North Georgia News

Legal Notices for October 15, 2014

STATE OF GEORGIA

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 law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s). tate are required to make immedia to the Personal Representative(s). This 19th day of September, 2014. By: Tracey Cuevas, 245 Mallard Rd. Westin, FL 33327

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara Willits Maynard
All debtors and creditors of the estate of Barbara Willits 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
N(Sept24,0ct1,8.15)8

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 Demand Representative(s).

tate are required to make mineral to the Personal Representative(s). This 3rd day of October, 2014. By: Lynn Creamer, 319 Maple St. Lewisburg, WV 24901 N(Oct8,15,22,29)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Greg Turner,
All debtors and creditors of the 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). tate are required to make immedia to the Personal Representative(s). This 2nd day of October, 2014. By: Deborah Brittany Turner, PO Box 69 Suches, GA. 30572

STATE OF GEORGIA

N(Oct8,15,22,29)E

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Louise Hughes,
All debtors and creditors of the 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). tate are required to find an influence influence.
This 10th day of October, 2014.
By: Dean Antalik
32 Greengate Circle
East Amhurst, NY 14051

STORAGE UNIT AUCTION
Units to be sold to the highest bidder Oct. 25,
2014 at 11:00am. B15 Belzer B18 Simmons C9
Moore C19 Nicholson C25 Wilson D18 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. STORAGE UNIT AUCTION

STURAGE UNIT AUCTION
Saturday, October 25, 2014 at 10 a.m., First
Location Address: Kiutuestia Creek Road and
Blue Ridge Hwy. Corner. Unit B2 James Ivey.
Unit B20 Rebecca Thomas. Unit D2 Shirley
Crosboy. Unit E6 & E10 Keith Tarnecki. Unit F9 &
F13 Lillian McCarter. Unit I10 Tasheena Jones.
Unit I15 Christi Shook. Unit I19 Eric Stites. Unit
I7 Kelli Dayls. Call 706-781-1057 J7 Kelli Davis. Call 706-781-1057.

IN THE PROBATE COU COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ROBERT C. HARKINS, DECEASED DECEASED

ESTATE NO. 14-121 Petition for Letters of Administration

NOTICE
Robyn H. Still have 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. \$53-12-261.) All interested parties are hereby notified to show cause why said netition. 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/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 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 objec-tions are filed, the petition may be granted without a hearing. Dwain Brackett

uwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N0068,1522298

NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate Hidden Treasures Estate Liquidations, Inc. have been delivered to the Enquiations, inc. have been derivered to the Secretary of State for filing 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 Markus Epperson.

NOTICE OF UNCLAIMED PROPERTY 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 January 1, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Geor-

gia. Property Owner 1) Small Aluminum Ball Bat Unknown 2) Yellow Metal Stamp Unknown 3) SRKT FIXED BLADE KNIFE UNKNOWN 4) GPX DIGITAL MEDIA PLAYER UNKNOWN 5) BRAVES 25th anniversary pin UNKNOWN 6) SET OF THREE THROWING KNIFES UNKNOWN 7) FIXED BLADE KNIFE WITH WOODEN HANDLE & SHEATH UNKNOWN

SHEATH UNKNOWN

9) BLACK HANDLE KNIKE WITH SPIKES & BLACK
SHEATH UNKNOWN

10) YELLOW REXTEL CELL PHONE UNKNOWN

11) PLAY STATION 2 SUPER TRUCK RACING GÁME UNKNOWN

GAME UNKNOWN 12) TEAL GREEN JEWELRY BOX WITH APPROX.65 PIÉCES OF JEWELRY. UNKNOWN 13) WOODEN JEWELRY BOX UNKNOWN 14) APPROX. 250 PIECES OF MISC. JEWELRY

UŃKNOWN UNKNOWN 15) RUGER 22 CAL. SINGLE SIX REVOLVER SE-RIAL #26222185 UNKNOWN 16) DICKSON DETECTIVE 25 CAL.PISTOL SERIAL #133138 UNKNOWN 17) BERETTA 22 CAL. SHORT PISTOL SERIAL #64074 LINKNOWN

17) BEREITHA 22 GAL. SHUNT FISHUL SENIAL #642074 UNKNOWN
18) FENDER GUITAR CASE UNKNOWN
19) BLACK BRIEF CASE WITH PARTS TO A MAC11 SUB-MACHINE GUN NO SERIAL NUMBER UNKNOWN

ONSUB-MACHINE OWN NO SENIAL NUMBER UNKNOWN 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 numbers 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.

Mack Mason, Shern Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 N(0ct8,15,22,29)B

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF DAVID A. HANCOCK and ROB-ERT C. ROGERS FOR DISCHARGE AS EXECUTOR

OF THE ESTATE OF BETTY SWAIN ANDREWS

DECEASED

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.

be granted without a hearing. Dwain Brackett

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA

COUNTY OF UNION
Notice is hereby given that WILLIAM DAVID
BREEDLOVE and MARY MICHELLE BREEDLOVE,
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 RACHEAL
PANDA LEAH BREEDLOVE to BETHANY RACHEL
BREEDLOVE. 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 file with said Court
within 30 days of the filing of said petition.
This 18th day of September, 2014
William David Breedlove
Mary Michelle Breedlove
N(Sept24,0ct1,8,15)P

NOTICE OF PETITION TO CHANGE NAME

STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that WILLIAM DAVID
BREEDLOVE and MARY MICHELLE BREEDLOVE,
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. BREEDLOVE to JAKE GRIZZLY BREEDLOVE. 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

to any interested or anectee party to appear in said Court and to file objections to such name change. Objections must be file with said Court within 30 days of the filing of said petition. This 18th day of September, 2014 William David Breedlove Mary Michelle Breedlove

IN RE: ESTATE UP
DIANE BELL, DECEASED
ESTATE NO. 14-118
NOTICE
AN ORDER FOR SERVICE WAS GRANTED BY THIS
COURT ON SEPTEMBER 22, 2014, REQUIRING
THE FOLLOWING:
TO A LEVEL BELLOWING

THE FOLLOWING:
TO: Any unknown heirs
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

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.
65 Courthouse St., Ste. 8 Balarsville, GA 30512

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

vs.

Bradley Mitchell Smith, Defendant
Civil Action File No. 14CV493RG
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

Union County Clerk of Superior Court and serve an answer upon the Plaintiff's Attorney Don Ferguson at PO Box 3105, Cleveland, GA 30528

within 60 days of the date of publication.
Witness the, Judge of the Superior Court of
Union County, Georgia
This the 23 day of September, 2014

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 Hills Road, Dahlonega, GA 30533.

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF

Blairsville, GA 30512 Address

(706) 439-6006
Telephone Number
Dwain Brackett
Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court

Andrea Smith, Plaintiff

Judy L. Odom Clerk of Superior Court Union County, Georgia

Announcement for GMRC Workforce

Probate Judge
By: Kristin Stanley
Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512 (706)439-6006

COUNTY OF UNION

SUMMARIES OF PROPOSED
CONSTITUTIONAL AMENDMENTS
Pursuant to requirements of the Georgia Constitution, Attorney General Samuel S. Olens, Secretary of State Brian P. Kemp, and Legisla-Secretary of Scale Brian F. Neinp, and Legista-tive 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 consider-ation 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 "(1) YES

ta. 1. 2014, p. 000
(1) YES
(1) 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 VII, 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

Shall the Constitution of Georgia be amended of allow additional reckless driving penalties or fees to be added to the Brain and Spinal Injury Trust Fund to pay for care and rehabilitative services for Georgia citizens 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 (k) 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.

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

Allows property owned by the University System of Georgia and operated by providers of student housing and other facilities to remain exempt from taxation. House Bill No. 788 Act No. 613

Ga. L. 2014, p. 679 "() YES () NO

all property owned by the University System of Georgia and utilized by providers of college and university student housing and other fa-cilities 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. of ad valorem taxation.

or au varurelli 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.

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by Linda D Lee and Frank
R Miller Jr to Mortgage Electronic Registration
Systems, Inc. as nominee for Crescent Mortgage Company dated 3/9/2007 and recorded
in Deed Book 697 Page 547, UNION County,
Georgia records; as last transferred to or acquired by Federal National Mortgage Association (Fannie Mae), a corporation organized and
existing under the laws of the United States of
America, conveying the after-described propexisting under the laws of une officied states of America, conveying the after-described prop-erty 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 unless said date falls on a Federal Holiday), the following described

on a receian nonday), 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 for-

merly known as Old Tanner Road, now known as Miller Cove Road, running across grantors other property to the above described property. Said road easement being shown on a plat of survey by M.E. 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.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the sale will be made for the purpose of paying the

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 designance of the subject property is care): Seterus, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage. Seterus, Inc. Loss Mitigation

Loss mitigation PO Box 4121 Beaverton, OR 97076-4121 866.570.5277 Note, however, that such entity or individual is not required by law to negotiate, amend or

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 whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed matters of record superior to the Security Deed matters of record superior to the security beed 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 0.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 great and Attorpay in East for Linda D Lea as agent and Attorney in Fact for Linda D Lee and Frank R Miller Jr

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

NOTICE OF SALE UNDER POWER

REGISTER OF SALE OF THE TER & 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 DOL-LARS (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 heavester.

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 attorney's fees and all other payments provided for under the terms of the Security Deed and Note.

Deed and Note.

provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. James B. Nutter & Company, 4153 Broadway, Kansas City, Missouri 64111, telephone number (816)531-5642 as the secured creditor is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor. amend, and modify all terms of the mortgage with the debtor.

Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by each Dead

attorneys tees in accordance with the terms of the note secured by said Deed. To the best knowledge and belief of the under-signed, the party in possession of the property is KENNETH E. HEALY AND MARY J. HEALY or a tenant or tenants, and said property is more commonly known as: 7944 Silver Maple Lane, Blairsville, Georgia 30512

7944 Silver Maple Lane, 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.

JAMES B. NUTTER & COMPANY as Attorney in Fact for KENNETH E. HEALY AND MARY J. HEALY Contact: Bonny Powell Perrie & 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.

N(0ct8,15,22,29)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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, 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 TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$284,750.00), with interest thereon as set forth therein, here 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 November, 2014, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordisessinents, lents, ententing articles, 20thing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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 is the backet Jerniff (Alex), School 2000-24 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, C0 80129 debtor is: Specialized Loan Servicing, 8742 Lucent Bivd STE 300, Highlands Ranch, Co 80129 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of the property is Tricia Gross or a tenant or tenants and said property is more commonly known as 7290 Gladys Ln, 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. 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. foreclosurehotline.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.Also conveyed is a non-exclusive perpetual easement for the use of the subdivision road for ingress and egress to the above described property.MR/rr1 11/4/14 Our file no.

sion road for ingress and egress to the above described property. MR/rr1 11/4/14 Our file no. 5646112 - FT1

N(0ct8,15,22,29)B

NOTICE OF SALE UNDER POWER IN SECURITY DEED
STATE OF GEORGIA
COUNTY OF UNION

IN SECURITY DEED STATE OF GEORGIA COUNTY OF UNION Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Jimmy Taylor ("Grantor") and Cadence Bank, N.A. ("Lender"), dated December 28, 2009 and recorded in Deed Book 823, page 357 in the offices of the Clerk of the Superior Court of Union County, Georgia (as modified and/or amended from time to time, the "Deed to Secure Debt"), the undersigned will sell at public outcry before the door of the Courthouse of Union County, Georgia during the legal hours of sale on the first Tuesday in November 2014 to the highest and best bidder for cash the following described property (the "Premises"), to wit: (a) All that tract or parcel of parcel of land lying and being in the 9th District, 1st Section, Land Lot 227 of Union County, Georgia, containing 0.72 acre, more or less, and being more particularly described as follows:

BEGINNNING at a point on the West right of way of a private drive; said point being 983 feet from the intersection of the right of way of a private drive; said point being 983 feet from the intersection of the right of way of a private drive; said point being 983 feet from the intersection of the right of way of a private drive; said point being 983 feet from the intersection of the right of way of the private drive; thence S 83 degrees 45 57 W 193.75 feet to an iron pin; thence N 05 degrees 44 58 W 12.73 feet to the centerline of the ditch seven (7) courses and distances, N 80 degrees 41 38 E 25.06 feet to an iron pin; N 33 degrees 53 30 E 66.84 feet to an iron pin; N 37 degrees 53.07 E 14.69 feet to an iron pin; S 87 degrees 51 07 E 67.58 feet to an iron pin; S 87 degrees 51 07 E 67.58 feet to an iron pin; S 87 degrees 51 07 E 67.58 feet to an iron pin; no nothe West right of way of the private drive; thence following the West right of way of the private drive; thence following the way of the private drive; thence following the way of the private drive two (2)

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, and 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; 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, property rights, contract rights, equipment and claims (all of which are collectively referred to herein as the "Premises") to the use, benefit and behoof of the Grantee, forever, in FEE SIMPLE.

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 \$41,918.18 (as modified, amended, restated, or

cember 28, 2009 from Grantor to Cadence Bank, N.A. in the original principal amount of \$41,918.18 (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

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 and conditions 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 foreclosable according to its terms. The debt remaining in default, this sale will be made for the purpose of paying the same and 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,

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 (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final audit and confirmation of the status of the loan and collateral with the holder of the Security Deed.

To the best of the undersigned's knowledge and belief, the Premises are presently owned by Jimmy Taylor. To the best of the undersigned's knowledge and belief, the party in possession of the Premises is Jimmy Taylor, and tenants holding under Jimmy Taylor, and tenants holding under Jimmy Taylor,

and tenants holding under Jimmy Taylor. Cadence Bank, N.A., as Attorney-in-Fact for Jimmy Taylor.
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THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT, AND ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.