## North Georgia News

## Legal Notices for June 22, 2016

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Peter Steven Norling,
All debtors and creditors of the estate of Peter Steven Norling, 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).

to the Personal Representat This 27th day of May, 2016. By: Peter Steven Norling, Personal Representative 538 Jones Rd. Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of William Stroup Greene a/k/a William Stroupe Greene. All debtors and creditors of the estate of William Stroup Greene a/k/a William Stroupe Greene, deceased, late of Union County, Georgia, are hereby notified to render their demands and

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 June, 2016. By: Juanita Faye Greene 42 Southview Ln.

Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION
All creditors of the Estate of Teresa T. Turner, deceased, of Union County, Georgia are hereby notified to render in their demands to the undersigned according to the law all persons indebted to the EState of Teresa T. Turner are required to make immediate payment to the undersigned as follows:
Raymond B. Lail, Executor
1800 Peachtree Street, NW
Suite 300
Atlanta, GA 30309
This 31st day of May, 2016

This 31st day of May, 2016 Ravmond B. Lail Executor, Estate of Teresa T. Turner

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
STANLEY ROY STEPP, DECEASED ESTATE NO. 16-70 Notice of Petition to file for Year's Sup-

PORT
The Petition of Deborah S. Stepp, for a year's support from the estate of Stanley Roy Stepp, 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 July 5, 2016, 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 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 file.

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

Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
MAYADELL LOUISE AMACHER, DECEASED ESTATE NO. 16-76 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Richard Lynn Amacher has petitioned to be appointed Administrator(s) of the estate of Mayadell Louise Amacher, 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 forth the grounds of any such objections, and must be filed with the court on or before July must be filed with the court on or before July 18, 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. Dwain Brackett Judge of the Probate Court

By: Kristin Stanley
Clerk of the Probate Court 65 Courthouse St., Ste. 8 Blairsville, GA 30512 Address Address (706) 439-6006 Telephone Number N(Jun22,29,Jul6,13)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA WILLIAM ARTHUR LAWSON

V.
A TRACT OF LAND IN LAND LOTS 194 & 195,
8TH DISTRICT, 1ST SECTION OF UNION COUNTY,
GEORGIA BEING LOT 80 OF LAUREL BROOKE
SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DEBRA N. GUTSHALL
N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES,
KNOWN OR UNKNOWN, WHO HAVE OR CLAIM
ANY ADVERSE OR POSSESSORY RIGHT, TITLE
OR INTEREST IN THE RESPONDENT PROPERTY
RESPONDED

Respondents. Civil Action No. 15-CV-451-MM NOTICE OF SUMMONS

NOTICE OF SUMMONS
TO: Richard Shue, Jolene Shue, Laurel Brooke
Property Owners Association, Inc., Sanjay
Enterprises, LLC, William A. Lawson, Arlita J.
Lawson, Joseph B. Wiley, Lois S. Wiley, Donna
C. Pope, Rachel N. Pope, and all persons or
parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and being

an that that to pacter of inal lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, containing 1.092 acres, more or less and being Lot Eighty (80) of Laurel Brooke Subdivision, Phase II, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 9/8/03 and recorded in Net Reak Especies 123 116 Librar Countries Plat Book 53, Pages 122-126, Union County Records, which description is incorporated herein by reference and made a part hereof. The property is subject to the road easements and 50 foot state waters buffer as shown on

The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union Coun-

ty Records.
The property is subject to an easement to Blue
Ridge Mountain EMC recorded in Deed Book
446, Page 222, Union County Records. Grantor grants to Grantee a nonexclusive perpetual easement for the use of the subdivi-sion roads for ingress and egress to the above

property. As described in Deed Book 713, page 643, Union County, Georgia. Further described as Map & Parcel 008042A80.

WAP & Parcel 000042400.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on December the Against All the World was filed on December 17, 2015. By reason of an Acceptance of Appointment and Initial Determination of Notice entered by Special Master, David E. Barrett, on June 1, 2016, you are hereby commanded to be and appear at the Court in which the action is pending within thirty (30) days of the date of June 1, 2016, and required to file with the clerk of said Court and serve upon Daniel J. Daven. of said Court and serve upon Daniel J. Davenor salu Court and serve upon Daniel J. Daven-port, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer or pleading to the Petition within thirty (30) days after completion of service pursuant to O.C.G.A. 23-3-65(b)-(c). Witness the Honorable David E. Barrett, Special Macker of said Court

Master of said Court. This 9th day of June, 2016. Judy L. Odom Clerk of Superior Court, Union County

IN THE SUPERIOR COURT OF UNION COUNTY

LAUREL BROOKE PROPERTY OWNERS ASSO-CIATION, INC. A TRACT OF LAND IN LAND LOTS 194 & 195.

A TRACT OF LAND IN LAND LOTS 194 & 195, 8th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA BEING LOT 102 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR: RESPECTIVE INTERESTS MAY APPEAR DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY RESPONDENTS. Respondents. Civil Action No. 16-CV-7-MM NOTICE OF SUMMONS

NOTICE OF SUMMONS
TO: Richard Shue, Jolene Shue, William Arthur
Lawson, Joseph B. Wiley, Lois S. Wiley, Sanjay
Enterprises, LLC, Joe C. Thornton, M. Paulette
Thornton, S. Bruce O'Neal, Cynthia B. O'Neal,
John Krohn, and all persons or parties, known
or unknown, and All the World, who may claim
adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 and 195 of the 8th District, 1st Section, Union County, Georgia, being more particularly de-scribed as follows:

scribed as follows:
All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st
Section, Union County, Georgia, being Lot 102, containing 1.682 acres, more or less, Laurel
Brooke Subdivision, Phase III, as shown on said plat of survey by Land Tech Services, Inc.
RS #2653, dated 1/12/04, revised 3/2/04 and recorded in Plat Royk 64 Pages 92.04 Union recorded in Plat Book 54, Pages 92-94, Union County Records, which description is made a part hereof.
The property is subject to the road, utility, wa-

ter mains and reserved septic easements as shown on said plat.

The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union Coun-

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records.

The property is subject to the set back lines as

Grantor grants to grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.

property.

As described in Deed Book 713, page 645, Union County, Georgia. Further described as Map & Parcel 008042102.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet.

action seeking a Petition to Establish Quiet Title Against All the World was filed on January 8, 2016. By reason of an Acceptance of Ap-pointment and Initial Determination of Notice pontinent and intermediation in votice entered by Special Master, David E. Barrett, on June 1, 2016, you are hereby commanded to be and appear at the Court in which the action is pending within thirty (30) days of the date of June 1, 2016, and required to file with the clerk of said Court and serve upon Daniel J. Daven-port, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer or pleading to the Petition within thirty (30) days after completion of service pursuant to O.C.G.A. 23-3-65(b)-(c). Witness the Honorable David E. Barrett, Special

Master of said Court.
This 9th day of June, 2016. Judy L. Odom Clerk of Superior Court, Union County N(Jun15,22,29,Jul6)B

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF DANE BRADFORD FOR DIS-CHARGE AS EXECUTOR OF THE ESTATE OF

CHARGE AS EXECUTOR OF THE ESTATE OF LARRY LEE BRADFORD, DECEASED. To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before July 5, 2016.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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/ ng fees must be tendered with your pleadings. objections, unless you qualify to file as an in-digent party. Contact probate court personnel at the following address/felephone number for the 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 petition may be granted without a hearing. Dwain Brackett

Probate Judge
By: Kristin Stanley
Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

APPLICATION TO REGISTERED A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTMERSHIP OR OTHERS

County of Union

The undersigned does hereby certify that Dorothea Lunsford conducting a business as Mulky Gap Enterprise in the City of Blairsville, County of Union, in the State of Georgia, under the name of Mulky Gap Enterprise and that the nature of the business is Cleaning and Repair Work and that the names and addresses of the persons, firms or partnership owning and car-rying on said trade or business are Dorothea Lunsford, 1317 Mulky Gap Road, Blairsville, GA 30512.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
MCCARTER, LLC, a Georgia Limited Liability

V. WILLIAM MARTIN PIPKIN, SR., CHRISTOPHER ROBERT PIPKIN, WILLIAM ROBERT PIPKIN, and ALL THE WORLD and all persons known or unknown who may claim adversely to Petitioner's title to a portion of Land Lots 102, 103 & 115 of the 9th District, 1st Section of Union

& 115 of the 9th District, 1st Section of Union County, Georgia.
Respondents.
Civil Action File No.: 2016-CV-72-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 102, 103 & 115 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract and parcel of land lying and being

All that tract and parcel of land lying and being in Land Lot 102, 9th District, 1st Section, Union in Land Lot 102, ym District, 1st Section, Union County, Georgia, and being Tract 3 containing 18.157 acres as shown on plat of survey by Cleveland and Cox Surveyors, dated November 9, 2015, and revised on February 5, 2016, and recorded in Plat Book 68, Page 180 Union County Records, which description on said plat is incorporated herein by reference.

As described in Deed Book 748, page 329, Union County, Georgia. Further described as Map & Parcel 03157B.

Map & Parcel 03157B.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title Against All the World was filed on March 9, 2016, and that by reason of an Order for Service by Publication entered by the Court on May 3, 2016, you are hereby commanded and required to file with the clerk of said Court and certe upon lange. J Aking Petitioner's at and required to file with the clerk of said Court and serve upon Janna D. Akins, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b). Witness the Honorable Beth Martin, Special Master of said Court

Master of said Court.
This 7th day of June, 2016.
Judy L. Odom
Clerk of Superior Court, Union County

N(Jun15,22,29,Jul6)B

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Betty Y. Ray and Jack Ray to Mortgage Electronic Registra-tion 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 Note thereby secured has declared the entire amount of said indebteducated unlearned minute of said micest-edness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 5, 2016, 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 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 

REKEUP.
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 outstanding the property will be sold subject to any outstandin standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, en

or the property, any assessments, tiens, 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 balance, if any, will be distributed as provided by law.

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 Betty Y Ray, a/k/a Betty Ray a/k/a Betty York, Jack Ray and , successor in interest or

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

SHAPIRO PENDERGAST & HASTY. LLP\* Attorneys and Counselors at Law 2872 Woodcock Boulevard, Suite 100 Atlanta, GA 30341 770-220-2535/KLM

7/0-220-235/JCLIW shapiroandhasty.com \*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 06/08, 06/15, 06/22, 06/29, 2016

NOTICE OF SALE UNDER POWER

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR

INFORMATION USTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Dell Fanner and Angela M Tanner to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns, dated October 16, 2015, recorded in Deed Book 1021, Page 94, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 1029, Page 429, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED ONE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$101,600.00), 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, 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 July, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Secu-PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes) standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. PNC Bank, National Association is the holder of the Security Deed to the property in accordance with 0CGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Miamisburg, 0H 45342 standing ad valorem taxes (including taxes 3232 Newmark Drive, Miamisburg, OH 45342 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is Dell F Tanner and Angela M Tanner or a tenant or tenants and said property is more commonly known as 212 Hawks Nest Rd, Blairsville, Georgia 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. PNC Bank, National Association as Attorney in East for Poll E Tanger and Angels. as Attorney in Fact for Dell F Tanner and Angela as Autorney in Fact for Dell F lanner and Angela M Tanner McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-closurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 17, 7th District, 1st Section, Union County, Georgia, 7th District, 1st Section, Union County, Georgia, containing 3.963 acres and being shown as Lot Five (5) of Maple Ridge Subdivision as on a plat of survey by B. Keith Rochester & Associates, Inc., RS #2534, dated 9/30/93 and recorded in Plat Book 31 Page 31 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road easement and the powerline easement as shown on said plat. The property is subject to the restrictions recorded in Deed Book 139 Page 327 Union County records. Grantor grants to grantee a perpetual easement for ingress and egress to perpetual easement for ingress and egress to the above property, said easement to run from Pearl Wright Road 1,056 feet along the center-line of Hawks Nest Road. MR/th4 7/5/16 Our file no. 5188316 - FTI

STATE OF GEORGIA

COUNTY of UNION
NOTICE OF SALE UNDER POWER
By virtue of the power of sale contained in
that certain Deed to Secure Debt from JEAN
R. BRUMFIELD to WACHOVIA BANK, NATIONAL
ASSOCIATION dated March 29, 2006, filed for
record April 10, 2006, and recorded in Deed
Book 640, Page 462, UNION County, Georgia
Records. Said Deed to Secure Debt having
been given to secure a Note dated March 29,
2006 in the original principal sum of FIGHTY 2006 in the original principal sum of EIGHTY THREE THOUSAND SEVENTY FIVE AND 38/100 DOLLARS (\$83,075.38), with interest from date at the rate stated in said Note 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, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in July, 2016, the following described property:

described property:
ALL THAT CERTAIN PROPERTY SITUATED IN THE ALL IMAI CERTAIN PROPERTY STUDIED IN THE COUNTY OF UNION AND STATE OF GEORGIA AND BEING DESCRIBED IN A DEED DATED 08/06/1987 AND RECORDED 08/11/1987 IN BOOK 153 PAGE 556 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS EVOLUME. FOLLOWS: LAND LOT 182, 9TH DISTRICT, 1ST SECTION, PLAT BOOK P, PAGE 252. PARCEL ID NUMBER: 021-060 To the best of the knowledge and belief of the

undersigned, the party in possession of the property is JEAN R. BRUMFIELD or a tenant or known as: 7091 BLACKBERRY RDG, BLAIRS-VILLE, GA 30512. The debt secured by said Deed to Secure Debt

has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale including same and all expenses of this sale, including attorney,s fees (notice of intent to collect at-

attorneys, fees having been given).
The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, MAC# X7801-013, FORT MILL, SC 29715-7203; (800) 662-5014.

MILL, SC 29715-7203; (80U) 062-5014. Said property will be sold subject to 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, any matters which might be dising authorny, any matters writch 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 sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Rapkrupter (Cole and (2)). It final con-

numation that me sale is not prominited under the U.S. Bankruptcy Code and (2) to final con-firmation 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 pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Wells fargo bank, NA, Successor by Merger to Wachovia Bank, NA

As Attorney-in-Fact for JEAN R. BRUMFIELD Phelan Hallinan Diamond & Jones, PLLC 11675 Great Oaks Way, Suite 375 Alpharetta, GA 30022 Telephone: 770-393-4300

Fax: 770-393-4310 PH # 28956
This law firm is acting as a debt collector.
Any information obtained will be used for that

N(Jun8.15.22.29)B

NOTICE OF SALE UNDER POWER.

NUTICE OF SALE UNDER PUWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by Sally Donnelly and Jonathan Donnelly to Mortgage Electronic Registration Systems, Inc. as a nominee for GMAC Corporation DBA ditech.com dated 2/21/2005 Corporation DBÅ ditech.com dated 2/21/2005 and recorded in Deed Book 578 Page 442 Union County, Georgia records; as last transferred to or acquired by Ditech Financial LLC fka Green Tree Servicing LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 109,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County. Georgia (or 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 July 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:

On a Pederal rologa, in which case deing the first Wednesday of said month), the following described property:
ALL THAT PARCEL OF LAND IN UNION COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK 410, PAGE 432, ID#095A 071, BEING KNOWN AND DESIGNATED AS THE 17TH DISTRICT, 1ST SECTION, LAND LOT 215 AND 216, OF UNION COUNTY, GEORGIA, CONTAIN-ING 0.95 ACRES, MORE OR LESS, AND BEING LOT 9 OF BUTTERNUT COVE DEVELOPMENT SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA LAND SURVEYOR, DATED MARCH 23, 1984, SUBDIVIDED, JULY 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK O, PAGE 211. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERE TO FOR A FULL AND COMPLETE DESCTIPTON OF THE ABOVE DESCRIBED PROPERTY.
BY FEE SIMPLE DEED FROM A.L. ELLER, JR. AND MARSHA ELLER AS SET FORTH IN DEED BOOK 410, PAGE 432 DATED 03/14/2002 AND

AND MARSHA ELLER AS SET FORTH IN DEED BOOK 410, PAGE 432 DATED 03/14/2002 AND RECORDED 03/15/2002, UNION COUNTY RECORDS, STATE OF GEORGIA. 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 atsame and all expenses or trus sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 1780 Butternut Creek Road, Blairsville, GA 30512

together with all fixtures and personal proptogemer with all nixtures and personal prop-erly 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): Sally Donnelly and Jonathan Donnelly or ten-

Ditech Financial LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage. Ditech Financial LLC Loss Mitigation 7360 S. Kyrene Road Tempe, AZ 85283 1-800-643-0202

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 me U.S. Bankruptcy Code; and (2) Inna commation 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. Ditech Financial LLC fka Green Tree Servicing LLC as agent and Attorney in Fact for Sally Donnelly and Jonathan Donnelly 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.

1317-2315A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1317-2315A

FOR THAT PURPOSE, 1317-2315A

NOTICE OF SALE UNDER POWER.

NUTICE OF SALE UNDER POWER,
UNION COUNTY

Pursuant to the Power of Sale contained in a
Security Deed given by Kathleen M Hollis to
Mortgage Electronic Registration Systems,
Inc. as nominee for Ocwen Loan Servicing, LLC dated 11/11/2005 and recorded in Deed Book dated 11/11/2003 and recorded in Deed Book 618 Page 8 Union County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon , f/k/a The Bank of New York, as trustee for the certificateholders of York, as trustee for the certificatenoiders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17, conveying the after-described property to secure a Note in the original principal amount of \$ 157,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highthe undersigned at public outerly to the ingi-est 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 July 05, 2016 (being the first Tuesday of said month unless said date falls on a Federal Melidar in which save being the first Wodens Holiday, in which case being the first Wednes-day of said month), the following described

day of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA AND BEING IN LAND LOT 14 AND BEING MORE PARTICULARLY DESCRIBED AS CONTAINING 1.09 ACRES, MORE OR LESS, DESIGNATED AS LOT NO. 4, AS SHOWN ON A PLAT OF SURVEY PREPARED BY 80B BREEDLOVE, REGISTERED SURVEYOR, BLAIRS-VILLE SURVEYING COMPANY, DATED MARCH 18, 1997, ENTITLED SURVEY FOR "LARRY BUTLER" AND RECORDED IN PLAT BOOK 43, PAGE 205, UNION COUNTY, RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERE-TO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
WARRANTY DEED EXECUTED BY STYEVEN KEEN TO KATHLEEN M. HOLLIS DATED 4-20-01 AND OF THE ABOVE DESCRIBED PROPERTY.
WARRANTY DEED EXECUTED BY STEVEN KEEN
TO KATHLEEN M. HOLLIS DATED 4-20-01 AND
RECORDED 4-25-01 IN BOOK 371, PAGE 646.
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 is commonly known as 42 Butter
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): Kathleen M Hollis
or tenant or tenants.
Ditech Financial LLC is the entity or individual
designated who shall have full authority to
negotiate, amend and modify all terms of the
mortnane.

designated who shall have full authority to megotiate, amend and modify all terms of the mortgage.
Ditech Financial LLC Loss Mitigation 7360 S. Kyrene Road Tempe, AZ 85283 1-800-643-0202

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any

outstanding ad valorem taxes (including taxes 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 or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first est out shows.

Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptey Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

The Bank of New York Mellon, t/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificateholder The sale will be conducted subject to (1) con-

of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17 as agent and Attorney in Fact for Kathleen M Hollis 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.

1317-2584A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1317-2584A
N(June,15,2229)B