North Georgia News

Legal Notices for February 18, 2015

STATE OF GEORGIA

STATE OF GEORGIA
UNION 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 estate are required to make immediate payment
to the Personal Representative(s).

tate are required to make immedia to the Personal Representative(s). This 22nd day of January, 2015. By: Penelope Renee Young 311 Deerwood Trail Blairsville, GA. 30512

IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
SHARON JOY WHEELER, DECEASED ESTATE NO. 15-04

SHARON JOY WHEELER, DECEASED
ESTATE NO. 15-04
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
W. Jay Hughes have petitioned to be appointed 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
O.C.G.A. §53-12-261.) All interested parties are
hereby notified to show cause why said petition should not be granted. All objections to the
petition must be in writing, setting forth the
grounds of any such objections, and must be
filed with the court on or before February 16,
2015. All pleadings/objections must be signed
before a notary public or before a probate
court clerk, and filling 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.

without a hearing.
Dwain Brackett
PROBATE JUGE
By: Kristin Stanley
PROBATE CLERK

65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA

STATE OF GEORGIA IN THE INTEREST OF: L. M. DOB 11-04-2008 SEX: Male Case no. 144-14J-108A G. M.

G. M.
DOB 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 above-

named children.

By Order for Service by Publication dated the 28th 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 Human Services, filed a Petition for Protective Order 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, 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 adjudication on March 3rd, 2015, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.

9-30 a.ll., at the Union County Courtnoise, Blairsville, Georgia. The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawwant to fife 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 bite a lawyer tibe a lawyer will be appointed 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 W. Bruce, ladges for a lawyer in the Court beautiful for the court with the Other beautiful for the court with the court with the other beautiful for t

WITHESS, THE HONORABLE GERAID W. Bruce, Judge of said Court, this the 28th day of Janu-ary, 2015. Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF: 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 abovenamed 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 Chilunion county Department or Family and Cili-dren 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, and to serve upon Special Assistant Attorney 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 a.m., at the Union County Courthouse, Blairs-ville, Georgia.

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 lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into vour financial circumstances and inquire into your financial circumstances and inquire into your manicial 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 the treatment of the same ornicer of this Court nanoling this case know
that you want a lawyer immediately.
WITNESS, the Honorable Gerald W. Bruce,
Judge of said Court, this the 20th day of January, 2015.
Judge Gerald W. Bruce
Union County Juvenile Court
Enotah Judicial Circuit

NOTICE
In compliance with 0.C.G.A. 19-15-3d, the Union County Child Fatality Review Committee is submitting the following:
Annual Report: January 1, 2014 - December 31 2014

er of Reports Received by Committee for Number of Reports of Death Investigations Reviewed: 1

NOTICE This notice serves purpose that Blairsville Flea Market and Storage will hold a public auc-tion pursuant to the Georgia Self Storage Act. Georgia Code Section 10-4-210 to 10-4-215, on 3/2/15, at the Blairsville Super Flea Market and 3/2/15, at the Biarsville Super Flea Market and Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. Dawn Smith, Unit G-40; Jessica Kidd, Unit D-34; Chris Harkins, Unit M-1 and M-2; Debbie Golan, Unit A-9; John Pitre, Unit E-14. This auction will be a cash sale to the highest bidder. Sale sub-ject to cancellation in event of a settlement between owner and obligated party.

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 pentioner has also applied for warver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 23, 2015. All peadings (objections must be sized) 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/ pate 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 objec-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 TRADE NAME REGISTRATION

AFFIDAVIT GEORGIA, UNION COUNTY

GEORGIA, UNION COUNTY
To whom it may concern:
Please be advised that, Vantage Radiation Oncology Associates, LLC whose address is 1500
Rosecrans Avenue #400, Manhattan Beach,
CA 90266 is the owner of the certain business now being carried on at 308 Deep South
Farm Rd. Ste 100, Blairsville, GA 30512 in the ratin no. Sie 100, Ballsville, da 30312 in the following trade name, to-wit Vantage Radiation Oncology Associates, and that the nature of said business is: Radiation Oncology. This statement is made in conformity with 0.C.G.A. Section 10-1-490 et seq. requiring the filing of such statement with the Clerk of the Superior Count of this counts. Court of this county.

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

dob: 02-14-2013

case no. 144-14J-97A J. B. dob: 07-27-2008

sex: male 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 Human 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 Juvenile Court, and to serve upon Special Assistant

You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 3rd day of March, 2014, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.

The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your law-

want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer out 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. that you want a lawyer immediately. WITNESS, the Honorable Gerald Bruce, Judge

of said Court, this the 20th day of January,

Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit

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

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 being in Land Lot 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. 48, Page 135, Union County, Georgia records, which description is incorporated herein by 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 DRUSILLA W. PATRICK as Defendants, Civil
Number ST13CV00SF1, property pointed out by
Attorney Quentin Marlin. All parties have been
notified pursuant to O.C.G.A. § 9-13-13.
N(Feb4,11,18,25)B

NOTICE OF SALE UNDER POWER.

UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by David Floyd to Greenfield Mortgage, Inc. dated 9/4/2002 and recorded in Deed Book 432 Page 1, Union County, Georgia records; as last transferred to or acquired 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:

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 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 RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE POWERLING EASEMENTS AND POWER POLES AS SHOWN ON

EASEMENTS AND POWER POLES AS SHOWN ON

EASEMENTS AND POWER POLES AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO THE FLOOD 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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the ouropse of oaving 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 9106
Skeenah Gap Road, Blairsville, GA 30512
together with all fixtures and personal property attached to and constituting a part of said 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): David Floyd or tenant or tenants. Nationstar Mortgage LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Nationstar Mortgage LLC 350 Highland Dr.

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 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 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 first set out above first set out above.

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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. the loan as provided immediately above

Nationstar Mortgage LLC as agent and Attorney in Fact for David Floyd Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, 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 NOTICE OF SALE UNDER POWER

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.
Under and by virtue of the Power of Sale contained 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,
Inc., its successors and assigns, dated June
26, 2008, recorded in Deed Book 767, Page
705, Union County, Georgia Records, as last 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, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-FIVE THOUSAND CERES NUMBERD TREATS FULL AND SAND SEVEN HUNDRED TWENTY-FIVE AND 0/100 DOLLARS (\$245,725.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in Security Deed. The debt remaining in Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters assessments, intens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Bank of America, N.A., successor y 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 OGGA § 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 belief of the undersigned, the party in possession of the property is Tommy Murphy and Susan E. Murphy or a tenant or tenants and said property 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 dinances, restrictions, covenants, and matters 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/a 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 said plat being incorporated herein by reference and further subject to any easements and roadways of record with reference to said plat and survey. Commonly known as: 6449 Fox Ridge Run, Blairsville, GA 30512 MR/ ca 3/3/15 Our file no. 5600714 - FT14

NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Real Estate Deed to Secure Debt from Laurie DeFoo-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 property having hear 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 dated December 14, 2011 and recorded in Deed Book 890, Page 529, aforesaid records; as assigned 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 Turner 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 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 REING IN THE RYTH DISTRICT 1ST SECTION.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH 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., DATED MARCH 7, 2008, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 57, PAGE 233. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO. SOR A BILLL AND CAMPLET ERENCE 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 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 Property includes the mobile home/manu-factured home (VIN #1W9BT03S472046882) as indicated by the Mobile/Manufactured Home Certificate of Permanent Location, dated No-vember 15, 2011 as recorded in Deed Book 887. Page 197 aforeseid recorde 887, Page 197 aforesaid records. The debt secured by the Security Deed is The debt secured by the Security Deed is evidenced by a renewal Promissory Note from Laurie DeFeo-Strom (the "Borrower") to Citizens South Bank, dated December 14, 2011, in the original principal amount of \$87,965.51 (as same may have been further modified, renewed or amended, 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 nonlyayment when due of the independences 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 Security Deed has been declared foreclosable according to the light conditions of the Note and Security Deed.

ing to its terms. 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 redemptive rights of the Internal Revenue Service, if any; and all other prior assessments, ease-ments, restrictions or matters of record.

ments, resurctions or matters of record.

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 helding under her

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 Laurie DeFeo-Strom. M. Todd Westfall, Esquire

M. Todu Westfall, McBryan & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Danny L. Matheson 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 recorded in Deed Book 714 Page 513, UNION County, Georgia records; as last transferred to or acquired by 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 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 specified therein, there will be sold by the underor \$195,000.00, will interest at the rate speci-fied 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 Neilden) the following despithed reporter.

on Maior O., 2013 (Jeening the Instructions of the County of the County

been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and

anting unter pussine events on derlant, rathure 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 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 5514 Bonnie Lane, 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): Pamela K. Santiago or tenant or tenants.

Specialized Loan Servicing is the entity or individual designated who shall have full authority

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

8742 Lucent Blvd Highlands Ranch, CO 80129

Highlands Ranch, CO 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 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 reand 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, zonany 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 Russwart 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 CERTIFICATES, SERIES 2007-10 as agent and Attorney in Fact for Danny L. Matheson and Pamela Santiago

In Fact for Danny L. Matneson 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 ("Driginal 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 collectively as the "Security Deed"), said Security Deed being given to secure; inter alia, the paylectively as the "Security Deed"), said Security Deed being given to secure, inter alia, the payment 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 renewed, modified and assigned from time to time, hereinafter referred to collectively as the "Note", and together with the Security Deed time, 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 I LLC, a Delaware limited liability company ("Grantee"), as evidenced by that certain Allonge to the Note between Original Grantee and Grantee, and as further evidenced by that certain Assignment of Security Instruments between Original Grantee and Gran Grantee and Grantee recorded July 9, 2013, in Deed Book 946, Pages 564-565, aforesaid records, 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 Nation Court

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 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 survey 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 reference hereto, for a full and complete description of the above-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 that certain Warranty Deed from March

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 attached, 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 accruing 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 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 bery and other emblements located thereon or thereunder or on or under any part or parcel thereof; (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 connection with the operation and maintenance thereof, and all additions thereto and replacements thereof; and (viii) all building materials. thereot, and an adomons mereto and replacements thereof; and (viii) all building materials, 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 because of default under the terms of said Note and Security Deed insulation.

cause or 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 default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security 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 resisted of the security because of the security of the securit mainder, if any, shall be applied as provided

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, individually and as Executrix under the Last Will and Testament of J. Grady Hughes and/or tenants of Grantor or other persons in possession with of draintor of unit 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, reservations, 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 DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
GREAT OAK POOL I LLC, a Delaware limited li-

ability 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