agent at such address is Brad Miller.

INVITATION FOR BID

Part 1 of Bid
Date Issued: May 15, 2015
Sealed bids from suppliers will be received
by the Downtown Development Authority of Blairsville, at 62 Blue Ridge Street, Blairsville Georgia 30512, until 2:00 p.m. legally prevail-ing time on Tuesday, June 16, 2015 for: SR 2 TO PAT HARALSON DRIVE CONNECTOR

The SR 2 to Pat Haralson Drive Connector project will consist of approximately 600 If project Will consist or approximately bou it of roadway improvements which will include demolition of the existing roadway/off-ramp, new roadway construction with paving, grading, curb & gutter, sanitary sewer & storm sewer construction (including an extension from an existing box culvert consisting of approximately 230 LF of 60" RCP) and utility relocations.

relocations.
After the time and in a room and place as noted above, the bids for each commodity will be
publicly opened and read. No extension of the
bidding period will be made.
Copies of bidding documents, specs and plans
may be obtained at a cost of \$200 from Downtown Development Authority of Blairsville, 62
Blue Ridge Street, Blairsville, Georgia 30512
on or after Friday, May 22, 2015. Requests
for documents should be requested from the
Downtown Development Authority of Blairsville by calling (706) 347-3503 or by e-mail at Downtown Development Authority of Bairs-ville by calling (706) 347-3503 or by e-mail at manager@downtownblairsville.com at least (24) hours in advance to reserve your copy. The Giga.org and North Georgia News will be the only official release sites for this invitation. Bid bonds in the amount of not less than 5% of the base bid must be submitted with each bid. Failure to supply bond will force your bid to be

Failure to supply bond will force your bid to be declared nonresponsive.

The successful bidder shall provide a 100% Payment and a 100% Performance Bond at the signing of the contract. Failure to supply bonds will result in default of contract. Successful bidders shall provide insurance in the amount of at least (\$1,000,000,000) one million dollars as required by Paragraph 18 of the "Terms and Conditions" of the contract documents.

A Mandatory use-bid conference will be con-Containons of me contract occurrents.

A Mandatory pre-bid conference will be conducted on Tuesday, June 2, 2015. The conference will begin at 2:00 PM. Meeting site is located at 62 Blue Ridge Street, Blairsville, Georgia 30512. Directions can be obtained from the Downtown Development Authority

of Blairsville at (706) 347-3503. Only bidders in attendance for the entire meeting will be allowed to bid on the project. All prospective bidders should visit the project site prior to the pre-bid conference. Contract, if awarded, will be on a lump sum basis or individual item basis, whichever is in the best interest of the Owner. No bid may be withdrawn for a period of (30) thirty days after time has been called on the date of opening. The Owner reserves the right to include any combination, in whole or partially, of the work comminators, in whole or partially, or the work represented by the Bid Schedules in the Bid. Failure to sign your bid in the proper space provided on Part II of Bid will force your bid to be declared as "Non-Responsive" and not considered for award. The Owner reserves the right to reject any or all bids and to waive technicalities and internalities.

the right to reject any of an ious and to wave technicallities and informalities. For technical questions or questions as to the correct way to submit your proposal contact Wayne Fowler, H & H Resources Phone: (706) 835-1311.

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
MARY LOU SMITH WHITT LOGAN, DECEASED **ESTATE NO. 15-51** PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Troy Lamar Whitt has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Mary Lou Smith Whitt Logan, 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. must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before June 15, 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 pleading before a must be tendered with your pleading before a must be tendered with the file court clerk. ings/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 attitude to the contact of the cont the petition may be granted without a hearing. Dwain Brackett

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Anne Laura Stancil to Wachovia Park National Acceptation details and the Machovia Bank, National Association dated March 24, 2006, and recorded in Deed Book 642, Page 682, Union County Records, securing a Note the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable amount or said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 2, 2015, during the legal hours of sale, before the 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 CERTAIN PROPERTY SITUATED IN THE COUNTY OF INDICATED.

ALL INAL CENTRINE PROFERIT STIDATED IN THE
CITYOP BLAIRSVILLE, IN THE COUNTY OF UNION
AND STATE OF GEORGIA AND BEING DESCRIBED
IN A DEED DATED 04/19/2005 AND RECORDED
04/20/2005 IN BOOK 576 PAGE 452 AMONG THE
LAND RECORDS OF THE COUNTY AND STATE
SET FORTH ABOVE AND REFERENCED AS FOL-

SET FURTH ABOVE AND REFERENCED AS FUL-LOWS: SECTION 1, LAND LOT 274, DISTRICT 9, AS METES AND BOUNDS. Said property is known as 201 Blue Ridge Street, Blairsville, GA 30514, 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-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 expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to con-

firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of W. Russell Conger, successor in interest or

Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association as Attor-ney-in-Fact for Anne Laura Stancil File no. 14-047320 SHAPIRO, SWENTFEGER & HASTY, LLP*

Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, GA 30341-3941 (770) 220-2535/KMM (170) 220-2333/MINI www.sweffdeger.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

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Kenneth Kluth and Garland C. Griffin ecuted by kenneth Kluth and darland C. Arrini to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Bank, d/b/a United Community Mortgage Services, Inc. and its successors and assigns dated May 29, 2008, and recorded in Deed Book 763, Page 29, 2006, after terroreur in December No. 7 Age 103, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Selene Finance LP by Assign-ment, securing a Note in the original principal amount of \$76,531,00, the holder thereof pur-

suant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 2, 2015, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said

Diduct for Cash, use property described in Salu Deed, to-wit:
All that tract or parcel of land lying and being in Land Lot 17, 8th District, 1st Section, Union County, Georgia, containing 1.59 acres, more or less, as shown on a plat of survey by Tim Cable Surveying, dated August 15, 1997 and recorded in Plat Book 38, Page 230, Union County Records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Said property is known as 2563 Tate Rd FKA 7495 E. Culberson Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. property, if any. Said property will be sold subject to any out-

said property win be soid subject 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, encumbrances, 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 expenses of said sale as provided in said Deed, 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 con-firmation and audit of the status of the loan with the secured creditor.

with the secured creditor.

The property is or may be in the possession of Kenneth Kluth and Garland C. Griffin, alk/a Garland Charles Griffin, successor in interest or tenant(s).

Selene Finance LP as Attorney-in-Fact for Kenneth Kluth and Garland C. Griffin File no. 15-050871

SHAPIRO, SWERTFEGER & HASTY, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, GA 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 GEORGIA. UNION COUNTY

On June 3, 2009, The Honorable Raymond E. George, Judge of the Superior Court of Union County, entered an Order to Sell Land pursuant to O.C.G.A. § 44-6-140; 44-6-166.1; and 44-6-167, and appointed the undersigned as Com-missioners to sell the Property as described Said tract of land is described as follows, to

All that tract or parcel of land situate lying and

han that the optoper of indicated sping and being in the 9th District, 1st Section, Land Lots 273, 274 and 305 of Union County, Georgia containing 3.503 acres, more or less beginning at the intersection of the southern right of way Nelson Street and Tanyard Branch and running thence along the southern, southwestern and western line of Nelson Street as follows: North western line of Nelson Street as follows: North 84 degrees 30 minutes east 65 feet; North 83° 15 min. east 40.0 feet; South 89° 00 min. east 45.83 feet; South 61° 15 min. east 93.0 feet; South 56° 00 min. east 84.0 feet; South 51° 30 min. east 84.0 feet; South 41° 15 min. east 84.0 feet; South 36° 30 min. east 72.0 feet; South 31° 30 min. east 10.0 feet; South 31° 30 min. east 100.0 feet; South 31° 30 min. east 100.0 feet; South 36° 30 min. east 44.0 feet; South 67° 30 min. east 20.0 feet to an iron pin set; thence leaving the Western line of Nelson Street and running thence South 60° 00 min. west 80.0 feet; running thence South 61° 30 min. west 88.0 feet; running thence South 61° 30 min. west 81.00. feet; running thence South 55° 30 min. west 100.0 feet; running thence South 55° 15 min. west 86.0 feet to an iron pin found; running thence along the centerline of Tanyard Branch, North 24° 30 min. west 16.0 lanyaro Branch, North 24° 30 min. West 16.0 feet to an iron pin found; running thence along the centerline of Tanyard Branch North 24° 30 min. west 78.0 feet; running thence North 23° 30 min. west 62.0 feet; running thence North 26° 00 min. west 65.0 feet to an iron pin found; running thence North 17° 30 min. west 110.0 running thence North 17° 30 min. West 110.0 feet; running thence North 20° 30 min. west 32.0 feet; running thence North 40° 30 min. west 34.0 feet to an iron pin found; running thence North 6° 00 min. west 28.0 feet; running thence North 45° 00 min. west 31.0 feet; running thence North 45° 00 min. west 31.0 feet; running thence North 27° 45 min. west 43.0 feet; running thence North 27° 45 min. west 43.0 feet; running thence North 28° 30 min. west 109.0 feet to the original point of beginning.
Said property as shown on a plat of survey by
Bruce Hunt dated June 1983 as recorded in Plat Book Y, page 77; said plat being incorpo-

rated by reference herein.
Said property being Map & Parcel number B02-222A, Tax Bill#22894. The property is located off of Cook Street,

THE property is located on or Cook Street, Blairsville, Georgia.

THEREFORE, according to the provisions of O.C.G.A.§ 44-6-140; 44-6-166.1; and 44-6-167, and all other applicable laws, and the Order to Sell Land, the undersigned will, after proper advertisement, sell the Property to the highest bidder, for cash, on the first Tuesday in June, 2015, between the legal hours of sale, before 2015, between the legal hours of sale, before bidder, for cash, on the first Tuesday in June, 2015, between the legal hours of sale, before the Courthouse door in Union County, Georgia. This Property will be sold as the property of Sidney C. Mahan, Jr. as Executor of the Estate of Sidney C. Mahan, Sr. and Brittany Pack and the sale will be subject to: All bidders must have proof of certified funds; After winning the bid, all funds must be sent by wire transfer to Woodside & Boemanns Escrow Account, pending the selection of attorney to handle closing documents; any state of facts as would be disclosed by a current and accurate survey of the property; all taxes for the year 2012 and subsequent years; unscorded assembles and subsequent years; unrecorded easements and other matters not of record which would be disclosed by a visual inspection of the property; easements to any and all utility companies for the erection and placing of poles and string of wire, together with incidental rights of clearing and inspection; right of way deed: string of wire, ugetter with includinal rights of clearing and inspection; right of way deeds and easements in governmental authorities for the purpose of construction of roads and easements for water flowage and non-disturbance; and subject to any other matters which would affect, defeat, or impair title which do not ap-

anest, belied, or impair the whileh to not appear on the record.

The proceeds of the sale will be used first would be payable for all taxes and the costs of the sale, and the balance, if any, will be delivered to the owners. To the best knowledge and better of the processing belief of the undersigned, the Property is now in the possession of the owners

in the possession of the owners. Information on the property may be obtained by contacting undersigned commissioners prior to the scheduled sale, as well as, owner Brittany Pack at (706) 897-1725 and owner Sidney Mahan, Jr. as Executor of the Estate of Sidney C. Mahan, Sr. at Sonny.Mahan@brmemc.com or at (706) 781-7727. This [insert date].

Jon Spiva, Commissioner Tim Helton, Commissioner Martin Delatte, Commissioner

Martin Delatte, Commissioner N(May6,13,20,27)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
WILLIAM J RAY to BANK OF HIAWASSEE D/B/A

WILLIAM J RAY TO BANK UP HIAWASSEE U/B/A
BANK OF BLAIRSVILLE, dated 08/26/2003, and
Recorded on 09/05/2003 as Book No. 487 and
Page No. 371-380, UNION County, Georgia records, as last assigned to JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION (the Secured DANN, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$88,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale out the first Tuesday in June at the owner county count much which it ele-gal hours of sale on the first Tuesday in June, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 17 OF UNION COUNTY, GEORGIA AND BEING LOT 4E OF MAPLE RIDGE SUBDIVISION, CONTAINING OFFE MODE OF LESS OF CONTAINING 0.858 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC, DATED FEBRUARY 12, 1997 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 37, PAGE 183. SAID PLAT IS INCORPORATED BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in 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 A FULL AND COMPLETE DESCRIPTION OF THE law, including attorney's fees (notice of inten to collect attorney's fees having been given) JPMORGAN CHASE BANK, NATIONAL ASSOCIA-JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FAN-NIE MAE (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.G.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend J RAY 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 disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first each whose including hybriding that the limited to the property and (c) all matters of record superior to the Deed to Secure Debt first each whose including hybriding that the limited to the property and the proper first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, coverage, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited contimation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for WILLIAM J RAY, THIS LAW FIRM IS ACTING AS A DEED COLLECTED ATTEMPTINE JOINT COLLECTED. A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005204581 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale contained in that certain Security Deed and Agreement from Kenneth Scott Deyton and Angela Marie Deyton ("Grantors") to Community & Southern Bank, as successor in interest to Appalachian Community Bank, by virtue of Assignment from the FDIC, as Receiver for Appalachian Community Bank ("Grantee"), dated May 5, 2008, filed and recorded May 9, 2008, in Deed Book 760, Page 22, Union County, Georgia Records, as modified by that certain Modification Agreement from Grantors to Grantee dated March 30, 2012, filed and recorded April 16, 2012, in Deed Book 900, Page 193, aforesaid tained in that certain Security Deed and Agree March 30, 2012, filed and recorded April 16, 2012, in Deed Book 900, Page 193, aforesaid records (the "Security Deed"), conveying the after-described property to secure that certain Modification of Promissory Note dated March 30, 2012, from Grantors payable to Grantee in the original principal amount of Two Hundred Eighty One Thousand Eight Hundred Thirty One and 79/100 Dollars (\$281,831.79), with interest thereon as set forth therein (as renewed and amended, the "Note"), 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 Georgia, within the legal hours of sale on the first Tuesday in June, 2015, the following de-

scribed property:
PARCEL ONE: All that tract or parcel of land lying and being in Land Lot 235, 9th District, 1st Section, Union County, Georgia, containing 2.00 acres on a plat of survey for Kenneth S. Deyton by Southern Geosystems, LTD, W. Gary Kendall, G.R.L.S. #2788, dated April 23, 2008, and filled of record on May 1, 2008, in Plat Book 61, Page 7, in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for incorporated herein by reference hereto, for a full and complete description of the above

described property.

Also conveyed is a non-exclusive perpetual twelve (12) foot wide easement for ingress and egress running from Robert Lovell Drive and egress running from nobert Loveli Drive to the above described property as shown on that plat of survey for Kenneth S. Deyton, dated April 23, 2008 and filed of record May 1, 2008, in Plat Book 61, Page 7, in the Office of the Clerk of Superior Court, Union County, Georgia.
PARCEL TWO: All that tract or parcel of land ly-

ing and being in Land Lots 234 and 235, 9th District, 1st Section, Union County, Georgia, containing 1.060 acres, more or less, as shown on that plat of survey for Kenneth S. Deyton by Rochester & Associates, Inc., James L. Alexander, GRLS No. 2653, dated July 6, 2001, and anuel, GNLS Wo. 2035, dated July 9, 2011, and filed of record on October 12, 2007 in Plat Book 60, Page 134, in the Office of the Clerk of Su-perior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above

distribution of the above described property. Said property being the same property conveyed to Grantors by Scott Deyton by virtue of that certain Warranty Deed dated October 24, 2005, and recorded in Deed Book 612, Page 205, in the Office of the Clerk of Superior Court, Union Courts, Sectoria.

Zuo, in the Unice of the Clerk of Superior Court, Union County, Georgia.

The indebtedness secured by said Security Deed has been and is hereby declared due and payable 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. The debt remaining in default his cale will be made for the purpose. 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 as resided by law).

provided by law).

The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the preparaty against profilerance. inspection of the property, zoning ordinances, restrictions, covenants, easements against the property, if any, and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the Security Deed. inspection of the property, zoning ordinances the Security Deed. Grantee reserves the right to sell the property in one parcel or as an entirety, or in such par-cels as Grantee may elect, as permitted in the

The following information is being provided in accordance with 0.C.G.A. § 44-14-162.2. Community & Southern Bank is the secured

Community & Southern Bank is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated Note on behalf of the secured creditor: Community & Southern Bank, Attn: Foreclosures, 4800 Ashford-Dunwoody Road, Suite 200, Dunwoody, Georgia 30338, (678) 293-1231. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of tor to negotiate, amend, or modify the terms of a mortgage instrument." To the best of the undersigned's knowledge

a mortgage instantian.

To the best of the undersigned's knowledge and belief, the property is known as 99 Robert Lovell Drive, Blairsville, Union County, Georgia 30512, and 2.00 acres off Robert Lovell Drive, Blairsville, Union County, Georgia 30512; and the parties in possession of the property are Kenneth Scott Deyton and Angela Marie Deyton, or their tenant or tenants.

Community & Southern Bank, as successor in interest to Appalachian Community Bank, by virtue of Assignment from the FDIC, as Receiver for Appalachian Community Bank, as Attorney-in-Fact for Kenneth Scott Deyton and Angela Marie Deyton

Thompson, O'Brien, Kemp & Nasuti, P.C.

40 Technology Parkway South, Suite 300

Norcross, Georgia 30092

Norcross, Georgia 30092 (770) 925-0111 This is notice that we are attempting to col-lect a debt and any information obtained will be used for that purpose. This communication is from a debt collector.

STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER
IN DEED TO SECURE DEBT

IN DEED TO SECORE DEBT
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt
from Amy Gray and Eric Gray to Mortgage
Electronic Registration Systems, Inc. as nominee for Republic State Mortgage Co., A Texas
Corporation, its successors and assigns, in the
original principal amount of \$272,547.00 dated original principal amount of 12/27/2010, and recorded in Deed Book 856, page 83, Union County records, said Security Deed being last transferred and assigned to Wilmington Savings Fund Society, FSB, doing business as Christiana tust, not in its individual security is the security of th vidual capacity but soley as trustee to BCAT vidual capacity but soley as trustee to BCAT 2014-4TT, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of June, 2015 by Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as trustee for BCAT 2014-4TT, as Attorney-in-Fact for Amy Gray and Eric Gray the following described property:

described property: All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 22 of in the 7th District, 1st Section, Land Lot 22 of Union County, Georgia, containing 5.41 acres, more or less, as shown on a plat of survey by Cherrylog Survey Co., Inc., dated March 25, 2002 and recorded in Union County Records, in Plat Book 50, page 84. Said plat is incorpo-rated herein by reference hereto, for a full and complete description of the above described property. Property known as: 2049 Jones Creek Road, Blairsville, GA 30512 The indebtedness secured by said Deed to Se-

cure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law).

by law). The property will be sold as the property of Amy Gray and Eric Gray subject to the follow-(1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would

zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as trustee for BCAT 2014-4TT is the assignee and holder of the Security Deed, Pursuant to O.C.G.A. Section 3ectury Dect. Pursuant to U.C.S.A. Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned in-debtedness is: Rushmore Loan Management Services

15480 Laguna Canyon Road Suite 100

Pirvine, CA 92618
PH: 949-341-5603
Please note that, pursuant to O.C.G.A. Section
44-14-162.2, you are not entitled by law to an
amendment or modification of the terms of

your loan.

To the best of the undersigned's knowledge and belief, the party in possession is Amy Gray and Eric Gray.

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as trustee for BCAT 2014-4TT, as Attorney-in-fact for Amy Gray and Eric Gray. and Eric Gray.
Pendergast & Associates, P.C.
211 Perimeter Center Parkway

Suite 300 Suite 300 Atlanta, GA 30346 Phone – 770-392-0398 Toll Free – 866-999-7088 www.penderlaw.com Our File No. 14-03970-4

STATE OF GEORGIA, COUNTY OF UNION NOTICE OF JUDICIAL SALE "CAVEAT EMPTOR" STATE OF GEORGIA, COUNTY OF UNION NOTICE OF JUDICIAL SALE "CAVEAT EMPTOR" in the City of Blairsville, Georgia on the 2nd day of June, 2015 between the hours of 10:00 a.m. and 4:00 p.m., there will be sold on the steps of the Union County Courthouse, at 65 Courthouse Street, Blairsville, Georgia 30512, at public cryout, to the highest bidder for cash, the following property.

the following property: scription: LT 40 & Tract 41C of LOT 41 LD 9

Description: LT 40 & Tract 41C of LOT 41 LD 9
GARRETT S/D
LOCATION: 382 GARRETT CIRCLE
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN THE 9TH DISTRICT, 1ST SECTION,
LAND LOT 136 OF UNION COUNTY, GEORGIA,
AND BEING LOT 40 OF FRANK GARRETT FARM
SUBDIVISION, CONTAINING 1.845 ACRES, MORE
OR LESS, AS SHOWN ON A PLAT OF SURVEY BY
TAMROK ASSOCIATES, INC., DATED APRIL 23,
1996, RECORDED IN UNION COUNTY RECORDS
IN PLAT ROOK 36 PAGE 66 SAID PLAT IS IN. IN PLAT BOOK 36, PAGE 66. SAID PLAT IS IN-CORPORATED HEREIN, BY REFERENCE INHERE-TO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LUI 136 OF UNION COUNTY, GEURGIA, AND BEING TRACT 41-C OF LOT 41 OF FRANK GARRETT FARM SUBDIVISION, CONTAINING 0.159 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., DATED DECEMBER 18, 1995, AND RECORDED IN UNION COUNTY RECORDS IN PLAT PROPERS AND PLAT IS INCORPOR CORDED IN UNION COUNTY RECORDS IN PLAT BOOK 36, PAGE 76. SAID PLAT IS INCORPO-RATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. GRANTORS ALSO GRANT TO GRANTEE A NON-

GRANTORS ALSO GRANT TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASMENT FOR THE USE OF THE ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. (IT 40 & Tract 41C of LOT 41 LD 9 Garrett, S/D, known as 382 Garrett Circle will hereinafter be known as 382 Garrett Circle will hereinafter be collectively referred to as the "Property"). The Property will be sold subject to all prior easements, covenants, restrictions, and encumbrances of record. The Property is being levied on to satisfy the Fi.Fa. and the lien in favor of Citizens South Bank, as the same has been transferred to Park Sterling Bank, as successor by merger to Citizens South Bank, as successor in interest to Bank of Hiawassee d/b/a Bank of Blairsville (collectively hereinafter referred to as "Plaintiff in Fi.Fa.") against the Property of Mandy Gayle Davenport afk/a Mandy McClure Davenport (collectively here the Property of Mandy Gayle Davenport arKa Mandy McClure Davenport (collectively here-inafter referred to as "Defendant in Fi.Fa."). The Fi.Fa. was issued in the Superior Court of Union County, Georgia, Civil Action No. 2011-SU-CV-521-MM levied on as the Property of SU-CV-521-MM levied on as the Property of Defendant in Fi.Fa., notice of levy and sale having been given to the Defendant in Fi.Fa. as required by law. Plaintiff in Fi.Fa. is foreclosing on its secured statutory lien pursuant to O.C.G.A. Section 44-3-22. Note: The judgment holder makes no declaration or warranty of the correctness or completeness of the above information. Said Property will be sold subject to all state and county delinquent taxes, and no warranty of title as to defects of title or survey or liens an encumbrances or other title defects will be made in conjunction with the sale. The Union County Sheriff makes no warranties whatsoever as to the above described Properwhatsoever as to the above described Proper-ty. The Sheriff specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The Sheriff reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above-described Property. Purchaser shall pay all costs in connection with the sale.

Govern yourself accordingly. This the 1st day of May, 2015. Mack Mason, Sheriff of Union Counts Georgia.

County, Georgia. N(May6,13,20,27)B