North Georgia News

Legal Notices for February 11, 2015

STATE OF GEORGIA

NATIC OF GEORGIA NUTION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Elsie F. Felix, All debtors and creditors of the estate of El-

An debuts and credutors of the estate of Er-sie F. Felix, 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 es-tate are required to make immediate payment to the Demand Representative(s). tate are required to make infinited to the Personal Representative(s). This 16th day of January, 2015. By: Julie Felix (a.k.a. Julia Felix) 2091 Shadowood Dr. Marietta, GA. 30066 N(Jan21,28,Feb4,11)E

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Leburn Hoyt Lang, All debtors and creditors of the estate of All debtors and creditors of the estate of Leburn Hoyt Lang, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 14th day of January, 2015. By: Kevin A. Lang 1372 Bristol Hammock Cir. Kingsland, GA. 31548 Muart2.8-F64.119

N(Jan21,28,Feb4,11)B

STATE OF GEORGIA

NATIC OF GEORGIA NUTION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Stacy L. Moran, Sr., All debtors and creditors of the estate of Stacy L. Moran, 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 the law, and all persons indebted to said es-tate are required to make immediate payment to the Demand Representative(s)

tate are required to make immedia to the Personal Representative(s). This 16th day of January, 2015. By: Marie Tornay 606 Ravenwood Dr. Athens, TX 75751 Story I. Marcon Jr. Stacy L. Moran, Jr. 6210 Drawdy Parkway Ft. Pierce, FL 34951 N(Jan21,28,Feb4,11)B

STATE OF GEORGIA

UNION COUNTY

NATIO COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Walter Ray Trumbo, All debtors and creditors of the estate of Walter Ray Trumbo, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 22nd day of January, 2015. By: Penelope Renee Young

By: Penelope Renee Young 311 Deerwood Trail Blairsville, GA. 30512

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

STATE OF GEODIAL IN RE: ESTATE OF Sharon Joy Wheeler, Deceased Estate No. 15-04 Petition For Letters of Administration

NOTICE

WUICE W. Jay Hughes have petitioned to be ap-pointed Administrator of the estate of Sharon Joy Wheeler, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are border by additional to the source of the source hereby notified to show cause why said peti-tion 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 February 16, 2015. All pediana (biggtions) 2015. All pleadings/objections must be signed

2013. An pleadings/objecturis flust 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 pro-bate court personnel at the following address/ telophene unbuf for the courtient mount 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 objections are filed, the petition may be granted without a hearing.

vithout a hearing.	
wain Brackett	
ROBATE JUDGE	
By: Kristin Stanley	
ROBATE CLERK	
5 Courthouse St., Ste. 8	
Blairsville, GA 30512	
706) 439-6006	
(Jan28,Feb4,11,18)B	
(Janzo,Feb4,11,18)B	

IN THE JUVENILE COURT OF UNION COUNTY

IN THE SOVENILE COU STATE OF GEORGIA IN THE INTEREST OF: L. M. DOB 11-04-2008

DOB 11-04-2008 SEX: Male case no. 144-14J-108A G. M. DDB 08-01-2005 SEX: MALE CASE NO. 144-14J-107A children under the age NOTICE OF PROTECTIVE ORDER HEARING

TO: DENNIS MAYNOR, father of the abovenamed children. By Order for Service by Publication dated the

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA C. A.

case no. 144-14J-52A T. A.

CASE NO. 144-14J-51A

W.A. CASE NO. 144-14J-50A CHILDREN UNDER THE AGE OF EIGHTEEN NOTICE OF PROTECTIVE ORDER HEARING

TO: RONALD ANDERSON, father of the above d children By Order for Service by Publication dated the 20th day of January, 2015, you are hereby noti-fied that on the 2nd day of October, 2014, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court,

required to the with the Clerk of Juvenile court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an or-der of adjudication on March 3, 2015, at 9:30 an at the Union Courty Courthouse Blaize a.m., at the Union County Courthouse, Blairs

a.m., at the Union County Courthouse, Blairs-ville, 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 law-yer immediately. If you want a lawyer to the appointed to represent you. The Court would inquire into your financial circumstances and it the Court finds you to be financially unable to if the Court finds you to be financially unable to b hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know

that you want a lawyer immediately. WITNESS, the Honorable Gerald W. Bruce, Judge of said Court, this the 20th day of Janu-ary, 2015.

Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit (Feb4,11,18,25)B

NOTICE OF INCORPORATION

lotice is given that articles of incorporation which will incorporate THE GOOD FIGHT FOUN-DATION, INC., have been delivered to the Sec Darlow, No., have been derivered to the Sec-retary of State for filing in accordance with the Georgia Nonprofit Corporation Code (0.C.G.A. Section 14-3-201.1). The initial registered of-fice of the corporation will be located in Union County at 734 Canaan Valley Road, Suches, Georgia 30572, and its initial registered agent at such address is John Pace at such address is John Pace. Angela Stewart DeLorme Attorney for The Good Fight Foundation, Inc. Angela Stewart DeLorme, P.C. Attorney at Law P. O. Box 1549 Blue Didne CA 20512 Blue Ridge, GA 30513

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF

GARY S. CALLAHAN, DECEASED ESTATE NO. 15-07 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE Donna Callahan Byrd have petitioned to be

appointed Administrator of the estate of Gary S. Callahan, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.C.A. §53-12-261.) All interested parties are barbhard tiffed to allow a cover where said acti-0.C.G.A.⁵53-12-261.) All interested parties are hereby notified to show cause why said peti-tion 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 February 23, 2015. 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 pro-bate court personnel at the following address/ telephone number for the required amount of filing fees. If any objections are filed, a hearing filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no object tions are filed, the petition may be granted

without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 28.Feb4.11.18)B

TRADE NAME REGISTRATION AFFIDAVIT

AFFIDAVIT GEORGIA, UNION COUNTY To whom it may concern: Please be advised that, Vantage Radiation On-cology Associates, LLC whose address is 1500 Rosecrans Avenue #400, Manhattan Beach, CA 90266 is the owner of the certain busi-ness now being carried on at 308 Deep South Farm Rd. Ste 100, Blairsville, GA 30512 in the following trade name, to-wit: Vantage Radia-tion Oncology Associates, and that the nature of said business is: Radiation Oncology. This of said business is: Radiation Oncology. This

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF:

dob: 02-14-2013 sex: female case no. 144-14J-97A J. B. dob: 07-27-2008

sex: male CASE NO. 144-14J-96A CASE NO. 144-14J-96A CHILDREN UNDER EIGHTEEN YEARS OF AGE NOTICE OF DEPENDENCY HEARING TO: CHRISTOPHER COTHREN, legal father of the above-named children. JAMES WEAVER, temporary guardian of the

JAMES WEAVER, temporary guardian of the above-named children. By Order for Service by Publication dated the 20th day of January, 2015, you are hereby notified that on the 2nd day of October, 2014, the Union County Department of Family and Children Services, Georgia Department of Hu-man Services, filed a Petition for Temporary Custody against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juve-nile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 3rd day of March, 2014, at 9:30 a.m., at the Union County Court-house, 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 want to hire a lawyer, please contact your law-yer immediately. If you want a lawyer but are not able to hire a lawyer without undue finan-cial hardship, you may ask for a lawyer to be above-named children.

yer immediately. If you want a lawyer but are not able to hire a lawyer without undue finan-cial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 20th day of January, 2015.

2015.

Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit N(Jan28,Feb4,11,18)B

SHERIFF'S SALE

SHERIFF'S SALE For March 3, 2015 TO BE HELD ON THE 1ST TUESDAY OF March, 2015, TO WIT: March 3, 2015, on the steps of the Union County Courthouse, 65 Courthouse Street, Blairsville, Union County, Georgia 30512 at 10:00 a.m., during the legal hours of sale, at public out-cry for cash to the high bidder of bidders the following property: All that tract or parcel of land lying and be-ing in Land Lot 293 and 320, 9th District, 1st Conting their Country Construction

Ing in Land Loc 293 and 320, 9th District, 1st Section, Union County, Georgia, and being Lot 15 containing 1.06 acres, more or less, of The Summit Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., R.S. 2349 dated 01/16/2002, recorded in Plat Book 48, Page 135, Union County, Georgia records, which description is incorporated herein by reference and made a part bereof Tax Man No. reference and made a part hereof. Tax Map No.

reference and made a part hereof. Tax Map No. 039 026 A15. Levied upon as the property of DRUSILLA W. PATRICK in order to satisfy a FIFA execution, originally issued from the Superior Court of Effingham County, and recorded in Union County records at Lien Book L15, Page 503, in favor of Steven L. Patrick, Individually, and as Executor of the Estate of TheIma Patrick Peterson as Plaintiff vs. CHARLES M. PATRICK AND DRUSILLAW. PATRICK as Defendants, Civil Number STI3CV00SRT; property pointed out by Number ST13CV005RT; property pointed out by Attorney Quentin Marlin. All parties have been notified pursuant to 0.C.G.A. § 9-13-13. N(Feb4,11,18,25)E

NOTICE OF SALE UNDER POWER, UNION COUNTY

UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by David Floyd to Green-field Mortgage, Inc. dated 9/4/2002 and re-corded in Deed Book 432 Page 1, Union County, Georgia records; as last transferred to or ac-quired by Nationstar Mortgage LLC, conveying quired by Nationstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of \$69,000.00, 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 March 03, 2015 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94, 7TH DISTRICT, 1ST

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94, 7TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAIN-ING 1.699 ACRES AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 10/5/99 AND RECORDED IN PLAT BOOK 49 PAGE 107 UNION COUNTY RE-CORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A DEMOLUTION. MADE A PART HEREOF

MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENTS AND POWER POLES AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE FLOOD

NOTICE OF SALE UNDER POWER

REFIGURE OF SHEET OF THE OF TH THAT PURPOSE. THAI PURPUSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Raymond T Murphy Sr. a/k/a Tommy Murphy and Susan E. Murphy to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans, the intersection of control control to the second Systems, inc. as nominee for Quicken Loans, Inc., its successors and assigns, dated June 26, 2008, recorded in Deed Book 767, Page 705, Union County, Georgia Records, as last transferred to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book 991, Page 293, Union County, Georgia Records, comunication the after described pro-Book 991, Fage 253, Onion County, deorgia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of TWO HUNDRED FORTY-FIVE THOU-SAND SEVEN HUNDRED TWENTY-FIVE AND 0/100 DOLLARS (\$245,725.00), with interest thereon as set forth therein, there will be sold at exhibit extern to the bishest biddet for each thereon as set form therein, mere 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 March, 2015, the following to described expression. 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Secu-rity 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 outstand property will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accu-rate survey and inspection of the property, any rate survey and inspection of the property, any assessments, liens, encumbrances, zoning or-dinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP is the holder of the Security Deed to the property in accordance with DCGA SA. Servicing, LP is the holder of the sectority been 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: Bank of America, N.A., 7105 Corporate Drive, Plano, TX 75024 (661) 951-5100. To the best knowledge and be-lief of the undersimad N.A., 7105 Corporate Drive, Plano, TX 75024 (661) 951-5100. To the best knowledge and be-lief of the undersigned, the party in possession of the property is Tommy Murphy and Susan E. Murphy or a tenant or tenants and said prop-erty is more commonly known as 6449 Fox Ridge Run, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP as Attorney in Fact for Raymond T Murphy Sr. a/k.4 Tommy Mur-phy and Susan E. Murphy 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 Land Lot 43 of the 9th District, 1st Section of Union County, Georgia, and being Tract Eight (8) of Wolf Pen Gap Acres as shown on a plat of survey by Jack Stanley dated 12/18/80 and recorded in Plat Book K Page 160 Union County records aid plat being incorporated herein by reference and further subject to any ease-ments and roadways of record with reference to said plat and survey. Commonly known as: 6449 Fox Ridge Rum, Bairsville, 643 0512 MR/ ca 3/3/15 Our file no. 5600714 - FT14 N(Feb.11.18.25)8 N(Feb4,11,18,25)B

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

COUNTY OF UNION Under and by virtue of the Power of Sale con-tained in the Real Estate Deed to Secure Debt from Laurie DeFeo-Strom and Kevin Strom to Bank of Blairsville dated September 25, 2008, as recorded in Deed Book 775, Page 479, in the offices of the Clerk of the Superior Court of Union County, Georgia (the interest of Kevin Strom in the sponeth baving been transferred of Union County, Georgia (the interest of Kevin Strom in the property having been transferred to Laurie DeFeo-Strom); as last modified by that certain Modification of Security Deed dat-ed December 14, 2011 and recorded in Deed Book 890, Page 529, aforesaid records; as as-signed to Citizens South Bank by that certain Master Assignment dated as of March 19, 2010 and recorded in Deed Book 853, Page 642, aforesaid records (as same may have been further modified from time to time, collectively the "Security Deed"); the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of

at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in March, 2015, the following described real property, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE BTH DISTRICT, 1ST SECTION, LAND LOT 59 OF UNION COUNTY, GEORGIA, AND BEING LOT D, CONTAINING 1.37 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLUE RIDGE MOUNTAIN SURVEYING, INC., DAT-ED MARCH 7, 2008, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 57, PAGE 233. SAID PLAT IS INCORPORATED HEREIN, BY REF-SAID PLAT IS INCORPORATED HEREIN, BY REF-DESCRIPTION OF THE ABOVE DESCRIBED

NOTICE OF SALE UNDER POWER.

NUTICE OF SALE UNDER FOREI, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Danny L. Matheson and Pamela Santiago to Mortgage Electronic and Pamela Santiago to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender dated 6/8/2007 and re-corded in Deed Book 714 Page 513, UNION County, Georgia records; as last transferred to or acquired by The Bank of New York Mel-Ion FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10, conveying the after-described property to secure a Note in the original principal amount of \$ 193,600.00, with interest at the rate speci-fied therein, there will be sold by the underfield therein, there will be sold by the under-signed at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on March 03, 2015 (being the first Tuesday of said month unless said date falls on a Federal Velidicu) the following described remember. Holiday), the following described property: Situated in the City of Blairsville, Union County

A state of Georgia: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 15T SECTION, LAND LOT 320 OF UNION COUNTY, GEORGIA, CONTAINING 1.11 ACRES, MORE OR LESS, AND BEING LOT 4 OF QUEEN GAP ACRES SUBDIVI-SION, AS SHOWN ON A PLAT OF SURVEY BY JACK STANLEY SURVEYOR, DATED AUGUST 23, 1982, AND RECORDED IN UNION COUNTY RE-CORDS IN PLAT BOOK J, PAGE 263, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIP-TION OF THE ABOVE DESCRIBED PROPERTY. PARCEL # 039 073 The debt secured by said Security Deed has been and is hereby declared due because of,

been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 5514 Bonnie Lane, Blairsville, GA 30512 together with all fixtures and personal property at-tached to and constituting a part of said prop-erty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject property is (are): Pamela K. Santiago or tenant or tenants. Specialized Loan Servicing is the entity or indi-vidual designated who shall have full authority

Specialized Loan Servicing is use entity or indu-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Specialized Loan Servicing Customer Assistance 8720 Luceat Blud

8742 Lucent Blvd Suite 300

Highlands Ranch, CO 80129

Highlands Ranch, C0 80129 800-306-6059 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 consti-tute 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 re-solutions. which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-

any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Dead Pursuant to mation 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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFI-CATES, SERIES 2007-10 as agent and Attorney in Fact for Danny L. Matheson and Pamela

in Fact for Danny L. Matheson and Pamela

In Fact for Danny L. Watneson and Pameia Santiago Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1087-1035A

1087-1035A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1087-1035A

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION By virtue of the power of sale contained in that certain Security Deed from J. GRADY HUGHES ("Grantor"), to UNITED COMMUNITY BANK ("Original Grantee"), dated October 16, 2009, and recorded October 29, 2009, in Deed Book 816, Pages 709-717, Union County, Georgia Superior Court Records, as modified by Modification of Security Deed recorded March 22, 2011, in Deed Book 862, Pages 485-487, aforesaid records (said Security Deed, as may have been further modified and assigned from time to time, hereinafter referred to col-lectively as the "Security Deed"), said Security Deed being given to secure, inter alia, the pay-ment of a Dempineoux Deed being given to secure, inter alia, the pay-ment of a Promissory Note dated October 16, 2009, made by Grantor to the order of Original Grantee in the original principal amount of ONE HUNDRED FIFTY-TWO THOUSAND SIX-TEEN and 00/100 Dollars (\$152,016.00), as renewed by Promissory Note dated March 11, 2011, which, inter alia, modified the principal amount to \$120,000.00, with interest from the date thereof at the rate specified therein (said promissory note, as may have been re-newed, modified and assigned from time to time, hereinafter referred to collectively as the "Note", and together with the Security Deed Deed being given to secure, inter alia, the paytime, hereinafter referred to collectively as the "Note", and together with the Security Deed and any other documents given to evidence, secure and/or guaranty the loan evidenced by the Note, hereinafter collectively referred to as the "Loan Documents"), Original Grantee having transferred and assigned the Loan Documents to GREAT OAK POOL LLC, a Dela-ware limited liability company ("Grantee"), as evidenced by that certain Allonge to the Note between Original Grantee and Grantee and Grante recorded July 9, 2013, in Grantee and Grantee recorded July 9, 2013, in or secting instantients between original Grantee and Grantee recorded July 9, 2013, in Deed Book 946, Pages 564-565, aforesaid re-cords, together with all other amounts payable by Grantor to Grantee, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Data Courth Coarsin within the local barry

Union County, Georgia, within the legal hours of sale on the first Tuesday of March, 2015, the following described real property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 38 of Liela County, Georgia contribution 95 741 in the 10th District, 1st Section, Land Lot 38 of Union County, Georgia, containing 25.711 acres, more or less, as shown on a plat of sur-vey by Cleveland & Cox Land Surveying, LLC, dated October 12, 2009, and recorded in Union County, Georgia records in Plat Book 63, Page 47. Said plat is incorporated herein, by refer-ence hereto, for a full and complete descrip-tion of the abuve-described property.

tion of the above-described property. Also conveyed is a non-exclusive perpetual easement for the use of Philadelphia Church Road and Arrant Road for ingress and egress to the above-described property. TOGETHER WITH those easement rights arising under their centric Workshow of them Max

under that certain Warranty Deed from Mary Hughes to J. Grady Hughes recorded April 8, 1966, in Deed Book WW, Page 53, aforesaid records. TOGETHER WITH ANY AND ALL of the following:

TOGETHER WITH ANY AND ALL of the following: (i) all buildings, structures and improvements located on the real property or on any part or parcel thereof and all fixtures affixed or at-tached, actually or constructively, thereto; (ii) all and singular the tenements, hereditaments, easements and appurtenances belonging thereunto or in any wise appertaining thereto and the reversion and reversions, remainder or remainders thereof; (iii) all Rents accru-ing therefrom; (iv) all accounts and contract rights arising in connection with any part or parcel thereof or any buildings, structures or improvements located thereon, including without limitation all accounts and contract or improvements located interest, including without limitation all accounts and contract rights in and to all leases or undertakings to lease affecting the land or any buildings, structures, or improvements thereon; (v) all minerals, flowers, crops, trees, timber, shrub-bery and other emblements located thereon or thereunder or an end wide on we are the apende bery and other emblements located thereon or thereunder or on or under any part or parcel thereot; (vi) all estates, rights, title and interest therein, or in any part or parcel thereof; (vii) all equipment, machinery, apparatus, fittings, fixtures, furniture, furnishings, mobile homes, modular homes and all personal property of every kind or description whatsoever located thereon, or in or on the buildings, structures and Improvements thereon, and used in con-nection with the operation and maintenance thereof, and all additions thereto and replace-ments thereof; and (viii) all building materithereof, and an additions thereto and replace-ments thereof; and (viii) all building materi-als, supplies, goods and equipment delivered thereto and placed thereon for the purpose of being affixed to or installed or incorporated or otherwise used in the buildings, structures or other improvements located thereon or any part or parcel thereof.

part or parcel thereof. All of the foregoing, together with the real property, are hereinafter referred to as the "Property". The indebtedness secured by the Security Deed has been and is hereby declared due be-cause of default under the terms of said Note and Security Deed including, but not limited cause of default under the terms of said Note and Security Deed including, but not limited to, the failure to make payments thereunder when due. The indebtedness remaining in de-fault, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Dead nearest and expressed the Deed, accrued interest and expenses of the sale and all other payments provided for under the Security Deed, including attorneys' fees as provided in the Note and Security Deed, notice of intention to collect attorneys' fees having been given as provided by law, and the remainder, if any, shall be applied as provided

by Order for Service by Publication dated the 28th day of January, 2015, you are hereby noti-fied that on the 2nd day of October, 2014, the Union County Department of Family and Chil-dren Services, Georgia Department of Human Services, filed a Pettition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Invenile Court required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a final hearing upon the allocations of the Datition each actor of

This court will conduct a final hearing upon the allegations of the Petition and enter an order of adjudication on March 3rd , 2015, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia. The child or children and other parties involved

Biarsville, beorgia. 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 law-yer immediately. If you want a lawyer but are not able to hire a lawyer without undue finan-cial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Gerald W. Bruce, Judge of said Court, this the 28th day of Janu-ary, 2015. Judge Gerald W. Bruce Union County Juvenile Court

Union County Juvenile Court Enotah Judicial Circuit N(Feb4,11,18,25)B

Section 10-1-490 et seq. requiring the filing of such statement with the Clerk of the Superior Court of this county. N(Feb11,18)B

NOTICE

Open Position - Enotah Judicial Circuit - Ju-

venile Judge The Superior Court Judges of the Enotah Ju-The Superior Court Judges of the Enotah Ju-dicial Circuit are appointing a Juvenile Judge to preside over juvenile court proceedings in Lumpkin, Towns, Union and White Counties. The appointment is for a four-year term, be-ginning July 1, 2015. Applicants must be at least 30 years of age, a member in good stand-ing with the State Bar of Georgia, a citizen of Georgia for at least 3 years, and have practiced law for at least 5 years. Interested applicants should submit a resume and cover letter to Superior Court Chief Judge Murphy Miller, 65 Courthouse Road, Box 2, Blairsville, GA 30512 no later than May 1, 2015. no later than May 1, 2015.

Juvenile Court Judges are appointed by the Superior Court Judges of the circuit to four-year terms. Full-time judges cannot practice law while holding office. N(Feb11.skip.Mar11.skip.Apr8)B

ADVERTISEMENT FOR PROPOSALS

ADVERTISEMENT FOR PROPOSALS Bowen & Watson, Inc. is soliciting Proposals for Work Packages for HVAC Renovation & Roofing at Union County Primary School and would appreciate receiving a quote from your company. Bid time is 2:00 PM March 5, 2015. Proposals on Work Package that require Bid Bonds may be sent by mail or hand delivered to Union County Schools, 124 Hughes Street, Blairsville, GA 30512. Proposals on Work Pack-ages not requiring Bid Bonds may be send via FAX to the owner's office (706) 745-5025 or the office of Bours 9 Worken Inc. (706) 896 2010. PAA to the owner's office of Bowen & Watson, Inc. (706) 886-3010. Proposals on Work Packages not requiring Bid Bonds may also be submitted by E-Mail to bids@bowen-watson.com. All Proposals must arrive before the stipulated Bid time.

annee verone ene supulated Bild time. Due to the complexity of this project, there will be a MANDATORY pre-bid meeting at the school 9:30 AM, 2/24/2015 for HVAC and Roof-ing contractors only. All others Proposers are encouraged to attend. PROJECT NAMES: HVAC Removation & Proping for Union County

HVAC Renovation & Roofing for: Union County

Primary School 592 School Circle

Blaisville, Ga 30512 Project size is 75,361 square feet ARCHITECT: Southern A&E **OWNER: Union County Schools** DESCRIPTION OF PROJECT: Project includes

Work Packages #1-Roofing, 2-Acoustical Ceil-ings, 3-HVAC, 4-Plumbing & 5-Electrical. David Keener will be the estimator for this project SPECIAL REQUIREMENTS:

A 5% Bid Bond and a 100% Performance and Payment bond is required for Work Packages; #1-Roofing & 2-HVAC. Mandatory pre-bid meeting only for HVAC & Roofing contractors. All other Proposers are encouraged to attend. Bid Documents:

Plans and specifications are available on our website @ Bowen-Watson.com. Under "Jobs bidding" tab, the password is vac

N(Feb11.skip.25)E

HAZARD AREA AS SHOWN ON SAID PLAT. 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 memory area indebted in the Note and Secuin the manner provided in the Note and Secu-The heat manine provided in the Note and Secu-rity 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given).

ney's fees having been given). Said property is commonly known as 9106 Skeenah Gap Road, Blairsville, GA 30512 together with all fixtures and personal prop-erty 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): David Floyd or tenant or tenants. Nationstar Mortgage LLC is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

the mortgage.

Nationstar Mortgage LLC 350 Highland D

350 Highland Dr. Lewisville, TX 75067 1-888-480-2432 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 consti-tute a lien against the property whether due and navable or not yet due and payable and and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with mation 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 fore-Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Nationstar Mortgage LLC as agent and Attor-ney in Fact for David Floyd Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 2005, 10(4) 904-7400

35/5 Pledmont Hoad, N.E., Suite Sou, Atlanta, Georgia 30305, (404) 994-7400. 1006-667501013A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-667501013A N(Jan21,28,Feb4,11,18,25)B

DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR THE USE OF THE SUB-DIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. PROPERTY BEING MORE COMMONLY KNOWN AS: 798 (FORMERLY 9975) JONICA GAP ROAD BLAIRSVILLE, UNION COUNTY, GEORGIA The Dromerty includes the mobile home/manu-

BLAIRSVILLE, UNION CUDNIY, GEORGIA The Property includes the mobile home/manu-factured home (VIN #TW9BT03S472046882) as indicated by the Mobile/Manufactured Home Certificate of Permanent Location, dated No-vember 15, 2011 as recorded in Deed Book 887, Page 197 aforesaid records. The debt secured by the Security Deed is ordeneed by a pengunu Hore force.

evidenced by a renewal Promissory Note from Laurie DeFeo-Strom (the "Borrower") to Citi-zens South Bank, dated December 14, 2011, in the original principal amount of \$57,965.51 (as same may have been further modified, renewed or amended, the "Note"), plus inter-

est 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 windexed by the Nets and secure by the Co nonpayment when due or the indeptedness evidenced by the Note and secured by the Se-curity Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable accord-ions to its terms.

Ing to its terms. The above-described real property will be sold to the highest and best bidder for cash as the property of Laurie DeFeo-Strom, the proceeds to be applied to the payment of said indebted-ness, attorneys' fees, and the lawful expenses of exidence all new widded in the Nets and ness, attorneys rees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemp-tive rights of the Internal Revenue Service, if any; and all other prior assessments, ease-ments, restrictions or matters of record.

To the best of the undersigned's knowledge

Laurie DeFeo-Strom.

Howick, Westfall, McBryan & Kaplan, LLP N(Feb4,11,18,25)B

Grantee reserves the right to sell the Property in one parcel and as an entirety, or in such par-cels as Grantee may elect, as permitted in the Security Deed.

Security Deed. To the best of Grantee's knowledge and belief, the parties in possession of the Property are Grantor and/or Marilyn T. Hughes, individu-ally and as Executiv; under the Last Will and Testament of J. Grady Hughes and/or tenants of Grantor or other persons in possession with

of Grantor of other persons in possession with the consent or acquiescence of Grantor. Said Property will be sold as the property of Grantor subject to all unpaid real estate ad va-lorem taxes, governmental assessments and related liens and all prior restrictions, reserrelated nens and an prior restrictions, reser-vations, covenants, rights-of-way, easements, encumbrances and other matters of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented to of record by Grantee. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEET ANY INFORMATION ORTAINED WILL

DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. GREAT OAK POOL I LLC, a Delaware limited liability company, as assignee of and succes-sor-in-interest to United Community Bank, AS ATTORNEY-IN-FACT FOR J. GRADY HUGHES

Taylor English Duma LLP 1600 Parkwood Circle, Suite 400 Atlanta, Georgia 30339 Attn: Wade A. Buser, Esq. (678) 336-7229

N(Feb4.11.18.25)B

ing to its terms.

To the best of the undersigned's knowledge and belief, the real property is presently owned by Laurie DeFeo-Strom. To the best of the undersigned's knowledge and belief, the party in possession of the real property is Laurie DeFeo-Strom, and tenants

holding under her. Park Sterling Bank, successor by merger to Citizens South Bank, successor in interest to Bank of Blairsville, as Attorney-in-Fact for

M. Todd Westfall, Esquire Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005