## North Georgia News

## **Legal Notices for August 26, 2015**

NOTICE OF TRADE NAME REGISTRATION

NOTICE OF TRADE NAME REGISTRATION
The following are conducting business in the
City of Blairsville, County of Union, State of
Georgia under the name of LANCE LAW FIRM.
Said business is composed of the following
Professional Corporation. THE LANCE LAW
FIRM P.C. 57 Sears Way Blairsville GA 30512.
Registrant has begun to conduct business under the name listed herein August 1st 2015.

Name 1219/3801

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF RE: M. PAYNE, DECEASED ESTATE NO. 15-89 Notice of Petition to File

ESTATE NO. 15-89
NOTICE OF PETITION TO FILE
FOR YEAR'S SUPPORT
The Petition of Janice Louise Payne, for a
year's support from the estate of Rex M. Payne,
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 September 8, 2015, 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 fliing 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 filling fees. If any objections are filed, a hearing will be scheduled at
a later date. If no objections are filed the Petition
may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
65 Courthouse St. Ste. 8

Judge of the Probate Court 65 Courthouse St., Ste. 8

Blairsville, GA 30512 Address
By: Kristin Stanley
Clerk of the Probate Court (706) 439-6006 Telephone Number

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Stephen Walter Fiske,
All debtors and creditors of the estate of Stephen Walter Fiske, 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 3rd day of August, 2015.
By: Gene & Dee Patton
5625 Brandon Park Dr.
Marryville, TN 37804

Maryville, TN 37804

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: 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 PROPERTY BELOW. RE: FORECLOSURE OF
EQUITY OF REDEMPTION FOR TAX SALE DEED
(O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed. The right to redeem the following described

The Tight to federal the following described property, to wit:

All that tract or parcel of land 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 but and Tech Services.

on said plat of survey by Land Tech Services, Inc. RS #2653, dated 9/8/03 and recorded in inc. K5 #2653, dated 9/8/03 and recorded in 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 said plat.

said plat.
The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union County 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 subdivision roads for ingress and egress to the above property. property. As described in Deed Book 713, page 643,

AS described in Deed Book 713, page 643, Union County, Georgia. Further described as Map & Parcel 008042A80. will expire and be forever foreclosed and barred on and after October 3, 2015. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Curt of the Cur

dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 206-207.
The property may be redeemed at any time before October 3, 2015, by payment of the redemption price as fixed and provided by law

to the undersigned name at the following address: uless. Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY.

Attorney for William Arthur Lawson Georgia Bar No. 821237 80 Town Square P.O. Box 923 Rlairsville GA 30514 (706) 745-0032

NOTICE OF FORECLOSURE

TO: 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 PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax The right to redeem the following described

property, to wit: All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st ing 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 Book 54, Pages 92-94, Union County Records, which description is made a part hereof.

The property is subject to the road, utility, water mains and reserved septic easements as

ter mains and reserved soppositions and plat. The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union Coun-

440, rage 222, union county Récords.
The property is subject to the set back lines as shown on said plat.
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. will expire and be forever foreclosed and barred on and after October 3, 2015. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 202-203.

Pages 202-203.
The property may be redeemed at any time before October 3, 2015, by payment of the redemption price as fixed and provided by law to the undersigned name at the following addrese:

to the undersigned name at the following at dress:
Akins & Davenport, PC
P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Laurel Brooke Property Owners
Association, Inc.
Georgia Bar No. 821237
80 Town Souare Georgia par no. 80 Town Square P.O. Box 923 Blairsville, GA 30514

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: DEBRA DERITA, CHASE BANK USA NA,
ZWICKER & ASSOCIATES PC, SYSCO ATLANTA
LLC, SYSCO FOOD SERVICES OF ATLANTA LLC,
SYSCO CORPORATION, J. MICHAEL KAPLAN,
DON JOHNSON, AND OTHER PARTIES KNOWN
OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et
seq.).

seq.). TAKE NOTICE THAT: This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

The right to redeem the following described

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 9th District and 1st Section, of Union County, Georgia and being a part of Land Lot No. 69 and being more particularly described as Tract 1, containing 0.228 acres, more or less, as shown by that certain plat for Terry Poteete dated June 28, 2002, by James Alexander G.R.L.S. No. 2865. Said plat recorded on August 7, 2002, in Plat Book 50, Page 179, in the Office of the Clerk of the Superior Court, Union County, Georgia. Pursuant to O.C.G.A. the Uffice of the Clerk of the Superior Court, Union County, Georgia. Pursuant to 0.C.G.A. 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating the same herein for a more complete metes and bounds description of the property herein conveyed. Said property is conveyed subject to all easements, restrictions and rights of way see set forth on said resorted plat or as annear. as set forth on said recorded plat or as appear

ing of record.
Subject to the restriction that cannot be used Subject to the restriction and summer striction shall apply only as long as Poteete's store is owned by William N. Poteete or his

Store is owned by Minister and right of family.

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

woone nome regulations and any zoning or other ordinances, if any.

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

As described in Deed Book 748, page 329, Union County, Georgia. Further described as Map & Parcel 035157B.

will expire and be forever foreclosed and barred on and after October 13, 2015.

narred on and arter October 13, 2015.
The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at

Pages 204-205.
The property may be redeemed at any time before October 13, 2015, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Jason Ronnie Arrowood Georgia Bar No. 821237 80 Town Square 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA** 

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Buell V. Long,
All debtors and creditors of the estate of
Buell V. Long, 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 12th day of August, 2015.
By: Randy Long
673 Pleasant Hill Rd.
Balarsville, GA. 30512 Blairsville, GA. 30512

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS RE: Estate of Charles W. McKerlie, Jr.,

RE: Estate of Charles W. McKerlie, Jr., All debtors and creditors of the estate of Charles W. McKerlie, Jr., 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 13th day of Aurust 2015

payment to the Personal Repre This 13th day of August, 2015. By: Gloria W. Sherrod 10536 Hwy 325 Blairsville, GA. 30512 N(Aug26,Sept2,9,16)E

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF PENELOPE RENEE YOUNG FOR
DISCHARGE AS EXECUTRIX OF THE ESTATE OF WALTER R. TRUMBO, DECEASED.

WALTER R. TRUMBO, 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 September 8, 2015.

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/objections, unless you qualify to file as an indigent party. Contact probate court personindigent party. Contact probate court person-nel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be sched-uled 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

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF VYNA LOU FREDERICK FOR
DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF HARRISON NIX, DECEASED.
TO: All and singular the heirs of said decedent
and 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 September 8, 2015.
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/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 the objections are filed. objections are filed, a hearing will be sched-uled 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 CLERK PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 ADDRESS (706) 439-6006 TELEPHONE NUMBER

NOTICE OF INTENT TO INCORPORATE

Notice is given that articles of Incorporation which will incorporate Spiritual Living Group, Inc. will be delivered to the Secretary of State inc. will be derived to the Secretary of State for filing in accordance with the Georgia Non-profit Corporation Code. The initial registered office of the corporation is located at 474 Spring Creek Road, Blairsville, GA 30312, and its initial registered agent at such address is Bobby J. Thomas.

LAKE NOTTELY SELF STORAGE NOTICE OF PUBLIC SALE Lake Nottely Self Storage Notice of Public Sale, located at 76 Gibbs Road, Blairsville, GA. 30512 will hold a public sale to the highest bidder on or after September 1, 2015. This sale is to enforce a lien on said personal property pursuant to Georgia Self Storage Facilities Act Georgia Code Section 10-4-210/10-4-215. Unit A16 Name: Love Dearth, Household Goods. Unit 23/21/20 News Ans Cealus Results Prop. Equip. ATO Marie: LOVE Dearth, noticellul Goods. Ont B21/23 Name: Ann Cooley, Beauty Shop Equip-ment. Unit C18 Name: Mark Wentzek, House-hold Goods. Lake Nottely Self Storage reserves the right to withdraw from the sale or reject any bids. All contents must be removed from the premises within 48 hours. 404-538-0428.

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

PARTIMERSHIP OR OTHERS
STATE OF GEORGIA
COUNTY OF UNION
The undersigned does hereby certify that Key
Real Estate of Georgia, LLC conducting a business as Key Realty Group in the City of Blairsville, County of Union, in the State of Georgia,
under the name of Key Realty Group, and that
the nature of the business is Real Estate Sales
and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Bonnie Lynn
Netherland, 72 Timber Fern Drive, Blairsville,
GA 30512.

NOTICE OF SALE UNDER POWER

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

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Anthony D.
Lance and Judy M. Lance to Top Flite Financial, dated January 25, 2012, recorded in Deed Book 892, Page 270, Union County, Georgia Records, as last transferred to Urban Financial Group by as last unisterieu to Urbain infanticia triupi by assignment recorded in Deed Book 918, Page 359, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTY-SEVEN THOUSAND SIX HUNDRED AND 1600 DOLL HUNG 1620 CO. ON WHICH THE COUNTY IN THE CASE OF THE PROPERTY OF TH HUNDRED EIGHTY-SEVEN THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$387,600.00), 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, Georgia, or at such place as may be
lawfully designated as an alternative, within
the legal hours of sale on the first Tuesday
in September, 2015, the following described
property: SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF The debt secured
by said Security Deed has been and is hereby
declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed.
The debt remaining in default, this sale will
be made for the purpose of paying the same
and all expenses of this sale, as provided in
Security Deed and by law, including attorney's
fees (notice of intent to collect attorney's fees
having been given). Said property will be sold
subject to any outstanding ad valorem taxes
(including taxes which are a lien, but not yet
due and payable), any matters which might be
disclosed by an accurate survey and inspec-DRED AND 0/100 DOLLARS (\$387,600.00), with 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. Urban Financial Group is the holder of the Security Deed to the property in accordance with OCGA. 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: CeLink, 3900 Capital City Blvd, Lansing, MI 48906 800-761-0073. To the best knowledge and belief of 3900 Capital City Blvd, Lansing, MI 48906 800-761-0073. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony D. Lance and Judy M. Lance or a tenant or treants and said property is more commonly known as 296 Loving Road, Morganton, Georgia 30560. 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. Urban Financial of America, LLC fall aroup as Attorney in Fact for Anthony D. Lance and Judy M. Lance McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehottline. net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 88 of the 8th District, 1st Section, of Union County, Georgia, Tract A, containing 11.00 acres, as shown on a plat of survey, dated 12/16/2011 for Anthony D. & Judy Lance, recorded in Plat Book 64, Page 152, Union County, Georgia Records. Which plat of survey is incorporated herein and made a part hereof. Property subject to all right-of-ways, buffers and easements of record. MR/9/1/15 Our file no. 5836313 - FT17

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY 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 con-tained in a Security Deed given by Amber Leath-erwood to State Employees Credit Union, dated December 23, 2010, recorded in Deed Book 854, Page 712, Union County, Georgiae Book 854, Page 712, Union County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of TWO HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS (\$280,000.00), with interest thereon DULLARS (\$280,000.00), 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 September, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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, fail-ure 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 pay-ing the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said propattorney's fees having been given). Said propattorney's rees naving 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 ordisessimens, lens, enculprantes, zolminy drun-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. State Employees Credit Union is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The en-tity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: State Employees Credit Ünion, 3101 Wake Forest Road, Raleigh, NC 27609 919-839-5018. To the best knowledge and belief of the undersigned, the party in possession of the property is Amber Leatherwood or a tenant or treamts and said property is more commonly known as 264 Patricks Drive, 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 final confirmation and audit of the status of the loan with the holder of the security deed. State Employees Credit Union as Attorney in Fact for Amber Leatherwood McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 226, 9th District, 1st Section of Union County, Georgia, being designated as Lot 12, containing 1.658 acres, more or less, as shown on a plat of survey prepared for Colwell Cove Subdivision by Rochester & Associates, Inc., James N. Cash, G.R.L.S. No. 2349, and being recorded in Plat Book 54, nage 186. Union Inc., James N. Cash, G.R.L.S. No. 2349, and De-ing recorded in Plat Book 54, page 186, Union County Deed Records. Reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein and for a more complete metes and bounds description of the property herein described. The above described property is conveyed subject to any and all easements and rights-of-way as shown on the aforementioned plat of survey and as appearing of record. MR/ 9/1/15 Our file no. 5286115 - FT17

NOTICE OF SALE UNDER POWER

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

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by J Grady Hughes to United Community Bank, dated March 11, 2011, recorded in Deed Book 862, Page 626, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 931, Page 31, Union County, Georgia Records, as last transferred to Wilmington Savings Fund Society, F.S.B., acting not in its individual capacity but solely as Trustee of Private Trust 2014-1 by assignment recorded in Deed Book 1009, Page but solely as Trustee of Private Trust 2014-1 by assignment recorded in Deed Book 1009, Page 90, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIVE HUNDRED THOUSAND AND 0/100 DOLLARS (\$500,000.00), 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 September, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees having been given). Said property will be sold subject to any outstanding at valorem taxes (including taxes assignment recorded in Deed Book 1009, Page 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. Wilmington Savings Fund Society, FS.B., acting not in its individual capacity but solely as Trustee of Private Trust 2014-1 is the holder of the Security Deed to the property in accordance with OCGA § 44 2014-1 is the indeed 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: Statebridge Com-pany, LLC, 4600 S. Syracuse Street, Suite 700, Denver, CO 80237 303-962-9753. To the best pany, LLC, 4600 S. Syracuse Street, Suite 700, Denver, Co 80237 303-962-6753. To the best knowledge and belief of the undersigned, the party in possession of the property is J Grady Hughes or a tenant or tenants and said property is more commonly known as 352 Hicks Gap Road, 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 satus of the loan with the holder of the security deed. Wilmington Savings Fund Society, F.S.B., acting not in its individual capacity but solely as Trustee of Private Trust 2014-1 as Attorney in Fact for J Grady Hughes 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 10th District, 1st Section, Land Lot 39, of Union County, Georgia, containing 15.907 acres more ress, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, date February 1, 2011, and recorded in Union County, Georgia records in Plat Book 63, Page 284. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property Also conveyed hereto for a complete and accurate description of the above conveyed property. Also conveyed is a non-exclusive perpetual easement for the use of Hicks Gap Road, for ingress and egress to the above described property. MR/ 9/1/15 Our file no. 5215315 - FT17

NCAUGE, 12,19,26)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
ANDREA AUSTIN to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS") AS
NOMINEE FOR SHELTER MORTAGE COMPANY,
LLC DBA FAIRFIELD MTG, dated 04/06/2004,
and Recorded on 04/14/2004 as Book No. 520
and Page No. 326-348, UNION County, Georgia
records, as last assigned to HSBC BANK USA,
NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ADJUSTABLE RATE MORTGAGE
LOAN TRUST 2004-12 (the Secured Creditor),
by assignment, conveying the after-described
property to secure a Note of even date in the
original principal amount of \$95,200.00, 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 September, 2015,
the following described property: ALL THAT County Courthouse within the legal hours of sale on the first Tuesday in September, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 215 AND 218, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA AND BEING LOT 3 "A" OF THE ROSS RIDGE SUBDIVISION AS SHOWN ON A SURVEY DATED SEPTEMBER 10, 1987 FOR OTTO A. AND HELEN A. THATCHER BY B.K. ROCHESTER, JR. R.L.S., AND RECORDED IN PLAT BOOK V, PAGE 136 OF THE UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other posdeclared due because of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the man-ner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of pay-ing 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 (notice of intent to collect attorney's fees having been given). HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST 2004-12 holds the MORTGAGE LOAN TRUST 2004-12 holds the MUNITAGE LUAN TRUST 2004-12 Initial file duly endorsed Note and is the current assignee of the Security Deed to the property. NATION-STAR MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST 2004-12 (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, 8950 NATIONSTAR MORTGAGE, LLC, 8950
CYPRESS WATERS BLVD., COPPELL, TX 75019,
877-450-8638. Please note that, pursuant to
O.C.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 1610
THATCHER PLACE, BLAIRSVILLE, GEORGIA
30512 is/are: ANDREA AUSTIN 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 set
out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, sesments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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 audit of the status of the loan as provided in the preceding paragraph. HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST 2004-12 as Attorney in Fact for ANDREA AUSTIN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT COLLECTOR ATTEMPTING TO COLLECTOR
A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 00000004874665
BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from John C. Culver to Mortgage Electronic Registration Systems, Mortgage Electronic Registration Systems, Inc., ("MERS"), as nominee for Southern Highlands Mortgage, LLC, dated May 29, 2007, recorded May 31, 2007, in Deed Book 710, Page 718, Union County, Georgia Records, as last assigned to Branch Banking and Trust Company, by virtue of assignment recorded in Deed Book 898, Page 123, Union County, Georgia Records, and as modified, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS (\$150,000.00), with interest thereon as HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS (5150,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in September 2015 by Branch Banking and Trust Company, as Attorney in Fact for John C. Culver, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOTS 53 AND 56 OF UNION COUNTY, GEORGIA. CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT 4A OF SEVEN SPRINGS SUBDIVISION AS SHOWN ON THE PLAT OF SURVEY BY JACK STANLEY, DATED DECEMBER 28, 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK O, PAGE 238. SAID PLAT OF SURVEY BEING IN-CORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN ON THE PLAT OF SURVEY SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 142, PAGES 180-181. CENTS (\$150,000.00), with interest thereon as RECORDS IN DEED BOOK 142, PAGES 180-181. Said property being known as 290 CHAPMAN LANE, BLAIRSVIILE, GEORGIA 30512 according to the present numbering system in Union County. The indebtedness secured by said Sewith Day the beaution and is beauty debased. county. The moderteness secured by said Se-curity Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remain-ing in default, this sale will be made for the ing in default, his sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances: matters which would be disclosed by an affect the title to said property: any superior security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is John C. Culver or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, 301 College Street, 6th Floor, Greenville, South Carolina 29601 TEL (800) 827-3722, option 6. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, PC. .4878 Ashford Dunwoody Raad. 2nd Floor. USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.