North Georgia News

Legal Notices for March 26, 2014

NOTICE OF DUI CONVICTION Union County Superior Court
Convicted Person:
Ronnie Jo King
Offense Date: 10/25/2012
Offense Location: Hwy. 515
Case Disposition: 12 Months Probation, 20
Days to Serve \$1000 Fine Days to Serve, \$1000 Fine.

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF UNION IN RE: Estate of Hazel Farmer, Deceased All debtors and creditors of the Estate of Ha-zel Farmer, 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 law, and all persons indebted to said es-tate are required to make immediate pay-ment to the Personal Representative(s).

This 5th day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 N(Mar12,19,26,Apr2)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Pauline Tipton, Deceased All debtors and creditors of the Estate of Pauline Tipton, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to

make immediate payment to the Personal Representative(s). This 14th day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Hazel Bowman Barnes,

All debtors and creditors of the Estate of Hazel Bowman Barnes, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 14th day of March, 2014.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 N(Mar19,26,Apr2,9)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION

All debtors and creditors of the Estate of Mary Ann Fedorko Corridan, deceased, late of Union County, Georgia, are hereby notified to render their demands and pay-

ments to the Personal Representative(s) of the estate, according to law, and all per-sons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 11th day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

IN RE: Estate of Mary Ann Fedorko Corridan,

STATE OF GEORGIA **NOTICE TO Bruce Oliver** A Pre-Warrant hearing will be held in Mag-istrate Court on April 15, 2014 at 2:30pm to determine if sufficient probable cause ex-

ists to warrant your arrest for the offense of Theft by Conversion O.C.G.A. §§16-8-4. By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008 706-439-6008 STATE OF GEORGIA

NOTICE TO BRAD JUSTIN RICH A Pre-Warrant hearing will be held in Mag-istrate Court on April 17, 2014 at 10:00 a.m.

a.iii.
to determine if sufficient probable cause
exists to warrant your arrest for the offense
of Theft by Deception O.C.G.A. § 16-8-3.
By: Barbara Holbrooks, Deputy Clerk
of the Ulpin County Manietasta Count 65 Courthouse St., Suite 10 Blairsville, GA 30512 (706) 439-6008

NOTICE OF PETITION TO CHANGE NAME 14-CV-132-MM Georgia, Union County Notice is hereby given that Jon Ivan Reed, the undersigned, filed his petition to the

Superior Court of Union County, Georgia, on the 17th day of March, 2014, praying for a change in the name of petitioner from John Ivan Reed to Jon Ivan Reed. Notice is here-by given pursuant to law to any interested or affected a Party to appear in said Court and to file objections to such name change Objections must be filed with said Court within 30 days of the filing of said petition. This 17th day of March, 2014 John Ivan Reed, Petitioner N(Mar12,19,26,Apr2)P

STATE OF GEORGIA IN RE: Lester Ray Abernathy, Petitioner Case No. 14-CV-124-RG NOTICE OF NAME CHANGE Please take notice that on the 4th day of March, 2014, Lester Ray Abernathy filed

IN THE SUPERIOR COURT

a petition in the Superior Court of Union County, Georgia, seeking a name change from Lester Ray Abernathy to Lester Deaver. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matters raised by said Patition. raised by said Petition. Jack Lance, Jr. Attorney for Petitioner

Georgia Bar No. 206841 N(Mar12,19,26,Apr2)B NOTICE GEORGIA, UNION COUNTY PROBATE COURT

In Re: Estate of Leroy Fortenberry, De-Estate No. 14-28 Petition for Letters of Administration

Petition for Letters of Administration Roberta Fortenberry have petitioned to be appointed Administrator(s) of the estate of Leroy Fortenberry, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before April 14, 2014. All pleadings/objections must be signed All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 **706-439-6066** N(Mar19,26,Apr2,9)

NOTICE GEORGIA, UNION COUNTY PROBATE COURT In Re: Estate of Jimmy Roger Reece, De-Estate No. 14-29 Petition for Letters of Administration

Kellie Reece James have petitioned to be appointed Administrator(s) of the estate of Jimmy Roger Reece, deceased, of said of Jimmy Roger Reece, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before April 14, 2014. All pleadings/objections must be signed. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6066

Hawkins Brown, the undersigned, filed his/ her petition to the Superior Court of Union County Georgia on the 27th day of February, 2014, praying for change in the name of pe-titioner form Karen Leah Hawkins Brown to Karen Leah Hawkins. Notice is hereby given

NOTICE OF PETITION TO CHANGE NAME

Civil Action File No.: 14-GV-113-SG Notice is hereby given that Karen Leah

pursuant to law to any interested or af-fected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 27th day of February, 2014 Karen Hawkins Browns 163 Dinsmore Road Blairsville, GA 30512 404-844-8369

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by Anthony D. Lance and Judy M. Lance to Top
Filte Financial, dated January 25, 2012, recorded in Deed Book 892, Page 270, Union
County, Georgia Records, as last transferred County, Georgia Records, as last transferred to Urban Financial Group by assignment re-corded 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 0/100 DOLLARS (\$387,600.00), with interest thereon as set forth therein, there will be seld at public outcome. with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house 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 April, 2014, 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 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 re-maining 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 valoratives (including taxes which are a lien em 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. Urban Financial of America, LLC fka Urban Financial Group is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to pentities amend and modify all terms 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 the undersigned, the party in pos-session of the property is Anthony D. Lance session of the property is Anthony D. Lance and Judy M. Lance or a tenant or tenants 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Urban Financial Group as Attorney in Fact for Anthony D. Lance and Judy M. Lance McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/rla 4/1/14 Our file no. 5836313-FT17 EXHIBIT "A" All that tract or parcel of land lying and be-ing 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

NOTICE OF SALE UNDER POWER,

all right-of-ways, buffers and easements of record. MR/rla 4/1/14 Our file no. 5836313 - FT17

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in
a Security Deed given by Carol A. Medeiros
and Tony Medeiros to Mortgage Electronic
Registration Systems, Inc. as nominee for
United Community Mortgage Services,
Inc. dated 4/8/2009 and recorded in Deed
Book 796 Page 264, Union County, Georgia
records; as last transferred to or acquired
by Ocwen Loan Servicing, LLC, conveving records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 221,000.00, 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, within the legal hours of sale on April 01, 2014 (being the first Tuesday of said month unless said first Tuesday of said month unless said date falls on a Federal Holiday), the follow-

ing described property:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85 of Union County, Georgia, and being Tract "A", containing 1.00 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated June 20, 2006, and recorded in Union County, Records in Property of the Property of and recorded in Union County Records in porated herein, by reference hereto, for a full and complete description of the above All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85 of Union County, Georgia, and being

Tract "B", containing 0.94 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated June 20, 2006, and recorded in Union County Records in Plat Book 58, Page 218. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above described property.

Also conveyed is a nonexclusive perpetual easement for the use of the roads for in-gress and egress, running from Cook Henry Road and Old Morganton Highway to the The debt secured by said Security Deed has been and is hereby declared due be-

cause 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Se-curity 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 5250
East Cook Henry Road, Morganton, GA
30560 together with all fixtures and per-

operty attached to and constit a part of said property, if any. To the bes knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Tony Medeiros and Carol A. Medeiros or tenant or tenants. GMAC Mortgage, LLC is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. GMAC Mortgage, LLC Loss Mitigation 3451 Hammond Avenue Waterloo, IA 50702 (800) 850-4622

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 which are a lien, but not yet due and payable), (b) unpaid water or sew-age 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, zonin ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the 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 foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Ocwen Loan Servicing, LLC as agent and Attorney in Fact for Carol A. Medeiros and Tony Medeiros
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlan-ta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT

COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1165-5371A **NOTICE OF SALE UNDER POWER**

COUNTY OF UNION Because of a default in the payment of the indebtedness secured by that certain Security Deed, dated February 15, 2008,

executed by David L. Peacock and Lillian

executed by David L. Peacock and Lillian Peacock to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, FSB, recorded in Deed Book 748, Page 714, Union County, Georgia Deed Records, and securing a Note in the original principal amount of \$150,006.00, said Security Deed last having been assigned to Green Tree Servicing LLC, the current holders thereof has declared the entire amount er thereof, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in April, 2014 to-wit: April 1, 2014, during the legal hours of sale, before the Union County Courthouse door, sell at public outcry to the highest bidder for cash, the following described real property: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 152 of Union County, Georgia, containing 1.82 acres, more or less, and being Lot Five (5) of Hunters Ridge Subdivision, as shown

on a plat of survey made by North Georgia Land Surveyors, Roy A. Terrell, GRLS #1700 dated May 24, 1984 and recorded in Union County Records in Plat Book P. Page 72. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Subject to restrictions recorded in Deed Book 138, Pages 496-497, Union County Records. Subject to road and utility easements re-corded in Deed Book 138, Page 529, and Deed Book 138, Pages 176-178, Union County Records. The aforedescribed real property is also known as 5585 Authors Road, Blairsville, GA 30512 N/K/A 51 Back Log Road, Blairs-ville, GA 30514, according to the present system of numbering houses in Union County, Georgia.
This sale will be conducted subject (1) to

ited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the bor-rower has not reinstated the loan prior to the foreclosure sale. The name, address and telephone number of the individual or entity with full authority of the Note and Security Deed is Green Tree Servicing LLC, Attn: Loss Mitigation, 7360 S.

confirmation that the sale is not prohib-

Kyrene Road, Mail Stop P-214, Tempe, AZ 85283. The telephone number is (877) 337-4141. The fax number is (877) 265-9717. Said real property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet 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 real property, any as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Upon information and belief, said real prop-

erty is presently in the possession or con-trol of David L. Peacock and Lillian Peacock and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Security Deed and the excess proceeds, if any, will be distributed as provided by law.

Green Tree Servicing LLC as Attorney-in-Fact for DAVID L. PEACOCK and LILLIAN PEACOCK Ellis, Painter, Ratterree & Adams LLP 2 Fast Bryan Street 10th Floor

Savannah, Georgia 31401 (912) 233-9700 THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE
UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in
a Security Deed (hereinafter, "Security
Deed") from Mortgage Electronic Registration System, Inc. ("MERS") as nominee
for United Community Bank to Charles
R. Lawson dated June 24, 2011 recorded
June 30, 2011 in Deed Book 871, Page 603,
Union County, Georgia Records, as last
transferred to Generation Mortgage Company by that certain Assignment recorded
January 21, 2014 in Deed Book 966, Page
397, aforesaid records, said Security Deed 397, aforesaid records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Three Thousand and 00/100 Dollars (\$303,000.00), with interest thereon as provided for therein. Said Security Deed will be sold at public outcome. as provided in lateral. Sand Sectimity Deed will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2014, all property described in said Security Deed including, but not limited to, the following described reporter.

following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 268 OF UNION COUNTY, GEORGIA, CONTAINING 0.615 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED FEBRUARY 4, 1988, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK T, PAGE 195. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE-DESCRIBED DESCRIPTION OF THE ABOVE-DESCRIBED

ALSO:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST
SECTION, LAND LOT 268 OF UNION COUNTY,
GEORGIA, CONTAINING 1.25 ACRES, MORE
OR LESS, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTERLINE OF JOHN BEGINNING AT THE CENTERLINE OF JOHN HUGHES ROAD AND NICHOLS DRIVE; THENCE FOLLOWING THE EAST RIGHT-OF-

WAY OF NICHOLS DRIVE 1,791 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE NORTH 49 DEGREES 42 MIN-UTES EAST 313.73 FEET TO AN IRON PIN; THENCE SOUTH 2 DEGREES 45 MINUTES WEST 390.22 FEET TO AN IRON PIN; THENCE WEST 390.22 FEET TO AN IRON PIN; THENCE SOUTH 78 DEGREES 3 MINUTES WEST 82.90 FEET TO AN IRON PIN ON THE EAST RIGHT-OF-WAY OF NICHOLS DRIVE; THENCE FOLLOWING THE EAST RIGHT-OF-WAY OF NICHOLS DRIVE 2 COURSES AND DISTANCES, NORTH 34 DEGREES 48 MINUTES WEST 229.38 FEET, NORTH 28 DEGREES 31 MINUTES WEST 17.85 FEET TO THE TRUE POINT OF BEGINNING. Said property is more commonly known as 383 Old Nichols Rd, Blairsville, GA 30512. The indebtedness secured by said Security

Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees, and all other payments provided for under the terms of the Security Deed and Said property will be sold subject to the following items which may affect the title to said property: 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; spe-cial 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 knowledge and belief of the undersigned, the party(ies) in posses-sion of the property Charles R. Lawson, or tenant(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited

under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the Note secured by said Security Deed. The law firm listed below is acting as a debt collector. Any information obtained

will be used for that purpose. Said property will be sold as the property of Charles R. Lawson and the proceeds of said sale will be applied to the payment of said indebtedness, the expenses of said sale, all as provided in the Security Agreement, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Agreement. Generation Mortgage Company, as Attor-ney-in-Fact for Charles B. Lawson The entity having full authority to negotiate, amend, or modify all terms of the loan (al-though not required by law to do so) is: Lender Contact: Generation Mortgage Com-

pany, Loss Mit Department Lender Address: 3 Piedmont Center, 3565 Piedmont Road NE, Suite 300, Atlanta, GA Telephone Number: 866-733-6092
Attorney Contact: Dickenson Gilroy LLC, 3780 Mansell Road, Suite 140, Alpharetta, Georgia 30022 Telephone Number: (678)

THE ABOVE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-07599947 Generation/ Charles R. Lawson

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of the power of sale contained in a Security Deed from Keith E. Whittington to

Mortgage Electronic Registration Systems Inc., as nominee for Homestar Financial Corp., its successors and assigns dated

June 12, 2009 recorded in Deed Book 804, Page 526-537, Union County Records, and last assigned to JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED ONE THOUSAND FOUR HUNDRED TWENTY-SEVEN AND 00/100 (\$101,427.00), 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, during the legal hours of sale on the first Tuesday, April 1, 2014 the following described property, to All that tract or parcel of land lying and being in Land Lot 243, 9th District, 1st Section, Union County, Georgia containing 0.38

acres, more or less, as shown on a plat of survey as recorded in Plat Book J, Page 56, Union County, Georgia Records and being more particularly described as follows: BEGINNING at the intersection of the old Lower Young Cane Road, sometimes called the Old Pat Colwell Road, and the new Pat the Unit Pat Conveil Road, and the new Pat Colwell Road which is Union County Road No. 1, according to the present system of numbering roads in Union County, Georgia by the Georgia State Department of Trans-sectation; these along and with the North portation; thence along and with the North right of way line of the new Pat Colwell Road two (2) courses and distances as fol-lows: North 72 degrees 0' West 174.51 feet and North 67 degrees 30' West 121 feet to an iron pin; thence along the property line of Lloyd Young, North 77 degrees 0' East 204 feet to an iron pin in the center of the old Lower Young Cane Road; thence South 21 degrees 31' East 160 feet along the center of the old Lower Young Cane Road to the POINT OF BEGINNING. The property is subject to the roads as shown on the aforesaid plat. The Debt secured by said Security Deed has been and is hereby declared due be-

cause of nonpayment of the indebtedness when due and in the manner provided in the Note and Security Deed. The debt remaining in default, the sale will be made for the purpose of paying the same and all expenses of sale, as provided in the Security Deed and by law, including attorney's fees, notice of intent to collect attorney's fees having been given.
Said property will be sold subject to any outstanding ad valorem taxes, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Keith E. Whittington or, a ten-

ant or tenants, and said property was or is commonly known as 2745 Pat Colwell Road aka 1222 Pat Colwell Road, Blairsville, GA The sale will be conducted subject (1) to confirmation that the sale is not prohibited

under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security JPMorgan Chase Bank, National Associa-

As Attorney in Fact for Keith E. Whittington Martin & Brunavs 2800 North Druid Hills Rd Building B, Suite 100 Atlanta, GA 30329

(404) 982-0088 M&B File No.: 13-17867 Publication Dates: March 5, 12, 19, & 26, 2014
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR, ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(Mar5,12,19,26)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 EDWARD B COOPER JR to PRIMARY CAPITAL ADVISORS LC, dated 10/08/2002. and Recorded on 10/15/2002 as Book No. 436 and Page No. 312-327, UNION County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER

TO WELLS FARGO HOME MORTGAGE, INC.

(the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original

principal amount of \$142,000,00, 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 on the first Tuesday in April, 2014, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING A TOTAL OF 3.846 ACRES AND BEING SHOWN AS TRACT ONE (1)(3.807 ACRES), TRACT TWO (2)(0.017 ACRE) AND TRACT THREE (3)(0.022 ACRE) ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2298, DATED 10/8/02 AND RE-CORDED IN PLAT BOOK 51 PAGE 10 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. 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 pro-vided 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 having been given). WELLS FARGO BANK, N.A. SUCCES-SOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL HOME LOAN MORTGAGE CORPORATION (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, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 803-396-6000. 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 pos-session of the subject property known as 2780 OWLTOWN ROAD, BLAIRSVILLE, GEOR-GIA 30512 is/are: EDWARD B COOPER JR 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, 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 the preceding para-graph. WELLS FARGO BANK, N.A. SUCCES-SOR BY MERGER TO WELLS FARGO HOME

MORTGAGE, INC. as Attorney in Fact for Edward B Cooper Jr. This Law Firm IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004043220 BARRETT DAFFEIN ERADPIER LEVINE 2. BI OCK 11.P. 15000

FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. COUNTY OF UNION NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from CLETE J. DOTSON and JULIE DOTSON to UNITED COMMUNITY BANK, dated April 25, 2006, recorded April 28, 2006, in Deed Book 643, Page 329, Union County, Georgia records, said Security Deed being given to secure a Note from CLETE J. DOTSON and JULIE M. DOTSON dated April 25, 2006, in the original principal amount of Fifty Seven Thousand One Hundred Thirty and 90/100 (\$57,130.90) Dollars, with interest from date at a rate per eart per anum on the unpaid hagne until cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2014, the following described reporter. following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land

Lots 85, 86 & 95 of Union County, Georgia and being Lot Three (3) containing 3.260 acres, more or less, of Spring Hills Subdivision, as shown on a plat of survey by Tamrock Associates, Inc., dated September 10, 1998, and recorded in Union County records in Plat Rook 42 Para 11 Said plat is incorin Plat Book 42, Page 11. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above

described property. Subject to restrictions as recorded in Deed Book 303, Page 316, Union County records. Subject to an Easement to Blue Ridge Mountain EMC as recorded in Deed Book 278, Page 308, Union County records. Grantor also grants to grantee a non-exclusive perpetual easement for the use of the subdivision road for ingress and egress to

the above described property.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner proas and when both 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).

attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the

undersigned, the party in possession of the property is CLETE J. DOTSON and JULIE DOTSON or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for CLETE J. DOTSON and JULIE DOTSON L. Lou Allen Stites & Harbison, PLLC 520 West Main Street

Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03623 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from FENNEL,
INC. to UNITED COMMUNITY BANK, dated
April 15, 2005, recorded April 26, 2005, in
Deed Book 577, Page 457, Union County,
Georgia records, as last modified by Modification of Security Deed dated November
17, 2011, recorded in Deed Book 889, Page 17, 2011, recorded in Deed Book 889, Page 321, Union County, Georgia records, said Security Deed being given to secure a Note from FENNEL, INC. dated November 17, 2011, in the original principal amount of Three Hundred Eight Thousand Seven Hundred Teight Thousand Seven Hundred Twenty and 66/100 (\$308,720.66) Dollars, with interest from date at a rate per cent per annum 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

cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2014, the following described property:
All that tract or parcel of land lying and being in Land Lot 119, 16th District, 1st Section, Union County, Georgia, containing 4.061 acres as shown on that certain plat of survey by Rochester & Associates, Inc., dated 4/5/93, revised 12/14/04 and recorded in Plat Book 29. Page 85. Union County ed in Plat Book 29, Page 85, Union County records. The description on said plat is in-corporated herein by reference. Subject to the electric power lines as shown on said plat.

Also conveyed herein is an easement for in-

gress and egress ten (10) feet in width from County Road 234 to the Northeast corner of the above property. Including all inventory, chattel paper, ac-counts, accounts receivables, equipment, furniture, fixtures, improvements and in-

surance proceeds.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property any assessments. spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is FENNEL, INC. or a tenant or

as attorney in Fact for FENNEL, INC. L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 ile No. 7484A-03625 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

UNITED COMMUNITY BANK.

ANY INFURMATION UBIAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Tiny Gibson and Dean Gibson to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, its successors and assigns dated language. successors and assigns, dated January 15, 2009, recorded in Deed Book 787, Page 48, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 936, Page 400, Union County, Georgia Records, Page 400, Union County, Georgia Records, as last transferred to Bank of America, N.A. by assignment recorded in Deed Book 895, Page 692, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED THIRTY-SEVEN AND 0/100 DOLLARS (\$147,537.00), with interest thereon as set forth therein, there will be sold at public outery to the high-Interest thereon as set form therein, there will be sold at public outery 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 April, 2014, 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 re-maining in default, this sale will be made for the nurses of naving the same and all for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney) 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 mat-ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-curity Deed first set out above. Bank of America, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify authority to regolate, amend, and moonly all terms of the mortgage with the debtor is: Bank of America, N.A., 7105 Corporate Drive, Plano, TX 75024, (661) 951-5100. To the best knowledge and belief of the undersigned, the party in possession of the property is Tiny Gibson or a tenant or tenant and each expectation of the comments and each expectation. ants and said property is more commonly known as 3489 Gum Log Cir, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Bank of America, N.A. as Attorney in Fact for Tiny Gibson and Dean Gibson McCalla Raymer, LLC 1544 Old Ala-bama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/dt3 4/1/14 Our file no. 593114-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 155 of Union County, Georgia, containing 1.006 acres, more or less, as shown on a plat of survey by Cleveland Land Surveying, Inc., dated February 20, 2006, and recorded in Union County Records in Plat Book 52, Page 238. Said plat is incorporated herein,

by reference hereto, for a full and complete description of the above described prop-

erty. Being the same property conveyed to

Tiny Gibson by deed from Robert J. Jolly and Carol V. Jolly recorded 03/06/2006 in Deed Book 633 Page 555, in the Office of

the Clerk of the Superior Court of Union County, Georgia. Tax ID# 068 071 MR/dt3 4/1/14 Our file no. 593114 - FT11

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from AMY
JO HUGGINS to United Community Bank,
dated June 24, 2004, recorded July 15,
2004, in Deed Book 535, Page 92, Union
County, Georgia records, as last modified
by Modification of Security Deed dated August 1, 2005, recorded in Deed Book 600,
Page 529, Union County, Georgia records,
as transferred to WELLS FARGO BANK,
NATIONAL ASSOCIATION, AS TRUSTE OF
THE CF SOUTHEAST TRUST 2011-1 by Assignment recorded in Deed Book 866, Page
649 and re-recorded in Deed Book 872,
Page 607, Union County, Georgia records, Page 607, Union County, Georgia records, said Security Deed being given to secure a Note from JOEL GRANT HUGGINS and AMY Note from JOEL GRANT HUGGINS and AMY JO HUGGINS dated August 1, 2005, in the original principal amount of Ninety Seven Thousand Nine Hundred Thirty Two and 00/100 (\$97,932.00) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first within the legal hours of sale on the first Tuesday in April, 2014, the following described property:

scribed property:
All that tract or parcel of land lying and being in Land Lot 276, 9th District, 1st Section, Union County, Georgia, being Lot 1 containing 0.851 acres and Lot 4 containing 0.865 acres as more particularly shown and described on that certain plat of survey by Rochester & Association plat of survey by Rochester & Associates, Inc., dated September 14, 1990 and recorded in Plat Book X, Page 102, in Union County, Georgia records which description is in-corporated herein by reference and made a part hereof. This deed is given subject to all easements and restrictions of record, if any.
The debt secured by said Security Deed

has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the number of naving the same made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, easements, encumbrances, zoning

ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is AMY JO HUGGINS or a tenant or WELLS FARGO BANK, NATIONAL ASSOCIA-TION, AS TRUSTEE OF THE CF SOUTHEAST

TION, AS TRUSTEE OF THE CF SOUTHEAST TRUST 2011-1, as attorney in Fact for AMY JO HUGGINS L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM190-00137 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Mars, 12, 19, 26)B

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000 Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 3rd day of January, 2014, said property was seized by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: Three Hundred & Forty-

nine & 00/100 (\$349.00) in United States Currency Currency
PROPERTY TWO: Homeland Security System, Serial No. No1004503668306611
PROPERTY THREE: Sony Car Stereo System, Serial No. P-3657635-K
PROPERTY FOUR: LG 32 inch flat screen television, Serial No. 00TRKNM34143
Conduct giving rise to said seizure:
Said property was found in the possession

Said property was found in the possession of William T. Jones, and was found in close proximity to a quantity of METHAMPHET-AMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use to facilitate the possession, possession, with intent to distribute, and/ possession with intent to distribute, and/ or distribution and sale of METHAMPHET-AMINE or was the proceeds of said activ-ity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances were seized from the residence of William T. Jones, while they was in possession of a quantity of METHAMPHETAMINE, along with digital scales, said location being in Union County, The owner of said property is purported to

William T. Jones, 3855 Murphy Highway, Blairsville, Georgia 30512 Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the sec-ond publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested. This _____ day of _____ District Attorney Enotah Judicial Circuit SEIZING AGENCY: Lt. Chad Deyton Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By:Cathy A. Cox-Brakefield

Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512

(706) 439-6027