North Georgia News

Legal Notices for August 28, 2013 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY **NOTICE OF SALE UNDER POWER**

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

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75 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 notified to render their demands and payments Property Seized: Owner 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 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 Thomas Stanford, Sr., De-All debtors and creditors of the Estate of

Thomas Stanford, Sr., 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 14th day of August, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Billie D. Elliott, Deceased All debtors and creditors of the Estate of Billie D. Elliott, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal

N(Aug21,28,Sept4,11)B

Representative(s) of the estate, according to law, and all persons indebted to said es-tate 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
65 Courthouse Street, Suite 8
Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Lisa H. Skomp, Deceased

All debtors and creditors of the Estate of Lisa H. Skomp, 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 13th day of August, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 N(Aug21,28,Sept4,11)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

IN RE: Estate of John Chester Rowell, De-

All debtors and creditors of the Estate of

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 16th day of August, 2013. By: Kristin Stanley, Clerk of the Probate Court

COUNTY OF UNION

65 Courthouse Street, Suite 8 N(Aug21,28,Sept4,11)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Larry E. Ireland, Deceased All debtors and creditors of the Estate of Larry E. Ireland, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to

65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the Estate of Sharon Kay Sackett, 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

IN RE: Estate of Sharon Kay Sackett, De-

Representative(s).
This 20th day of August, 2013. resentative(s By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Aug28,Sept4,11,18)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION IN RE: Estate of Hazel T. Daniel, Deceased All debtors and creditors of the Estate of Hazel T. Daniel, deceased, late of Union

Representative(s). This 20th day of August, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 VALUE AT MORE THAN \$75

Pursuant to O.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, Georgia. Property Seized: Property Description Owner \$720.00 in U.S. Currency Robert L. Honken Pen Knife and Ammo William Jackson Nikon Automatic Level ACS Survey level,

Serial # 213514 Unknown

Smith and Wesson Model 61- Pistol, serial # B29262 Ms. Moore Remington 870 Shotgun, serial # R954793 Timothy Powell Interarms M971 Pistol, serial # 9459 Jack Jennings J22 Pistol, serial # 0644432 Jack McKean Glennfield Model 75, serial # 69248841 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 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 of the Notice of Disposition of Unclaimed

Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt 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 N(Aug14.21.28.Sept4)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 18th day of June, 2103, said property was seized by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: 2000 Toyota Celica vehicle, VIN .ITDDY32T7Y0027310 Conduct giving rise to said seizure: Said property was found in possession of MAT-

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 occupied by MATTHEW GILBERT DEDMAN, in Union County, Georgia. The owner of said property is purported to MATTHEW GILBERT DEDMAN, 47 Brown Road, 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 by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.

THEW GILBERT DEDMAN, and in close prox-

imity to a controlled substance, to wit: SYN-THETIC MARIJUANA, a Schedule I controlled

This 15th day of August, 2013. District Attorney Enotah Judicial Circuit SEIZING AGENCY: Union County Sheriff's Office offion County Sherm's Office
940 Beasley Stree
Blairsville, Georgia 30512
(706) 439-6066
By: Cathy A. Cox-Brakefield
Chief Assistant District Attorney
65 Courthouse Street, Box 6
Polymyrille, Coxeria 20513 Blairsville, Georgia 30512 N(Aug21.28.Sept4)B NOTICE Georgia, Union County Fstate No. 2013-118

IN RE: Petition of Polly Spivey for temporary letters of guardianship Estate of Matthew Kaden McVay, Minor TO: Perry McVay

You are hereby notified that a petition for 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 this notice is mailed or 10 days after this this notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second publication of

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 number for the required of filing fees. ***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 **706-439-6006** N(Aug21,28)B

Pursuant to O.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, Georgia. Lorcin L9MM, serial number L116389 Un-

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 Any party claiming an interest in said property 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

of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt 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

IN THE PROBATE COURT **COUNTY OF UNION** STATE OF GEORGIA In Re: Estate of Eugene Gilreath, Deceased Estate No. 13-129
Petition for Letters of Administration
Faye Gilreath has petitioned to be appointed Administrator(s) of the estate of Eugene

Gilreath, 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 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 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 GEORGIA, UNION COUNTY PROBATE COURT Estate No. 13-125

Petition for Letters of Administration
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.)

John Chester Rowell, deceased, late of Union County, Georgia, are hereby notipowers contained in O.O.G.A. 3 33-12 20.., 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 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 the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6066 make immediate payment to the Personal Representative(s). This 16th day of August, 2013. NOTICE TO THE PUBLIC
YOU ARE HEREBY NOTIFIED that there will the Superior Court of Union County, Geor-

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. LINION COUNTY

SCHOOL DISTRICT, being Civil Action File Number 13-CV-409-mm in said court, the

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 facilities, 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 and administrative technology equipment and safety and security equipment, (iv) acquiring school buses, vehicles and transportation and maintenance equipment, (v) acquiring textbooks and other instructional materials, including band instruments and County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the esequipment, (vi) acquiring land for school system facilities, and (vii) paying the ex-penses incident to accomplishing the foretate, according to law, and all persons indebted to said estate are required to going. Any citizen of the State of Georgia residing make immediate payment to the Personal in the Union County, Georgia, or any other person wherever residing who has a right to object, may intervene and become a party to these proceedings. This 7th day of August, 2013. Judy L. Odom Clerk of the Superior Court

> a child under the age of eighteen years of age Case No. 144-13J-72A NOTICE OF DEPRIVATION HEARING TO: James McDaniels, father of the above-By Order for Service by Publication dated

of Union County,

IN THE JUVENILE COURT

STATE OF GEORGIA IN THE INTEREST OF:

Hughes, asiah

dob: 08-11-2010

N(Aug21,28)B

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 above-named 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 Pub-This Court will conduct a final hearing upor 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 ap-pointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court andling 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

party claiming an interest in the following property is hereby notified that on the 25th day of June, 2013, said property was seized substance. Said property was intended to facilitate the transportation, use, possession, possession with intent to distribute, by the undersigned agency in Union County, Property Seized: PROPERTY ONE: Six Hundred and Eighty

PERSONAL PROPERTY

VALUED AT LESS THAN \$25,000

Pursuant to O.C.G.A. §16-13-49(n), any

&00/100 Dollars (\$680.00) in United States

Conduct giving rise to said seizure: Said PROPERTY ONE in the amount of Six Hundred and Eighty 00/100 Dollars (\$680.00) in United States Currency was found in the possession of JAMIE CARROLL, at the time of the arrest of her arrest and during the execution of a search warrant at 89 Nicolas Lane, Apt. G, Blairsville, Union County, Geor gia, and was found in close proximity to a quantity of METHAMPHETAMINE, and was, directly or indirectly, used or intended for

use to facilitate the possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE, or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further the property and contraband was seized from the residence of Jamie Carroll, said

location being in Union County, Georgia.
The owner of said property is purported to Jamie Dawn Carroll, 89 Nicolas Lane. 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 second 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 11th day of March, 2013. District Attorney Enotah Judicial Circuit

SEIZING AGENCY:
Agent Aaron Stanley

Appalachian Drug Task Force

Cleveland, Georgia 30528 (706) 348-7410 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 NOTICE OF UNCLAIMED PROPERTY 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 Bryco Arms 38, .380 Caliber Semi-auto pis-

tol, serial number 1234355 Raman Ramirez

Llama Comanche III, .357 Magnum Revolver,

days and no person has laid claim to said property.

Any party claiming an interest in said prop-

serial number 5837570 Raman Ramirez Jr. Browning Arms Buck Mark .22LR Semi-auto pistol, serial number 655NM26005 Raman Ramirez Jr. Hi-Point Model CF380 .380 Semi-auto Pistol, serial Number P848695 Raman Ramirez Jr. Black Nylon Holster Raman Ramirez Jr. neous ammunition Raman Ramirez Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90

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 of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt 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 Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA In Re: Estate of Pamela Anne Cooper, De-Estate No. 13-137

Estate No. 13-13/ Petition for Letters of Administration Gail Romine has petitioned to be appointed Administrator(s) of the estate of Pamela Anne Cooper, 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 September 23, 2013. All pleadings/objections must be signed an 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

THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale con-M Heffley and Lisa L Heffley to Mortgage Electronic Registration Systems, Inc. as nominee for Ampro Mortgage, A Division of United Financial Mortgage Corp., dated Sep-tember 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,

NOTICE OF SALE UNDER POWER

GEORGIA. UNION COUNTY

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 thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2013, 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 been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationthe 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: NationStar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in pos-session 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, Geor-gia 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. 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,

ary 13, 2004, and recorded in Union County

Records 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

By virtue of the power of sale contained in a

Our file no. 5423813 - FT2

GEORGIA, UNION COUNTY

NOTICE OF SALE UNDER POWER

Security Deed from Kenny A. Payne to Mort-gage 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 Associa-tion, conveying the after-described 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 highest 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 follow-ing 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 hereto, for a full and complete description of the above property. Subject to an easement to Blue Ridge Mountain EMC recorded in the Union County re-cords 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 146 Union County records.
Subject to a water line easement and powerline 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 fees, notice of intent to collect attorney's fees having been giver

known as 7428 Greenhaven Lane Blairsville, 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 Association As Attorney in Fact for Kenny A. Payne M&B File No.: 13-19328 Publication Dates: August 7, 14, 21, 28 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,**

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

Said property will be sold subject to any outstanding ad valorem taxes, any assess-ments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters

of record superior to the Security Deed first

To the best knowledge and belief of the

undersigned, the party in possession of the property Kenny A. Payne or, a tenant or ten-

ants, and said property was or is commonly

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 Courthouse door of UNION County, Georgia, within the legal of UNION County, accorgia, within hours of sale on September 03, 2013 (being hours of said month unless said 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 Lot 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 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 because of, among other possible events of default, failure to pay the indebtedness as and when

pose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3928 Salu property is commonly known as 3926 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 tenants. Seterus, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

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 sewage bills that constitute a lien against the property

due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the pur-

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, en-

Loss Mitigation PO Box 4121 Beaverton, OR 97076-4121

866.570.5277

cumbrances, 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 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 re-garding 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 ∆ssociation 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 **COUNTY OF UNION**

Because of a default in the payment of the indebtedness secured by a Security Deed 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, 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 indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 3, 2013, during the legal hours of sale, before the Courthouse door in said County, sell at pub-lic 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. 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. Said property is known as 174 Nix Lance Drive, Blairsville, GA 30512, together with

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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all

expenses of said sale as provided in said Deed, and the balance, if any, will be distrib-uted 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-

N(Aug7,14,21,28)B 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 Se-

LECTOR. ANY INFORMATION OBTAINED WILL

BE USED FOR THAT PURPOSE.

cure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 76, Page# 291; and WHEREAS, on 0.1/07/77, for value received, the subject loan was assumed by an Assumption Agreement, whereby the interest in this real property was conveyed to Steven 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 Department of Arciculture, a Deed to Secure Debt ment 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 # 95, Page# 278; and WHEREAS, on 05/20/88, for value received, the subject loan was assumed by an As-sumption Agreement, whereby the interest 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,

the Office of the Clerk of the Superior Court for Union County, Georgia, in Book # 160, Page# 203; and WHEREAS, on 12/22/88, for value received the subject loan was assumed by an Assumption Agreement, whereby the interest in this real property was conveyed to William A. Hunnicutt & Carolyn A. Hunnicutt; and 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. 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 # 165, Page# 630; an d

WHEREAS, the United States of America now

holds the above described security deeds

covering the said real estate: and

a Deed to Secure Debt conveying certain real

said Deed to Secure Debt was recorded in

WHEREAS, the Deeds to Secure Debt held 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 out-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 regulations; 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 Debt, to Wit: 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 subdivision as snown on a piat 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, Georgia, 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 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 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 assumption

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.

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 indebtedness 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. UNITED STATES OF AMERICA By: Deborah Wright-Mason, Acting Director for Direct Loss Mitigation and Bankruptcy/Foreclosure Sections United States Department of Agriculture, Ru-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

ISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR PHH MORTGAGE CORPORA-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 prin-cipal amount of \$98,188.00, with interest at the rate specified therein, there will be sold

JONES JR to MORTGAGE ELECTRONIC REG

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 LYING 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 EQUI DIVES. 1.56 ACRES, MONE OH LESS, AND BEING DE-SCRIBED AS FOLLOWS; BEGINNING AT THE POINT WHERE THE CEN-TERLINE OF AN OLD ROAD BETWEEN THIS PROPERTY AND THE LOVE PROPERTY IN-TERSECTS THE SOUTH RIGHT-OF-WAY LINE OF THE JOHN SMITH MILL ROAD; THENCE THEREF(2) COURSES AND DISTANCES ALONG 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-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 CEN-TERLINE AS FOLLOWS: N 88 DEGREES W 45 FEET, SOUTH 80 DEGREES WEST 48 FEET TO THE POINT WHERE THE SAID CENTERLINE OF THE CREEK INTERSECTS THE CENTERLINE OF THE OLD ROAD; THENCE FOUR (4) COURSES AND DISTANCES ALONG WITH THE SAID CEN-TERLINE 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 Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt Receives the debt services in

Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees (notice been existed DBU MORTCACE) 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 artity. current investor on the loan), is the entity with the full authority to negotiate, amend, 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. May be contacted at: PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP. 2001 BISHOPS GATE BLVD., MT. LAUREL, NJ. 08054, 200. 250. 251.8 Places note that: 800-750-2518. Please note that, pursuant to 0.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 be-lief 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, points of things of the security and the security of the security and the security of the sec 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. PHH MORTGAGE CORPORATION as Attorney in Fact for LORRIE K MASHBURN AND CLIFFORD R JONES JR. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 20120028701447 BARRETT DAFFIN FRAP-

PIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

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 Servicing, 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 de-scribed in said deed to-wit: All that tract or parcel of land lying and being 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 subdivision roads for ingress and egress to the above described property. which has the property address of 8911 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, ease-ments, 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 collect 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 bor-

rower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and

modify all terms of the Security Deed and the note thereby secured 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 under-signed will execute a deed to the purchaser as provided in the aforementioned Security Deed. Pursuant to O.C.G.A. 44-14-162.2, the name, address and telephone number of the in-dividual or entity who shall have the full authority 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 .mccurdycandler.com WWW.IIICEURIGUEARURE.COM The North Georgia News Publication Dates: 08-07-2013, 08-14-2013, 08-21-2013, 08-28-2013 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
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. 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 Com-

munity 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, Georgia Records conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY THOU-SAND 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, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2013, 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 purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assess ments, 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, Georgia 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 The above described property will be sold subject to any and all outstanding real estate taxes that are due and payable. Blue Ridge Mountain EMC as shown on said plat. Subject to the shared well agreement plat. Subject to the shared well agreement recorded in Deed Book 277 pages 448-449 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, Union County records. MR/pxl 9/3/13 Our file no. 5268513 - FT7

> Book 915, Page 19, Union County, Georgia records, as last transferred to FLAGSTAR BANK, FSB by assignment recorded or to be recorded in the Union County, Georgia records conveying the after-described prop-erty 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

ANY INFORMATION OBTAINED WILL BE USED

Under and by virtue of the Power of Sale contained in a Security Deed given by Doug-las W. Galloway and Maria Galloway to Mort-

gage Electronic Registration Systems, Inc. as nominee for First Community Mortgage, Inc., dated 07/3262012, recorded in Deed

N(Aug7,14,21,28)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT.

forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first gia, within the legal nours or sale on the first Tuesday in September, 2013, the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-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 ASSOCIATES, INC., DATED 7/13/95, RECORDED IN PLAT BOOK 33, PAGE 171, UNION COUNTY RE-CORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE 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 RESTRIC-TIONS 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 174 I 174 LINION 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 pur-pose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been

given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes

which are a lien, but not yet due and pay-able), any matters which might be disclosed by an accurate survey and inspection of the

property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to

the Security Deed first set out above.

The entity that has full authority to negotiate, amend, and modify all terms of the

mortgage with the debtor is: Flagstar Bank, FSB, 5151 Corporate Drive, Troy, MI 48098, 800-945-7700. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the un-dersigned, 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

COUNTY OF UNION 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, ac-cording 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

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

IN RE: Estate of Raymond Lee McClure, De-All debtors and creditors of the Estate of

Raymond Lee McClure, 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 29th day of July, 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,

IN RE: Estate of Roger Sheppard Howell, Jr., All debtors and creditors of the Estate of

COUNTY OF UNION

All debtors and creditors of the Estate of Roger Sheppard Howell, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to 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 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Aug7.14.21.28)B NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT GEORGIA. UNION COUNTY PROBATE COURT IN RE: Estate of Jimmy Carl Copeland, De-

Estate No. 13-119 The petition of Geraldine Copeland, for a year's support from the estate of Jimmy Carl Copeland, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to

show cause, if any they have, on or before September 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/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 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 IN THE SUPERIOR COURT OF UNION COUNTY

District Attorney
Enotah Judicial Circuit PROPERTY ONE: Real property and residence located at 80 Wilson Way, Union County, Blairsville, Georgia, 30512, being more particularly described as follows: scribed as follows:
All that Tract or parcel of land lying and being 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 a plat of survey by Rochester & Associates, less dated 10/21/07 and recepted in the

STATE OF GEORGIA

Jeffrey Langley

ex rel.

records in Deed Book 68, page 307, and as shown on said plat. Subject to the restric-tions recorded in the Union County records in Deed Book 162, pages 716-727. Grantor also grants to grantee a non-exclusive, perpetual easement for the use of the subdivision roads for ingress and egress to the (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 (David Hinnenkamp, Potential Claimant) CIVIL ACTION NO. 13-CV-398-SG PETITION FOR CONDEMNATION AND FORFEI-TURE The State of Georgia, by Jeffrey Langley, Dis-trict Attorney, Enotah Judicial Circuit, brings this Petition pursuant to O.C.G.A. Section

Inc., dated 10/31/97, and recorded in the

181, and said plat is incorporated by refer

ence hereto, for a full and complete descrip-tion of the above property. Subject to a road easement as recorded in the Union County

County Superior Court, a copy of which is at-tached 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 Schedule

Il controlled substances, in violation of the

Georgia Controlled Substances Act.

16-13-49 to condemn, forfeit, and sell the property described above and shows the

PROPERTY ONE was constructively seized on June 17, 2013, by the filing of a FORFEI-TURE LIEN in the Office of the Clerk of Union

Court the following:

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 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 Geor-

PROPERTY THREE is a firearm that was found

gia Controlled Substances Act.

in close proximity to METHAMPHETAMINE, 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 METHAMPHET-AMINE, a Schedule II controlled substance. the proceeds of said illegal activity, in violation of the Georgia Controlled Sub-All of the above-described properties were seized from David Hinnenkamp on account of violations of the Georgia Controlled Sub-stances Act and are contraband and forfeit-

ed 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-ville, Georgia 30512 David Hinnenkamp is hereby joined as a par-ty 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 proided 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, including 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 undersigned officer, duly authorized to administer oaths, came CHAD DEYTON, a duly authorized agent of the State, who after being duly sworn, states that the facts contained in the

foregoing Petition are true and correct to the best of his knowledge. 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 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 Hinnenkamp, Potential Claimant) NOTICE OF SUMMONS A Petition for Condemnation and Forfeiture 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

Any owner or interest holder is hereby noti-

fied to file a verified answer under penalty of perjury with the undersigned within thirty (30) days from service of the petition or fi-

nal publication in the newspaper in which sheriff's advertisements are published in the form required by O.C.G.A. Section 16-13-49(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 Jeffrey Langley District Attorney Enotah Judicial Circuit CIVIL ACTION NO. PROPERTY ONE: Real property and residence located at 80 Wilson Way, Union County, Blairsville, Georgia, 30512, et al. DEFENDANTS IN REM

(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 County Courthouse or as soon thereafter as

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counsel can be heard. This 12th day of August, 2013.

Judy L. Odom Clerk, Superior Court Union County, Georgia N(Aug21,28)B