

North Georgia News

Legal Notices for October 15, 2014

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara Ann Rizzitello
All debtors and creditors of the estate of Barbara Ann Rizzitello, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the terms and conditions of the Security Deed. All debtors are required to make immediate payment to the Personal Representative(s).
This 19th day of September, 2014.
By: Tracey Cuevas,
245 Mallard Rd.,
Westlin, FL 33327
N0408,15,22,29#

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara Wilits Maynard
All debtors and creditors of the estate of Barbara Wilits Maynard, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 18th day of September, 2014.
By: John W. Maynard,
256 Mauney Rd.,
Blairsville, GA, 30512
N0408,15,22,29#

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William E. Creamer
All debtors and creditors of the estate of William E. Creamer, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 3rd day of October, 2014.
By: Lynn Creamer,
319 Maple St.
Lewisburg, WV 24901
N0408,15,22,29#

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Greg Turner,
deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 2nd day of October, 2014.
By: Deborah Britany Turner,
PO Box 100,
Suches, GA, 30572
N0408,15,22,29#

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Louise Hughes,
deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 10th day of October, 2014.
By: Dean Antalik,
32 Greengate Circle
East Amherst, NY 14051
N0415,22,29,Nov9#

STORAGE UNIT AUCTION
Units to be sold to the highest bidder Oct. 25, 2014 at 11:00am. B15 Simmons #29
Moore C19 Nicholson C25 Wilson D16 Gunn E15 Cain E18 Cain Countyline Salvage and Storage, 6724 Cleveland Hwy Clermont, GA 30527 770-983-2125. Cash Only. All sales final. Units must be broom clean within 5 days of auction.
N0408,15,22,29#

STORAGE UNIT AUCTION
Saturday, October 25, 2014 at 10 a.m., First Location: Lucusta Creek Road and Blue Ridge Hwy. Corner Unit B2 James Ivey. Unit B20 Rebecca Thomas. Unit D2 Shirley Crosby. Unit E6 & E10 Keith Tarnecki. Unit F9 & F13 Miccar McCarter. Unit I10 Tashena Jones. Unit J15 Christi Shook. Unit I19 Eric Stites. Unit J17 Kelli Davis. Call 706-781-1057.
N0408,15,22,29#

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
ROBERT C. HARKINS,
DECEASED.
ESTATE NO. 14-121
PETITION FOR LETTERS OF ADMINISTRATION
ROBYN H. SULL has petitioned to be appointed Administrator of the estate of Robert C. Harkins, 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. §53-2-201.) 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 November 3, 2014. All pleadings 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.
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N0408,15,22,29#

NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Hidden Treasures Estate Liquidations, Inc. have been delivered to the Secretary of State in accordance with the Georgia Business Corporation Code. The initial registered office is located at 622 Burnett Lane, Suches, GA 30572 of Union County and its initial registered agent at such address is Christopher S. Harkins.
N0408,15,22,29#

NOTICE OF UNCLAIMED PROPERTY
VALUE AT MORE THAN \$75
Said property is commonly known as 3431 Miller Cove Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Linda Darleen Lee 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 mortgage.
Seterus, Inc.
Loss Mitigation
PO Box 41721
Beaverton, OR 97076-4121
866.570.5277
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the mortgage.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be rec'd, (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 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 (Fannie Mae), a corporation organized and existing under the laws of the United States of America as agent and Attorney in Fact for Linda D Lee and Frank R Miller Jr
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1168-2125A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-2125A
N0408,15,22,29#

NOTICE
(For Discharge from Office and All Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF DAVID A. HANCOCK and ROBERT C. ROGERS FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF BETTY SWAIN ANDREWS, 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 October 27, 2014.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If 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
T040159#

NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that WILLIAM DAVID BREDLOVE and MARY MICHELLE BREDLOVE, the undersigned, filed their petition to the Superior Court of Union County, Georgia on the 18th day of September, 2014, praying for a change in the name of their minor child from RACHEL PANDA LEAH BREDLOVE to BETHANY RACHEL BREDLOVE. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
This 18th day of September, 2014
William David Breedlove
Mary Michelle Breedlove
N0408,15,22,29#

NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that WILLIAM DAVID BREDLOVE and MARY MICHELLE BREDLOVE, the undersigned, filed their petition to the Superior Court of Union County, Georgia on the 18th day of September, 2014, praying for a change in the name of their minor child from HANE GRIZZLY M. BREDLOVE to JAKE GRIZZLY BREDLOVE. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
This 18th day of September, 2014
William David Breedlove
Mary Michelle Breedlove
N0408,15,22,29#

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DIANE BLICK, DECEASED
ESTATE NO. 10-118
NOTICE
AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON SEPTEMBER 22, 2014, REQUIRING THE UNDERSIGNED TO FILE 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.
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
Telephone Number
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
N0408,15,22,29#

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Andrea Smith, Plaintiff
vs.
Bradley Mitchell Smith, Defendant
DECEASED
NOTICE OF PUBLICATION
By Order of Service by Publication dated the 10th day of September, 2014, Bradley Mitchell Smith, you are hereby notified that on the 4th day of September, 2014, Andrea Smith, filed for a Divorce in the above referenced matter. You are required to file and Answer with the Union County Clerk of Superior Court and serve an answer upon the Plaintiff's Attorney Don Ferguson at PO Box 3106, Cleveland, GA 30528 within 60 days of the date of publication.
Witness the, Judge of the Superior Court of Union County, Georgia
This 23 day of September, 2014
Judy L. Odum
Clerk of Superior Court
Union County, Georgia
N0408,15,22,29#

NOTICE
Announcement for GMRC Workforce Development Board Meeting
The Georgia Mountains Regional Commission, Workforce Development Board will meet on October 30, 2014 at 3:30 PM. The meeting will be held at the Forrest Hills Mountain Resort & Conference Center located at 135 Forrest Hill Road, Dahlonega, GA 30533.
N040159#

SUMMARIES OF PROPOSED CONSTITUTIONAL AMENDMENTS
Pursuant to requirements of the Georgia Constitution, Attorney General Samuel S. Oltens, Secretary of State Brian P. Kemp, and Legislative Counsel Wayne R. Allen hereby provide the summaries of the proposed constitutional amendments that will appear on the November 4, 2014, general election ballot for consideration by the people of Georgia:
- 1 -
To prohibit an increase in the state income tax rate in effect
January 1, 2015.
Senate Resolution No. 415
Resolution Act No. 592
Ga. L. 2014, p. 888
() YES
() NO
Shall the Constitution of Georgia be amended to prohibit the General Assembly from increasing the maximum state income tax rate?
Summary
This proposal prohibits the General Assembly from increasing the maximum marginal state income tax rate above the rate in effect on January 1, 2015. It adds a new Paragraph IV to Article III, Section III of the Georgia Constitution. A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
- 2 -
Adding reckless driving penalties or fees to the brain and spinal injury trust fund.
House Resolution No. 1183
Resolution Act No. 589
Ga. L. 2014, p. 887
() YES
() NO
Shall the Constitution of Georgia be amended to allow additional reckless driving penalties or fees to be added to the Brain and Spinal Injury Trust Fund, for the specified purpose of meeting any and all costs, or any portion of the costs, of providing care and rehabilitative services to citizens of this state who have survived neurotrauma with head or spinal cord injuries?
Summary
This proposal authorizes the General Assembly to provide by law for the imposition of additional penalties or fees for the offense of reckless driving and to provide for the allocation of such additional penalties or fees to the Brain and Spinal Injury Trust Fund, for the specified purpose of meeting any and all costs, or any portion of the costs, of providing care and rehabilitative services to citizens of this state who have survived neurotrauma with head or spinal cord injuries. It amends Paragraph VI (a) of Article III, Section IX of the Georgia Constitution. A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
SUMMARY OF PROPOSED STATE-WIDE REFERENDUM QUESTION
Pursuant to Code Section 21-2-4 of the O.C.G.A., the Secretary of State is authorized to include with the summaries of proposed constitutional amendments a summary of any state-wide referendum question to be voted on at the same general election:
- A -
Property owned by the University System of Georgia and operated by providers of student housing and other facilities to remain exempt from taxation.
Ga. L. 2014, p. 788
Act No. 613
Ga. L. 2014, p. 679
() YES
() NO
Shall property owned by the University System of Georgia and utilized by providers of college and university student housing and other facilities continue to be exempt from taxation to keep costs affordable?
Summary
This Act provides for an ad valorem tax exemption for private interests in property of the Board of Regents of the University System of Georgia that is operated by a private party and further provides that such arrangements shall not constitute special franchises for purposes of ad valorem taxation.
If approved by a majority of the voters, the tax exemption provided by the Act becomes effective January 1, 2015 and applies to all tax years beginning on or after that date.
N04015,22,29#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from KENNETH E. HEALY AND MARY J. HEALY to JAMES B. NUTTER & COMPANY dated September 12, 2007, recorded in Deed Book 728, Page 363-374, UNION County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of THREE HUNDRED THOUSAND AND 00/100 DOLLARS (U.S. \$300,000.00) with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in NOVEMBER, 2014 the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 19 OF UNION COUNTY, GEORGIA, CONTAINING 0.974 ACRE, MORE OR LESS, AND BEING LOT 12 OF SILVER MAPLE SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED OCTOBER 18, 1995 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 34, PAGE 207. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in NOVEMBER, 2014 the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 227 OF UNION COUNTY, GEORGIA, CONTAINING 0.72 acre, more or less, and being more particularly described as follows:
BEGINNING at a point on the West right of way of a private building, said point being 983 feet from the intersection of the right of way of U.S. Highway 19 and 129 and the private drive; thence S 63 degrees 45' 57" W 193.75 feet to an iron pin; thence N 10 degrees 51' 07" W 82.57 feet to an iron pin; thence N 05 degrees 48' W 12.73 feet to the centerline of a ditch; thence following the centerline of the ditch seven (7) courses and distances, N 80 degrees 41' 38" E 25.06 feet to an iron pin; N 43 degrees 04' 55" E 34.41 feet to an iron pin; N 33 degrees 53' 00" E 66.84 feet to an iron pin; N 57 degrees 53.07" E 14.69 feet to an iron pin; S 87 degrees 58' 16" E 23.95 feet to an iron pin; S 67 degrees 01' 23" E 39.51 feet to an iron pin; S 87 degrees 51' 07" E 67.58 feet to an iron pin on the West right of way of the private drive; thence following the West right of way of the private drive two (2) courses and distances S 01 degrees 18' 57" E 55.12 feet; S 15 degrees 05' 09" W 95.64 feet to the POINT OF BEGINNING.
Together with all present and future improvements and fixtures; all tangible personal property, including, without limitation, all machinery, equipment, building materials, real goods of every nature (excluding household goods) now or hereafter located on or used in connection with the real property, whether or not affixed to the land; all privileges, hereditaments, and appurtenances associated with the real property, whether previously or subsequently transferred to the real property from other real property, or now or hereafter susceptible of transfer from this property to other real property; all leases, licenses and other agreements pertaining to the real property; all rents, issues and profits; all water, well, ditch, reservoir and mineral rights pertaining to the real property. TO HAVE AND TO HOLD all the aforesaid property to the heirs, assigns, heirs, heirs-at-law and claims (all of which are collectively referred to herein as the "Premises") to the use, benefit and behoof of the Grantee, forever.
The debt secured by the Deed to Secure Debt is evidenced by a Promissory Note dated December 28, 2009 from Grantor to Cadence Bank, N.A. in the original principal amount of \$41,911.88 (as modified), amended, restated or replaced from time to time, the "Note"), plus interest from date on the unpaid balance until paid, and other indebtedness.
Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms of the Note and Security Deed. By reason of this default, the indebtedness evidenced by the Note has been accelerated and the Security Deed has been declared forecloseable according to its terms.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees, notice of intent to collect attorneys' fees having been given. Said property will be sold subject to any outstanding ad valorem taxes and/or assessments (including taxes which are a lien but are not yet due and payable), possible redemptive rights of the Internal Revenue Service, if any, any matters which might be disclosed by an accurate survey and inspection of the property, and any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed. The sale will be conducted subject to (1) 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.
JAMES B. NUTTER & COMPANY
as Attorney in Fact for
KENNETH E. HEALY AND
MARY J. HEALY
Contact: Bonny Powell
Ferry & Associates, LLC
100 Galleria Pkwy., N.W.
Suite 1170
Atlanta, GA 30339
(678) 501-5777
File No.: 2014-0116
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N0408,15,22,29#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
This 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.
JAMES B. NUTTER & COMPANY
as Attorney in Fact for
KENNETH E. HEALY AND
MARY J. HEALY
Contact: Bonny Powell
Ferry & Associates, LLC
100 Galleria Pkwy., N.W.
Suite 1170
Atlanta, GA 30339
(678) 501-5777
File No.: 2014-0116
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N0408,15,22,29#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
This 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.
JAMES B. NUTTER & COMPANY
as Attorney in Fact for
KENNETH E. HEALY AND
MARY J. HEALY
Contact: Bonny Powell
Ferry & Associates, LLC
100 Galleria Pkwy., N.W.
Suite 1170
Atlanta, GA 30339
(678) 501-5777
File No.: 2014-0116
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N0408,15,22,29#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Tricia Gross to Mortgage Electronic Registration Systems, Inc. as a nominee for America's Wholesale Lender its successors and assigns, dated December 1, 2006, recorded in Deed Book 680, Page 481, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 by assignment recorded in Deed Book 893, Page 370, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$ 299,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on November 04, 2014 (being the first Tuesday of said month of said date falls on a Federal Holiday), the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 80 of Union County, Georgia, and being Tract A, containing 1.45 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated October 29, 1993 and recorded in Union County Records in Plat Book 51, Page 172. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Also conveyed herewith is a 8 foot wide right-of-way easement across the existing road known as Old Tanner Road, now known as Miller Cove Road, running across grantors property to the above described property. Said road easement being shown on a plat of survey by M. Richards, dated June 3, 1985 and recorded in Union County records in Plat Book P, Page 168.
AND
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 80 of Union County, Georgia, and being Tract B, containing 4.24 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated October 29, 1993 and recorded in Union County Records in Plat Book 53, Page 183. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
The debt secured by said Security Deed has been and is hereby declared due because of and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 3431 Miller Cove Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Linda Darleen Lee 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 mortgage.
Seterus, Inc.
Loss Mitigation
PO Box 41721
Beaverton, OR 97076-4121
866.570.5277
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the mortgage.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be rec'd, (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 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.
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 as Attorney in Fact for Tricia Gross McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosureusonline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 17 of Union County, Georgia, and being Lot 28 of Double Springs Settlement Subdivision, containing 1.075 acres, more or less, as shown on a plat of survey by Owenby Land Surveying, Inc., dated October 11, 2004 and revised April 3, 2005, and recorded in Union County Records in Plat Book 55, Pages 316-320. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/r1 11/4/14 Our file no. 5646112 - FT1
N0408,15,22,29#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from KENNETH E. HEALY AND MARY J. HEALY to JAMES B. NUTTER & COMPANY dated September 12, 2007, recorded in Deed Book 728, Page 363-374, UNION County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of THREE HUNDRED THOUSAND AND 00/100 DOLLARS (U.S. \$300,000.00) with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in NOVEMBER, 2014 the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 19 OF UNION COUNTY, GEORGIA, CONTAINING 0.974 ACRE, MORE OR LESS, AND BEING LOT 12 OF SILVER MAPLE SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED OCTOBER 18, 1995 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 34, PAGE 207. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in NOVEMBER, 2014 the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 227 OF UNION COUNTY, GEORGIA, CONTAINING 0.72 acre, more or less, and being more particularly described as follows:
BEGINNING at a point on the West right of way of a private building, said point being 983 feet from the intersection of the right of way of U.S. Highway 19 and 129 and the private drive; thence S 63 degrees 45' 57" W 193.75 feet to an iron pin; thence N 10 degrees 51' 07" W 82.57 feet to an iron pin; thence N 05 degrees 48' W 12.73 feet to the centerline of a ditch; thence following the centerline of the ditch seven (7) courses and distances, N 80 degrees 41' 38" E 25.06 feet to an iron pin; N 43 degrees 04' 55" E 34.41 feet to an iron pin; N 33 degrees 53' 00" E 66.84 feet to an iron pin; N 57 degrees 53.07" E 14.69 feet to an iron pin; S 87 degrees 58' 16" E 23.95 feet to an iron pin; S 67 degrees 01' 23" E 39.51 feet to an iron pin; S 87 degrees 51' 07" E 67.58 feet to an iron pin on the West right of way of the private drive; thence following the West right of way of the private drive two (2) courses and distances S 01 degrees 18' 57" E 55.12 feet; S 15 degrees 05' 09" W 95.64 feet to the POINT OF BEGINNING.
Together with all present and future improvements and fixtures; all tangible personal property, including, without limitation, all machinery, equipment, building materials, real goods of every nature (excluding household goods) now or hereafter located on or used in connection with the real property, whether or not affixed to the land; all privileges, hereditaments, and appurtenances associated with the real property, whether previously or subsequently transferred to the real property from other real property, or now or hereafter susceptible of transfer from this property to other real property; all leases, licenses and other agreements pertaining to the real property; all rents, issues and profits; all water, well, ditch, reservoir and mineral rights pertaining to the real property. TO HAVE AND TO HOLD all the aforesaid property to the heirs, assigns, heirs, heirs-at-law and claims (all of which are collectively referred to herein as the "Premises") to the use, benefit and behoof of the Grantee, forever.
The debt secured by the Deed to Secure Debt is evidenced by a Promissory Note dated December 28, 2009 from Grantor to Cadence Bank, N.A. in the original principal amount of \$41,911.88 (as modified), amended, restated or replaced from time to time, the "Note"), plus interest from date on the unpaid balance until paid, and other indebtedness.
Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms of the Note and Security Deed. By reason of this default, the indebtedness evidenced by the Note has been accelerated and the Security Deed has been declared forecloseable according to its terms.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees, notice of intent to collect attorneys' fees having been given. Said property will be sold subject to any outstanding ad valorem taxes and/or assessments (including taxes which are a lien but are not yet due and payable), possible redemptive rights of the Internal Revenue Service, if any, any matters which might be disclosed by an accurate survey and inspection of the property, and any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed. The sale will be conducted subject to (1) 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.
JAMES B. NUTTER & COMPANY
as Attorney in Fact for
KENNETH E. HEALY AND
MARY J. HEALY
Contact: Bonny Powell
Ferry & Associates, LLC
100 Galleria Pkwy., N.W.
Suite 1170
Atlanta, GA 30339
(678) 501-5777
File No.: 2014-0116
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N0408,15,22,29#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Tricia Gross to Mortgage Electronic Registration Systems, Inc. as a nominee for America's Wholesale Lender its successors and assigns, dated December 1, 2006, recorded in Deed Book 680, Page 481, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 by assignment recorded in Deed Book 893, Page 370, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$ 299,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on November 04, 2014 (being the first Tuesday of said month of said date falls on a Federal Holiday), the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 80 of Union County, Georgia, and being Tract A, containing 1.45 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated October 29, 1993 and recorded in Union County Records in Plat Book 51, Page 172. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Also conveyed herewith is a 8 foot wide right-of-way easement across the existing road known as Old Tanner Road, now known as Miller Cove Road, running across grantors property to the above described property. Said road easement being shown on a plat of survey by M. Richards, dated June 3, 1985 and recorded in Union County records in Plat Book P, Page 168.
AND
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 80 of Union County, Georgia, and being Tract B, containing 4.24 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated October 29, 1993 and recorded in Union County Records in Plat Book 53, Page 183. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
The debt secured by said Security Deed has been and is hereby declared due because of and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 3431 Miller Cove Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Linda Darleen Lee 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 mortgage.
Seterus, Inc.
Loss Mitigation
PO Box 41721
Beaverton, OR 97076-4121
866.570.5277
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the mortgage.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be rec'd, (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 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.
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 as Attorney in Fact for Tricia Gross McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosureusonline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 17 of Union County, Georgia, and being Lot 28 of Double Springs Settlement Subdivision, containing 1.075 acres, more or less, as shown on a plat of survey by Owenby Land Surveying, Inc., dated October 11, 2004 and revised April 3, 2005, and recorded in Union County Records in Plat Book 55, Pages 316-320. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/r1 11/4/14 Our file no. 5646112 - FT1
N0408,15,22,29#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Tricia Gross to Mortgage Electronic Registration Systems, Inc. as a nominee for America's Wholesale Lender its successors and assigns, dated December 1, 2006, recorded in Deed Book 680, Page 481, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 by assignment recorded in Deed Book 893, Page 37