North Georgia News

Legal Notices for August 21, 2013 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

NOTICE OF 2ND DUI CONVICTION Blairsville Municipal Court Georgia, Union County Convicted Person Estate No. 2013-118 Pamela Adams Moon Offense Date: July 17, 2013 IN RE: Petition of Polly Spivey for temporary letters of guardianship Estate of Matthew Kaden McVay, Minor Offense Location: Blue Ridge Street Case Disposition: Guilty, Fine \$1695, 12 TO: Perry McVay
You are hereby notified that a petition for Months Probation, 10 Day Jail Time, 30 Days Community Service. the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this notice is mailed or 10 days after the NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Dollie Ruth Davidson Reed, Deceased All debtors and creditors of the Estate of Dollie Ruth Davidson Reed, deceased, late of Union County, Georgia, are hereby notithis notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second publication of fied to render their demands and payments to the Personal Representative(s) estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 9th day of August, 2013. By: Kristin Stanley, Clerk of the Probate Court number for the required of filing fee 65 Courthouse Street, Suite 8 N(Aug14,21,28,Sept4)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Guy Owenby, Deceased All debtors and creditors of the Estate of Guy Owenby, deceased, late of Union Coun-ty, Georgia, are hereby notified to render their demands and payments to the Per-

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Eva Frazier, Deceased

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

NOTICE TO DEBTORS AND CREDITORS

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 25th day of July, 2013.

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

Representative(s).
This 24th day of July, 2013.

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

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

Representative(s). This 14th day of August, 2013. resentative(s

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

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Billie D. Elliott. Deceased

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 9th day of August, 2013. By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8

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

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of John Chester Rowell. De-

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 16th day of August, 2013.

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

NOTICE TO DEBTORS AND CREDITORS

make immediate payment to the Personal

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following prop-

erty is hereby notified that on July 23, 2013, said property was located in the evidence room of the Union County Sheriff's Office in

requested. The serial number to the above listed items have been partially hidden, owner must be able to prove which case

the items was seized from or have valid proof of purchase indicating the complete serial number. Mack Mason, Sheriff

Union County, Ga. 378 Beasley Street

Blairsville, Ga. 3051 (706)439-6066 N(Aug14,21,28,Sept4)B

NOTICE OF SEIZURE OF PERSONAL PROPERTY

VALUED AT LESS THAN \$25.000

VIN JTDDY32T7Y0027310

claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested. This 15th day of August, 2013. District Attorney Enotah Judicial Circuit

940 Beasley Stree
Blairsville, Georgia 30512
(706) 439-6066
By: Cathy A. Cox-Brakefield
Chief Assistant District Attorney
65 Courthouse Street, Box 6
Blairsville, Georgia 30512

Blairsville, Georgia 30512

N(Aug21,28,Sept4)B

SEIZING AGENCY: Union County Sheriff's Office

Representative(s). This 16th day of August, 2013.

65 Courthouse Street, Suite 8 Blairsville, GA 30512

VALUE AT MORE THAN \$75

Union County, Georgia. Property Seized: Property Description Owner

By: Kristin Stanley, Clerk of the Probate Court

Blairsville, GA 30512 N(Aug21,28,Sept4,11)B

STATE OF GEORGIA COUNTY OF UNION

Blairsville, GA 30512

STATE OF GEORGIA, COUNTY OF UNION

NOTICE TO DEBTORS AND CREDITORS

the Personal Representative(s) of the es-

N(Aug21,28,Sept4,11)B

STATE OF GEORGIA,

COUNTY OF UNION

Blairsville, GA 30512

STATE OF GEORGIA COUNTY OF UNION

NOTICE TO DEBTORS AND CREDITORS

Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

Blairsville, GA 30512

STATE OF GEORGIA COUNTY OF UNION

NOTICE TO DEBTORS AND CREDITORS

Blairsville, GA 30512

Blairsville, GA 30512

STATE OF GEORGIA, COUNTY OF UNION

this notice if you are served by publica-tion. All pleadings must be signed before a notary public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone *NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dis-missed. If a natural guardian file an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Box 8 Blairsville, GA 30512 sonal Representative(s) of the estate, ac-cording to law, and all persons indebted to said estate are required to make immediate 706-439-6006 NOTICE FOR DISCHARGE FROM

payment to the Personal Representative(s).
This 26th day of July, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512 OFFICE AND ALL LIABILITY
Probate Court of Union County RE: Petition of Peggy L. Burnett for Dis-charge as Temporary Administrator of the Estate of Thomas L. Burnett, Sr., 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 August 26, 2013. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the All debtors and creditors of the Estate of Eva Frazier, deceased, late of Union County, Georgia, are hereby notified to render their grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said esclerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact tate are required to make immediate pay-ment to the Personal Representative(s). This 26th day of July, 2013. 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 Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 IN RE: Estate of Jared Stanley Harn, De-All debtors and creditors of the Estate **NOTICE OF UNCLAIMED PROPERTY** of Jared Stanley Harn, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments

VALUE AT MORE THAN \$75

Pursuant to 0.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on July 23, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County Sheriff's Office in Union County, Georgia. Property Seized: Owner

Jennings Model 48, serial number D75289 Interarms M518 Pistol, serial number L033024 Unknown Intratec Tech 22, serial number 97319 Un-Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said IN RE: Estate of Jane B. Thompson, De-All debtors and creditors of the Estate of Jane B. Thompson, deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with 0.C.G.A. to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by

Lorcin L9MM, serial number L116389 Un-

serving said claim to the undersigned seiz-ing agency by certified mail, return receipt requested. The serial number to the above make immediate payment to the Personal listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 IN RE: Estate of Tommy Ray Cook, De-(706)439-6066 All debtors and creditors of the Estate of Tommy Ray Cook, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to IN THE PROBATE COURT STATE OF GEORGIA the Personal Representative(s) of the es-In Re: Estate of Eugene Gilreath, Deceased tate, according to law, and all persons indebted to said estate are required to **Petition for Letters of Administration**

make immediate payment to the Personal Representative(s). This 25th day of July, 2013. Faye Gilreath has petitioned to be appointed Administrator(s) of the estate of Eugene Gilreath, deceased, of said County. (The pe-

titioner 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 objec-tions to the petition must be in writing, setting forth the grounds of any such objec-tions, and must be filed with the court on or before September 16, 2013. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your IN RE: Estate of Thomas Stanford, Sr., De-All debtors and creditors of the Estate of Thomas Stanford, Sr., deceased, late of Union County, Georgia, are hereby noti-fied to render their demands and payments pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/ to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If make immediate payment to the Personal 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 NOTICE GEORGIA, UNION COUNTY PROBATE COURT In Re: Estate of Jean Slinger Right, De-All debtors and creditors of the Estate of Bil-lie D. Elliott, deceased, late of Union County, Estate No. 13-125 Petition for Letters of Administration

> 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 September 9, 2013. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered

David Wayne Palmer has petitioned to be appointed Administrator(s) of the estate of Jean Slinger Right, 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.)

with your pleadings/objections, unless you qualify to file as an indigent party. Contact IN RE: Estate of Lisa H. Skomp, Deceased All debtors and creditors of the Estate of probate court personnel at the following Lisa H. Skomp, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to 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 tate, according to law, and all persons indebted to said estate are required to may be granted without a hearing. Dwain Brackett, Probate Judge make immediate payment to the Personal Representative(s). This 13th day of August, 2013. By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6066 REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT-AT-RISK FOR FACILITY PROJECTS FOR THE UNION COUNTY SCHOOL DISTRICT The Union County School System will re-ceive proposals until August 30, 2013 at 3:00 pm for Construction Management-at-Risk services for certain facility projections for a term from January 1, 2014 through All debtors and creditors of the Estate of John Chester Rowell, deceased, late of December 31, 2018. The projects are the Union County, Georgia, are hereby noti-fied to render their demands and payments

Agricultural Science Center, High School

Classroom Additions, Middle School Class-room Additions, Multi-Use Fine Art Audito-rium, Primary School Classroom Additions,

Copies of the RFP are available by faxing or emailing a request for the RFP to:

CM RFP, Attention Mr. Gary Steppe

Stadium Field House.

124 Hughes Street

Rlairsville GA 30512

Blairsville, GA 30512
Phone 706-745-2322 • Fax 706-745-0525
Email: gsteppe@ucschools.org
The Union County Board of Education reserves the right to reject any and all proposals and to waive technicalities. IN RE: Estate of Larry E. Ireland, Deceased N(Jul31,Aug7,14,21)B All debtors and creditors of the Estate of Larry E. Ireland, deceased, late of Union NOTICE OF UNCLAIMED PROPERTY County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-VALUE AT MORE THAN \$75 Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following proptate, according to law, and all persons indebted to said estate are required to

erty is hereby notified that on July 23, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia. Property Seized: **Property Description Owner** Produzee Mauser 88 Rifle, serial number EG078 Robert McMann Criket .22 Caliber Rifle, serial number 100290 Thomas Cole Huggins Marlin 917V Rifle, serial number 96681037 Hugh reed Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90

days and no person has laid claim to said property.

Any party claiming an interest in said prop

erty is hereby further notified that you must

file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication

\$720.00 in U.S. Currency Robert L. Honken Pen Knife and Ammo William Jackson of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seiz-Nikon Automatic Level ACS Survey level, Serial # 213514 Unknown Smith and Wesson Model 61- Pistol, serial # B29262 Ms. Moore ing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden, Remington 870 Shotgun, serial # R954793 Timothy Powell Interarms M971 Pistol, serial # 9459 Jack owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete Jennings J22 Pistol, serial # 0644432 Jack McKean Mack Mason, Sheriff Union County, Ga.

Glennfield Model 75, serial # 69248841 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 Jack McKean
Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said NOTICE TO THE PUBLIC
YOU ARE HEREBY NOTIFIED that there will be heard before the Presiding Judge of the Superior Court of Union County, Georgian property. Any party claiming an interest in said property is hereby further notified that you must gia, on the 4th day of September, 2013, at 9:00 o'clock, A.M., at the Courthouse in the City of Blairsville, Georgia, the case of the STATE OF GEORGIA VS. UNION COUNTY SCHOOL DISTRICT, being Civil Action File Number 13-CV-409-mm in said court, the file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seiz-ing agency by certified mail, return receipt

same being a proceeding to confirm and validate the Union County School District (Georgia) General Obligation Bonds Series

2013, in the aggregate principal amount not to exceed \$13,500,000 (the "Bonds") to be issued for the purpose of providing

funds to the Board to pay or to be applied toward the cost of (i) acquiring, construct-ing and equipping new school system fa-

cilities, including classroom additions, an agricultural sciences center, a field house and a multi-use auditorium, (ii) adding to, renovating, repairing, improving, and equipping existing school buildings and school system facilities, including athletic facilities, (iii) acquiring miscellaneous new equipment, fixtures and furnishings for the school system, including instructional 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 18th day of June, 2103, said property was seized by the undersigned agency in Union County, and administrative technology equipment and safety and security equipment, (iv) acquiring school buses, vehicles and transof the disconsisted agency in clinic county, Georgia.
Property Seized:
PROPERTY ONE: 2000 Toyota Celica vehicle, portation and maintenance equipment, (v) acquiring textbooks and other instructional materials, including band instruments and equipment, (vi) acquiring land for school system facilities, and (vii) paying the ex-penses incident to accomplishing the fore-VMN JIDDY3217Y0027310
Conduct giving rise to said seizure: Said
property was found in possession of MATTHEW GILBERT DEDMAN, and in close proximity to a controlled substance, to wit: SYNTHETIC MARIJUANA, a Schedule I controlled going.
Any citizen of the State of Georgia residing in the Union County, Georgia, or any other person wherever residing who has a right to object, may intervene and become a substance. Said property was intended to facilitate the transportation, use, possession, possession with intent to distribute, party to these proceedings. This 7th day of August, 2013. Judy L. Odom Clerk of the Superior Court and distribution of the aforementioned controlled substance, in violation of the Georgia Controlled Substances Act, or was the proceeds of said illegal activities. Fur-ther, the said property and the controlled substances were seized from the residence of Union County, N(Aug21,28)B occupied by MATTHEW GILBERT DEDMAN, in Union County, Georgia. The owner of said property is purported to be: MATTHEW GILBERT DEDMAN, 47 Brown Road, Blairsville, Georgia 30512 Koad, Blartsville, Georgia 20512
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News by serving said claim to the undersigned sairing approx

The Union County Board of Elections announces its intent to move the Choestoe voting precinct from 101 Choestoe Circle (firehouse) to the Old Choestoe School at

1034 Collins Road. The school house has been moved to this location and has been fully renovated. It will provide voters with an improved pre-cinct with heating/air conditioning, a larger paved parking lot, larger voting space and will be fully compliant with the Americans with Disabilities Act. Should have any questions, contact Libby Stevens @ 706.835.1900. IN THE JUVENILE COURT

OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF: dob: 08-11-2010 SEX: female a child under the age of eighteen years of Case No. 144-13,I-724

NOTICE OF DEPRIVATION HEARING
TO: James McDaniels, father of the abovenamed child.

named child.
By Order for Service by Publication dated
the 24th day of July, 2012, you are hereby
notified that on the 22nd day of June, 2013,
the Union County Department of Family and
Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the abovenamed child alleging the child is deprived. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition as to you on September 3, 2013, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia. The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a law-yer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 24th day of July, 2013. Juvenile Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit N(Aug14,21,28,Sept4)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

LECTOR 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 Kenneth M Heffley and Lisa L Heffley to Mort-gage Electronic Registration Systems, Inc. as nominee for Ampro Mortgage, A Divi-

THIS LAW FIRM IS ACTING AS A DEBT COL-

sion of United Financial Mortgage Corp., dated September 9, 2005, recorded in Deed Book 603, Page 403, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 943, Page 95, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED THOUSAND AND 0/100 DOLLARS (\$300,000.00), 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, Geor-gia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is bareby declared due because of among 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 Se-curity 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 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. Nationstar Mortgage LLC is the holder of the Note and 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: Nation-Star Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Kenneth Heffley and Lisa Heffley or a tenant or tenants and said property is more commonly known as 6085 Souther Farm 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 dinal confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Kenneth M Heffley and Lisa L Heffley McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/ekh 9/3/13 Our file no. 5423813-FT2 EXHIBIT "A" All that tract or parcel of aldn lying and being in the 16th District, 1st Section, Land Lot 98 of Union County, Georgia, and being Lot 8 of Souther Mill Estates Subdivision, containing 1.220 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 2, 1995, and revised January 13, 2004, and recorded in Union County ords in Plat Book 55, Page 136. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also Conveyed is an easement for ingress and egress to the above described property. MR/ekh 9/3/13 Our file no. 5423813 - FT2 N(Aug7,14,21,28)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of the power of sale contained in a Security Deed from Kenny A. Payne to Mortgage Electronic Registration Systems

Inc., as nominee for Primary Capital Advisors, LC, its successors and assigns dated June 10, 2009 recorded in Deed Book 803, Page 773-784 , Union County Records, and last assigned to JPMorgan Chase Bank, National Association, conveying the afterdescribed property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the high-est bidder for cash, before the Courthouse door of Union County, Georgia, during the legal hours of sale on the first Tuesday, September 3, 2013 the following described property, to wit: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 288 of Union County, Georgia, containing 1.42 acres, more or less, and being Tract A, as shown on a plat of survey by Blairsville Surveying Co., dated 10/6/94 and recorded in the Union County records in Plat Book 33 page 140, and said plat is incorporated herein, by reference herets for a full and herein, by reference hereto, for a full and complete description of the above prop-Subject to an easement to Blue Ridge Mountain EMC recorded in the Union County records in Deed Book 175 page 654 and in Deed Book 217 page 20. Subject to the DOT right of way as recorded in Deed Book 132 pages 317-318 Union County records. Subject to the right of way granted to Union County, Georgia, in Deed Book 198 page

erline easement as shown on said plat. Also conveyed herewith is a non-exclusive perpetual easement for the use of the road shown on the plat for ingress and egress to the above property. The Debt secured by said Security Deed has been and is hereby declared due because 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 notice of intent to collect attorney fees having been given. Said property will be sold subject to any outstanding ad valorem taxes, any assessments, liens, encumbrances, zoning

146 Union County records.
Subject to a water line easement and pow-

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 Kenny A. Payne or, a tenant or tenants, and said property was or is com-monly known as 7428 Greenhaven Lane Blairsville, GA 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

JPMorgan Chase Bank, National Associa-

Kenny A. Payne M&B File No.: 13-19328 Publication Dates: August 7, 14, 21, 28

As Attorney in Fact for

2013
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(Aug7.14.21.28)B NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Frances Brown to Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mortgage, Inc. dated 8/24/2007 and recorded in Deed Book 725 Page 687, UNION County, Georgia records: as last transferred to or acquired

records; as last transferred to or acquired by Federal National Mortgage Association, conveying the after-described property to secure a Note in the original principal amount of \$ 148,000.00, 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 Court-house door of UNION County, Georgia, within the legal hours of sale on September 03, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Let 97 of Union County, Georgia, and being Lot 23 of Choestoe Village, containing 0.15 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor and recorded in Union County Records in Plat Book U, Page 305. Said plat is incorporated hearing the refrescent page 1. is incorporated herein, by reference hereto, for a full and complete description of the above described property. All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 97 of Union County, Georgia, and being Tract C of Choestoe Village, containing 0.036 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated January 25, 1993 last revised January 16, 1996 and recorded in Union County Records in Plat Book 33, Page 241. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is 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 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 purpose of paying 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 (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3928 Litton Lane, Blairsville, GA 30512 together with all fixtures and personal property at-tached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or par-ties) in possession of the subject property is (are): Frances Brown or tenant or ten-Seterus, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Seterus, Inc. PO Box 4121 Beaverton, OR 97076-4121 866.570.5277
Note, however, that such entity or individual

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, zoning 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.

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 (includ-ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sew-

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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Federal National Mortgage Association as agent and Attorney in Fact for Frances Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1168-1194A THIS LAW FIRM MAY BE ACTING AS A DEBT

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-1194A N(Aug7,14,21,28)B

COUNTY OF UNION Because of a default in the payment of the indebtedness secured by a Security Deed

NOTICE OF SALE UNDER POWER

executed by David L. Forney and Marci A. Forney to Appalachian Community Bank dated July 31, 2003, and recorded in Deed Book 481, Page 188, Union County Records, Book 481, Fage 188, Union County Necords, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. by Assignment, securing a Note in the original principal amount of \$270,750.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, Sep-tember 3, 2013, 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 the 9th District, 1st Section, Land Lot 91 of Union County, Georgia, containing 2.068 acres, more or less, and being Tract 1 as shown on a plat of survey by LandTech

Services, Inc., dated July 15, 2003 and recorded in Union County Records in Plat Book 53, Page 48. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed herewith is a 20 foot wide ingress and egress easement as shown on the plat and also recorded in Union County Records in Deed Book 295 Page 503 Records in Deed Book 295, Page 503. Said property is known as 174 Nix Lance Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, 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 disclosed by an accurate survey and inspection of the property, any as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and

matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of David L. Forney and Marci A. Forney, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for David L. Forney and Marci A. Forney File no. 13-041320 SHAPIRO, SWERTFEGER & HASTY, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta. GA 30341-3941 (770) 220-2535/KMM www.swertfeger.net *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **NOTICE OF SALE UNDER POWER**

WHEREAS, on 09/17/73, for value received, Loy D. Hammontree & Betty H. Hammontree executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 76, Page# WHEREAS, on 01/07/77, for value received, the subject loan was assumed by an Assumption Agreement, whereby the interest in this real property was conveyed to Steven N. Lance & Patsy C. Lane; and WHEREAS, on 01/07/77, for value received, Steven N. Lance & Patsy C. Lane executed and delivered to the United States of America, acting through the United States De-partment of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of

in this real property was conveyed to Helen L. Nichols; and WHEREAS, on 05/20/88, for value received, Helen L. Nichols executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union Cou Georgia, in Book # 160, Page# 203; and WHEREAS, on 12/22/88, for value received, the subject loan was assumed by an As-sumption Agreement, whereby the interest

in this real property was conveyed to William A. Hunnicutt & Carolyn A. Hunnicutt;

WHEREAS, on 12/22/88, for value received.

William A. Hunnicutt & Carolyn A. Hunnicutt executed and delivered to the United States

of America acting through the United States Department of Agriculture, a Deed to

Secure Debt conveying certain real estate

the Clerk of the Superior Court for Union County, Georgia, in Book # 95, Page# 278;

WHEREAS, on 05/20/88, for value received,

the subject loan was assumed by an Assumption Agreement, whereby the interest

located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 165, Page# WHEREAS, the United States of America now holds the above described security deeds covering the said real estate; and WHEREAS, the Deeds to Secure Debt held hy the United States of America provides that should default occur, the holder may declare the entire indebtedness secured by the Deeds to Secure Debt due and payable and, in compliance with the power of sale provisions contained in said security deeds proceed to sell the property at public WHEREAS, after default, the United States of America has declared all of the indebted-

ness secured by the Deeds to Secure Debt due and payable and hereby certifies that it

has complied with all of its loan servicing

NOW, THEREFORE, the said United States of America, acting as aforesaid, under and in compliance with the power of sale provision contained in the Deeds to Secure Debt, will proceed to sell at public outcry, for cash or certified funds to the highest bidder in front of the Courthouse in Union County, during the legal hours of sale, on the 3rd day of September, 2013, the following-described property conveyed in the Deeds to Secure All that tract or parcel of land lying and being in part of Lot of Land #206 and 207 in the 9th District, 1st Section of Union County, Georgia and being Lot #16 of Leslie Estates Subdivision as shown on a plat of survey

made by Bruce Hunt, County Surveyor, in May 1972, said plat being recorded in Plat Book B, Page 285, in the Office of the Clerk

of the Superior Court of Union County, Geor-

gia, said plat reading as follows: Beginning at an iron pin in the North right of way line of Leah Drive, said iron pin being located North 63 degrees 30 minutes West 260 feet from the point where the North right of way line of Leah Drive intersects the East right of way line of U.S. Highway #19 & 129; thence North 5 degrees West 176 feet to an iron pin set: thence North 176 feet to an iron pin set; thence North 85 degrees East 150 feet to an iron pin set in the West right of way line of Leah Drive; thence four courses and distances along and with the said right of way line of Leah Drive as it meanders in a South-Southwest direction as follows: South 5 degrees East 86 feet, South 14 degrees West 45 feet, South 57 degrees West 47 feet, South 68 degrees 30 minutes West 98 feet to the point of beginning. The purpose of this Deed To Secure Debt is to reflect the new rates and terms assump of that certain Deed to Secure Debt dated May 20, 1988, executed by Helen L. Nichols and recorded in Deed Book 160, Page 203, in the Union County, Georgia, Clerk of Court records. The above described property will be sold subject to any and all outstanding real estate taxes that are due and payable. The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the United States of America, be cause for rejection of the bid, and, if the bid is rejected, the United States of America shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds of said sale will first be applied to the payment of the indebt-edness to the United States of America, other charges, and the expenses of sale, as provided in the above-described Deeds to Secure Debt. This the 26th day of July, 2013. **IINITED STATES OF AMERICA** Acting Director for Direct Loss Mitigation and Bankruptcy/Foreclosure Sections United States Department of Agriculture, Rural Development N(Aug7,14,21,28)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 LORRIE K MASHBURN AND CLIFFORD R

TION , dated 09/23/2009, and Recorded on 09/23/2009 as Book No. 813 and Page No. 626, UNION County, Georgia records, as last assigned to PHH MORTGAGE CORPORATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$98,188.00, 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, 2013, the following described property: ALL THAT TRACT OR PARCEL OF LAND LY ALL THAI TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT 1ST SECTION; LAND LOT 36 OF UNION COUNTY, GEORGIA, CONTAINING 1.56 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOL-LOWS;
BEGINNING AT THE POINT WHERE THE CENTERLINE OF AN OLD ROAD BETWEEN THIS PROPERTY AND THE LOVE PROPERTY INTERSECTS THE SOUTH RIGHT-OF-WAY LINE IENSECTS THE SOUTH RIGHT-OF-WAY LINE OF THE JOHN SMITH MILL ROAD; THENCE THREE(3) COURSES AND DISTANCES ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF JOHN SMITH MILL ROAD AS FOL-LOWS: N 65 DEGREES E 190 FEET, N 75 DE-LOWS: N 65 DEGREES E 190 FEET, N 75 DE-GREES E 74 FEET, N 80 DEGREES E 41 FEET, THENCE S 432 FEET TO THE CENTERLINE OF A CREEK; THENCE TWO (2) COURSES AND DISTANCES ALONG AND WITH THE SAID CENTERLINE AS FOLLOWS: N 88 DEGREES W 45 FEET, SOUTH 80 DEGREES WEST 48 FEET TO THE POINT WHERE THE SAID CEN-TERLINE OF THE CREEK INTERSECTS THE CENTERLINE OF THE OLD ROAD; THENCE FOUR (4) COURSES AND DISTANCES ALONG WITH THE SAID CENTERLINE OF THE OLD ROAD AS FOLLOWS: N 3 DEGREES 45' W 76 FEET, N 25 DEGREES 30' W 84 FEET, N 41 DEGREES 15' W 94 FEET, N 41 DEGREES W 138 FEET TO THE POINT OF BEGINNING. The debt secured by said Deed to Secure 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 paying the same and all expenses of this sale, 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). PHH MORTGAGE CORPORATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., acting on behalf of and, as necessary, in consultation with PHH MORTGAGE CORPORATION (the current investor on the loan). is the entity 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, PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP. may be contacted at: PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., 2001 BISHOPS GATE BLVD., MT. LAUREL, NJ 08054, 800-750-2518. 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 7064 JOHN SMITH ROAD E, BLAIRSVILLE, GEORGIA 30512 is/ are: LORRIE K MASHBURN AND CLIFFORD R JONES 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, zon-ing 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 cer-

tain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other

foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PHH MORTGAGE CORPORATION as Attorney in Fact for LORRIE K MASH-BURN AND CLIFFORD R JONES JR. THIS LAW EIRM IS ACTING AS A DERY COLL JECTOR AT

FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT

PURPOSE. 20120029701447 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

N(Aug7,14,21,28)B

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Steven L. Mercer to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns dated February 19, 2008 in the amount of \$70,000.00, and recorded in Deed Book 749, Page 228, Union County, Georgia Records; as last transferred to Ocwen Loan Servic-ing, LLC by assignment; the undersigned, Ocwen Loan Servicing, LLC pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in September, 2013, during the legal hours of sale, at the Courthouse door in Union 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 be-ing in the 8th District, 1st Section, Land Lot 21 of Union County, Georgia, and being Lot 32 of Timberlake Acres Subdivision, containing 0.47 acres, more or less, as shown on a plat of survey by Lane S. Bishop and Associates, dated December 6, 1989, and recorded in Union County Records in Plat Book W, Page 223, and being more particularly described as follows: Beginning on the West Right of Way of Voylestown Road and the Southeast corner of Lot #2, run thence

N 43 degrees 00 minutes West 111.56 feet to a stake; thence N 60 degrees 20 minutes West 104.49 feet to a stake; thence N 52 degrees 09 minutes East 130.0 feet to a stake; thence S 40 degrees 48 minutes East 204.14 feet to an iron pin on the Right of Way of Voylestown Road; thence along the Road S 49 degrees 45 minutes 19 seconds West a CH 90.61 to the Point of Beginning. Also conveyed is a water right to the existing spring fed water system. Subject to the restrictive covenants recorded in Deed Book 101, Pages 68-69, Union County Deed Records. Also conveyed is a non-exclusive perpetual easement for the use of the sub-Roger Sheppard Howell, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments perpetual easement for the use of the sub-division roads for ingress and egress to the above described property. which has the property address of 8911 Voylestown Road, Morganton, Georgia, to-gether with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. 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-

the Security Deed and the note thereby se-cured in accordance with O.C.G.A. Section 44-14-162.2(a).

Said property will be sold as the property of Steven L. Mercer and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the pur-chaser as provided in the aforementioned Security Deed. Security Deed. Pursuant to O.C.G.A. 44-14-162.2, the name address and telephone number of the individual or entity who shall have the full au-thority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Ocwen Loan Servicing, LLC Two Ravinia Dr. , Suite 500 Atlanta, GA 30346 Phone Number: 678-855-7067. The foregoing notwithstanding, nothing in O.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
Ocwen Loan Servicing, LLC
Attorney in Fact for
Steven L. Mercer
McCurdy & Candler, L.L.C.
(404) 373-1612 www.mccurdycandler.com
The North Georgia News
Publication Dates: 08-07-2013, 08-14-2013,

PUDICATION OB-28-2013
File No. 13-01269 /FNMA/ajackson
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE. **NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY** LECTOR 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 Charles R. Hood and Chrystal C. Hood to United Community Mortgage Services, Inc., dated August 11, 2005, recorded in Deed Book 597, Page 231, Union County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 701, Page 181, Union County, Capraia Records conveying the offer Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY THOUSAND AND 0/100 DOLLARS (\$170,000.00), 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, Geor-gia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO 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 in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing 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. Wells Fargo Bank, N.A. is the holder of the Note and 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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Chrystal Cook Hood n/k/a Chrystal Lynn Cook or a tenant or tenants and said property is more commonly known as 4003 Summerhill Trail 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. Wells Fargo Bank, N.A. as Attorney in Fact for Charles R. Hood and Chrystal C. Hood McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Geor-gia 30076 www.foreclosurehotline.net MR/ pxl 9/3/13 Our file no. 5268513-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 294, 17th District, 1st Section, Union County, Georgia, containing 1.64 acres and being shown as Lot One (1) on a plat of survey by Blairsville Surveying Co., RS #2228, dated 10/29/97 and recorded in Plat Book 39 page 158 of the Union County Superior Court Clerk, which plat is incorporated herein by reference hereto for a full and complete description. Subject to the road easement as shown on said plat Subject to the restrictions recorded in Deed Book 251 page 324 Union County records. Subject to the utility easement granted to Blue Ridge Mountain EMC as shown on said plat. Subject to the shared well agreement recorded in Deed Book 277 pages 448-449 Union County records. MR/pxl 9/3/13 Our file no. 5268513 - FT7 N(Aug7,14,21,28)B

described property to secure a Note in the original principal amount of Two Hundred One Thousand Five Hundred Twenty-Three and 00/100 DOLLARS (\$201,523.00), with interest thereon as set forth therein, there will be sold at public outcry to the high-est bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2013, the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-JONES JR to MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR PHH MORTGAGE CORPORA-

ING AND BEING IN LAND LOTS 260, 261,280,

AND 281, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING SHOWN AS LOT 22 OF BRACKEN CREEK RETREAT ON

PLAT OF SURVEY BY ROCHESTER AND AS-

SOCIATES, INC., DATED 7/13/95, RECORDED IN PLAT BOOK 33, PAGE 171, UNION COUNTY

NOTICE OF SALE UNDER POWER

USED FOR THAT PURPOSE.

GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE

Under and by virtue of the Power of Sale contained in a Security Deed given by Douglas W. Galloway and Maria Galloway

to Mortgage Electronic Registration Sys-tems, Inc. as nominee for First Community Mortgage, Inc., dated 07/3262012, recorded

in Deed Book 915, Page 19, Union County, Georgia records, as last transferred to FLAGSTAR BANK, FSB by assignment re-

corded or to be recorded in the Union Coun-

RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFER-ENCE AND MADE A PART HEREOF.
THIS PROPERTY IS SUBJECT TO THE ROAD-WAY EASEMENT AS SHOWN ON SAID PLAT. THIS PROPERTY IS SUBJECT TO THE RE-STRICTIONS RECORDED IN DEED BOOK 234, STRICTIONS RECORDED IN DEED BOOK 234, PAGES 201-202, AMENDED IN DEED BOOK 242, PAGE 594, AND IN DEED BOOK 256, PAGES 676-681, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE POWER LINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 237, PAGE EMC RECORDED IN DEED BOOK 237, PAGE 174, UNION COUNTY RECORDS. 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 number 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'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, encumbrances, zoning ordinances, restrictions, covenants, and matters of re

negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the parties in possession of the property are DOUGLAS W. GALLOWAY and MARIA GALLOWAY or a tenant or tenants and said property is more commonly known as 299 CRAIG THOMPSON DR, BLAIRSVILLE, GA 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 FLAGSTAR BANK FSB as Attorney in Fact for DOUGLAS W. GALLO-WAY and MARIA GALLOWAY Weissman, Nowack, Curry, & Wilco P.C. Attn: Lender Services One Alliance Center, 4th Floor 3500 Lenox Road Atlanta, GA 30326 Our File# 016247-001129

IN RE: Estate of Clara Mae King, Deceased All debtors and creditors of the Estate of Clara Mae King, 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 estate are required to make immediate payment to the Personal Representative(s). This 2nd day of August, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Aug7,14,21,28)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Raymond Lee McClure, All debtors and creditors of the Estate of

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

COUNTY OF UNION

Raymond Lee McClure, 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 29th day of July, 2013. 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 Roger Sheppard Howell, Jr.,

All debtors and creditors of the Estate of

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 28th day of July, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE OF PETITION TO FILE

FOR YEAR'S SUPPORT
GEORGIA, UNION COUNTY PROBATE COURT IN RE: Estate of Jimmy Carl Copeland, De-The petition of Geraldine Copeland, for a year's support from the estate of Jimmy Carl Copeland, deceased, for decedent's lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before September 3, 2013, 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 pleadings (phietring must be or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby se-

sentence. 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 Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 N(Aug7,14,21,28)B IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Jeffrey Langley

PROPERTY ONE:

District Attorney Enotah Judicial Circuit

a plat of survey by Rochester & Associates, Inc., dated 10/31/97, and recorded in the Union County records in Plat Book 39, page 181, and said plat is incorporated by reference hereto, for a full and complete de-scription of the above property. Subject to a road easement as recorded in the Union County records in Deed Book 68, page 307, and as shown on said plat. Subject to the restrictions recorded in the Union County records in Deed Book 162, pages 716-727. Grantor also grants to grantee a non-exclu-sive, perpetual easement for the use of the

Real property and residence located at 80 Wilson Way, Union County, Blairsville, Georgia, 30512, being more particularly described as follows:

All that Tract or parcel of land lying and be-ing in Land Lot 44, 10th District, 1st Section of Union County, Georgia, containing .75

acres, more or less, and being 22-4A-1 of the Winfield Scott Subdivision, as shown on

subdivision roads for ingress and egress to

the above property. (Said property conveyed by warranty deed from Gerald Hinnenkamp to Gerald Hinnen-kamp and David Hinnenkamp, in a joint tenancy with rights of survivorship, dated March 18, 2011, recorded in the records of the Clerk of Superior Court of Union County, Georgia, in Deed Book 862, page 334.) PROPERTY TWO: 2004 Ford F-150 vehicle, VIN 1FTRF14524-NB36222, Ga Tag. PMJ9951 PROPERTY THREE: Rohm GMBH Sontheim .38 special firearm, Serial No. 17758 DEFENDANTS IN REM CIVIL ACTION NO. 13-CV-398-SG
PETITION FOR CONDEMNATION AND FOR-The State of Georgia, by Jeffrey Langley, District Attorney, Enotah Judicial Circuit, brings this Petition pursuant to O.C.G.A. Section 16-13-49 to condemn, forfeit, and sell the property described above and shows the Court the following:

on June 17, 2013, by the filing of a FORFEI-TURE LIEN in the Office of the Clerk of Union County Superior Court, a copy of which is attached hereto as Exhibit A and incorporated herein by reference thereto. PROPERTY ONE is real property located in Union County with a certain residence situated thereon. PROPERTY ONE was, directly and indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, and/or the distribution and sale of METHAMPHETAMINE, a Sched-

PROPERTY ONE was constructively seized

ule II controlled substances, in violation of the Georgia Controlled Substances Act. PROPERTY TWO and PROPERTY THREE were seized on June 13, 2013, at 80 Wilson Way, the location of PROPERTY ONE. These seizures were made by an officer empowered by law to make arrests and such seizures, to-wit: Chad Deyton, of the Union County Sheriff's Office, Blairsville, Georgia. PROPERTY TWO is a motor vehicle that

was found in close proximity to METH-AMPHETAMINE, a Schedule II controlled substance, and was, directly or indirectly,

used or intended for use to facilitate the transportation, delivery, possession with intent to distribute, and/or distribution and

sale of METHAMPHETAMINE, a Schedule II controlled substance, or was the proceeds of said illegal activity, in violation of the Georgia Controlled Substances Act. PROPERTY THREE is a firearm that was found in close proximity to METHAMPHET-AMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use to facilitate the transporta-tion, delivery, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE, a Schedule II con-trolled substance, or was the proceeds of said illegal activity, in violation of the Georgia Controlled Substances Act. All of the above-described properties were

seized from David Hinnenkamp on account of violations of the Georgia Controlled Substances Act and are contraband and forfeited to the State pursuant to the provisions of O.C.G.A. Section 16-13-49. The following persons are the individuals known who may claim an interest in the aforementioned property: David Hinnenkamp, 80 Wilson Way, Blairs-David Hinnenkamp is hereby joined as a party to this case in accordance with O.C.G.A. Section 16-13-49. Service may be

had upon Hinnenkamp at his residence at 80 Wilson Way, Blairsville, Union County, Georgia. The real property remains in the legal custody and control of David Hinnenkamp. The present custodian of the remainder of the property is the Sheriff of Union County, with said vehicle being located at the impound lot of the Union County Sheriff's Office and the firearm located in the evidence room of the Union County Sheriff's Office.

WHEREFORE, the State prays as follows: A. That due process issue to enforce the B. That a copy of this Petition be served upon the potential claimant named above as provided by law; and, C. That in default of a filing of an answer to this complaint within thirty (30) days after the date of service of the summons and complaint, judgment of condemnation, forfeiture and disposition be entered as provided in O.C.G.A. Section 16-13-49, D. That, if an answer is filed, a hearing be held without a jury, within sixty days after service of the Petition for Forfeiture, unless continued for good cause; E. That the court order any claimant who fails to establish that a substantial portion of the claimant's interest is exempt from forfeiture, pay to the State of Georgia the actual costs incurred in the investigation

and prosecution of this Complaint, includ-ing reasonable attorney's fees as provided by O.C.G.A. Section 16-13-49 (t)(3); and

F. That this Court grant any other relief as may be just and proper under the circum-This 12th day of August, 2013. Cathy Cox-Brakefield Chief Assistant District Attorney **Enotah Judicial Circuit** State Bar No. 192292 District Attorney's Office Union County Courthouse 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 ccox@pacga.org STATE OF GEORGIA, COUNTY OF UNION VERIFICATION Personally appeared before the under-signed officer, duly authorized to adminis-ter oaths, came CHAD DEYTON, a duly au-thorized agent of the State, who after being cord superior to the Security Deed first set The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, duly sworn, states that the facts contained in the foregoing Petition are true and correct to the best of his knowledge. FSB, 5151 Corporate Drive, Troy, MI 48098, 800-945-7700. Please understand that the secured creditor is not required by law to This 12th day of August, 2013. CHAD DEYTON Union County Sheriff's Office Sworn to and subscribed before me, this 12th day of August, 2013 Candace Lee **Notary Public** Union County, Georgia My comm. Exp. 4/12/14 IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA ex rel. Jeffrey Langley District Attorney **Enotah Judicial Circuit** CIVIL ACTION NO. 13-CV-398-SG PROPERTY ONE: Real property and residence located at 80 Wilson Way, Union County, Blairsville, Georgia, 30512, et al.

DEFENDANTS IN REM
(David Hisses) (David Hinnenkamp, Potential Claimant) NOTICE OF SUMMONS A Petition for Condemnation and Forfeiture

> stances Act pursuant to U.C.G.A. Section 16-13-49. Any owner or interest holder is hereby noti-fied to file a verified answer under penalty of perjury with the undersigned within thirby (30) days from service of the petition or final publication in the newspaper in which sheriff's advertisements are published in the form required by 0.C.G.A. Section 16-12 40(4) 13-49(o)(3). Judy L. Odom Clerk, Superior Court of Union County Copy to: District Attorney's Office2 Union County Courthouse 65 Courthouse Street, Box 6 Blairsville, GA 30512 IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA ex rel. Jeffrey Langley District Attorney **Enotah Judicial Circuit** CIVIL ACTION NO. 13-CV-398-SG PROPERTY ONE: Real property and residence located at 80 Wilson Way, Union County, Blairsville, Georgia, 30512, et al.
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> DEFENDANTS IN REM

was filed in the above-styled action on August 12, 2013, seeking condemnation of the above property on account of Violation of the Georgia Controlled Sub-stances Act pursuant to O.C.G.A. Section

County Courthouse or as soon thereafter as counsel can be heard.
This 12th day of August, 2013. Judy L. Odom Clerk, Superior Court Union County, Georgia

(David Hinnenkamp, Potential Claimant) In the above-styled action, a preliminary

conference and non-jury hearing will be heard before this Court on the 10th day of October, 2013, at 1:30 p.m. at the Union