## North Georgia News

## **Legal Notices for April 15, 2015**

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Scotty Floyd Eaves,
All debtors and creditors of the estate of Scotty Floyd Eaves, 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). NOTICE OF LAND PATENT / LAND GRANT

download page: http://goo.gl/1vlGoR

ADVERTISEMENT FOR PROPOSALS

NOTICE

Ernest Michael Andrews, Jr. claims the "for-ever" benefit of the land patent / land grant and occupies the land located at 160 Turkey Trail, Blairsville, Georgia. Documentation of

this claim is posted online and may be down

Notice of Intent to Dissolve Union Agricultural Institute, Inc., a Georgia Corporation with its registered office at 18 Pockery R. Bil has been delivered to the Secretary of State for filing in accordance with Georgia Business Code.

ADVERTISEMENT FOR PROPOSALS
Bowen & Watson, Inc. is soliciting Proposals for Work Packages for a 10 classroom addition at Union County Primary School and would appreciate receiving a quote from your company. Bid time is 2:00 PM April 21, 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 Packages not requiring Bid Bonds may be send via FAX to the owner's office (706) 745-5025 or the 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

to bids@bowen-watson.com. All Proposals must arrive before the stipulated Bid time. PROJECT NAMES:

PHOJECT NAMES: Classroom Addition for: Union County Primary School 592 School Circle Blairsville, Ga 30512 Project size is 12,878 square feet ARCHITECT: Southers APE

Project size is 12,878 square feet ARCHITECT:
Southern A&E
OWNER
Union County Schools
DESCRIPTION OF PROJECT:
Project includes Work Packages #1-Grading, 2-Landscaping and Planting: by Owner, 3-Chain Link Fence: by Owner, 4-Concrete (Site & Building), 5-Reinforcing Steel and Wire Mesh, 6-Masonry, 7-Structural, Misc. Steel, 8-Erect Structural, 9-Combine Work Packages 7 & 8, 10-Architectural Cabinets, 11-TPO Roofing, 12-Hollow Metal, 13-Wood Doors, 14-FRP Doors, 15-Door Hardware, 16-Hollow Metal, Wood Doors & Door Hardware, 17-Doors/Hardware Installation, 18-Glass and Glazing and Aluminum Windows, 19-Drywall, Acoustical Ceilings, Metal Stud Framing, 20-Quarry Tile, 21-Resilient Flooring & Carpeting, 22-Painting & Caulking, 23-Visual Display Boards, 24-Signage, 25-Toilet Accessories, 26-Fire Extinguishers & Cabinets, 27-Specialties Packages Installation, 28-Metal Lockers, 29-Walkway & Canopy Covers, 30-Building Sprinkler System, 31-Plumbing, 32-HVAC, 33-Electrical, 34-Final Cleanup, 35-Temporary HVAC
David Keener will be the estimator for this project
SPECIAL REQUIREMENTS:

P&P Bonds Required for work packages #32-HVAC & 33 Electrical

Bid Documents:
Plans and specifications are available on our website @ Bowen-Watson.com. Click on "Subcontractors", the password is

Project AP090-XXXX-XX (291), Union County

Dates: April 15 Separate sealed Bids for the construction of Improvements to Blairsville Municipal Air-port will be received by the City Of Blairsville, Georgia, hereinafter referred to as the Owner,

at the Blairsville City Hall until 2:00 p.m., local time, Thursday, May 14, 2015. Bids will then be publicly opened and read aloud. Bids received after this time will not be accepted and will be

returned unopened. The Work includes the following principal items at the Blairsville Municipal Airport: Base Bid – South Apron Rehabilitation Total Contract Time for completion of the work is (60) calendar days. Liquidated damages for delay will be in the amount of Five Hundred Dollars (\$500.00) per

amount of rive indicate boolars (socious) per calendar day that the project remains incom-plete after the specified completion time. A mandatory pre-bid conference will be con-ducted at 2:00 p.m. on Thursday, April 30, in the Airport Conference Room of the Blairsville Mu-nicipal Airport, 2223 Airport Drive, Blairsville, Fearnia 30512

Georgia 30512.
Other Bidding Requirements, Contract Forms, Conditions of the Contract, Specifications, Drawings and other Bidding and Contract Documents may be examined at the office of the following:

Barge, Waggoner, Sumner and Cannon, Inc., 200 Clinton Avenue, Suite 800, Huntsville, Ala-bama 35801, Phone (256) 533-1561 City of Blairsville, P. O. Box 307, 62 Blue Ridge Street (30512), Blairsville, Georgia 30514

Street (30512), Blairsville, Georgia 30514
Copies of the Bidding Documents may be obtained from the Engineer, Barge, Waggoner,
Sumner and Cannon, Inc., 200 Clinton Avenue,
Suite 800, Huntsville, Alabama 35801, Phone
(256) 533-1561, upon prior payment of \$100.00
per set for printing, reproduction, handling and
distribution costs. No partial or "split sets" will
be issued. All checks for copies of the Bidding
Documents shall be made navable to Rarge

Waggoner, Sumner and Cannon.

Bid Security: Each Bidder must deposit with his Bid, as Bid Security, a Bid Bond payable

to the Owner in an amount equal to five (5)

percent of the total amount Bid, but in no case

percent of the total amount Bid, but in no case more than \$10,000.

Contract Security: The Successful Bidder will be required to furnish separate performance and payment bonds payable to the Owner. Each bond shall be in an amount equal to 100% of

bond shall be in an amount equal to 100% or the Contract Price as security for Contractor's faithful performance and payment of all obli-gations under the Contract Documents. No Bid may be withdrawn by the Bidder within ninety (90) days after actual date of opening

Bids in the case of corporations not chartered in Georgia, must be accompanied by proper certificate evidencing that such corporation is authorized to do business in the State of

Bids are to be based upon prevailing wages in

Bids are to be based upon prevailing wages in Union County, Georgia; and in no case are wag-es considered less than those predetermined by the Secretary of Labor, a schedule of which is contained in the Contract Documents. The Successful Bidder whether a resident or

nonresident shall be required to comply with

all City, County and State licensing and/or per-The Owner reserves the right to refuse to issue a proposal form to a prospective bidder should such bidder be in default for any of the follow-

project SPECIAL REQUIREMENTS:

ADVERTISEMENT FOR BIDS

City Of Blairsville, Georgia Dates: April 15

tate are required to make immedia to the Personal Representative(s). This 16th day of March, 2015. By: Lacerilla S. Eaves 237 Terrace Ln. Blairsville, GA. 30512

STATE OF GEORGIA

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Edward Harris Harwood, Jr., All debtors and creditors of the estate of Edward Harris Harwood, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, ac-cording to the law, and all persons indebted to said estate are required to make immediate payment the Deceased Representative(s) to sain estate are required to make immedi payment to the Personal Representative(s). This 1st day of April, 2015. By: Marylou E. Harwood 47 Cobblestone Blairsville, GA. 30512

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Katrine L. Krempecke,
All debtors and creditors of the estate of Ka-

Article Liver and the estate of value of the control of the contro tate are required to make immediate payment

tate are required to flake mineral to the Personal Representative(s). This 3rd day of April, 2015. By: Donna Cox 77 Rothgeb Ridge Rd. Blairsville, GA. 30512 N(Apr8,15,22,29)B

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of June Lovell,
All debtors and creditors of the estate of June

Lovell, 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 Peagresentative(s)

to make immediate payment to Representative(s). This 16th day of March, 2015. By: Patricia Louise Satterfield, f// 194 Youngstown Baptist Ch. Rd. Blairsville, GA. 30512 rfield, f/k/a Goodman N(Apr8.15.22.29)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William Joseph Nanney,
All debtors and creditors of the estate of William Joseph Nanney, 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 infinedation to the Personal Representative(s). This 3rd day of April, 2015. By: Scott Nanney 6514 Wauka View Dr. Clermont, GA 30527

N(Apr8, 15, 22, 29)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gene Turner Jolley,
All debtors and creditors of the estate of
Gene Turner Jolley, 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). to the Personal Representative(s).

This 10th day of April, 2015. By: Jeri Ann King PO Box 355 Blairsville, Ga. 30514 N(Apr15,22,29,May6)I

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

RE: Estate of Edith Lorene Smith, All debtors and creditors of the estate of

Edith Lorene Smith, deceased, late of Union Edith Lorene Smith, 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 tate are required to make immedit to the Personal Representative(s). This 10th day of April, 2015. By: J. Palmer Fletcher 150 Paddock Place Dawsonville, GA 30534

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIORS AND CREDITORS
RE: Estate of Edward Wayne Webster,
All debtors and creditors of the estate of Edward Wayne Webster, 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 navment

tate are required to make immediate payment to the Personal Representative(s). This 10th day of April, 2015. By: Anita Webster 712 Song Bird Way Woodstock, GA. 30188

N(Apr15,22,29,May6)B NOTICE OF PETITION TO CHANGE NAME

GEORGIA, UNION COUNTY 15-CV-136-RG Notice is hereby given Maryann Kang Dills, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 27 day of March, 2015, praying for a change in the name of petitioner from Maryann Kang Dills to Maryann Kang, Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such a marchane. Objections must be filed.

to appear in said court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 27 day of March, 2015 Petitioner: Maryann Kang Dills N(Apr1,8,15,22)P

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
GLADYS CHRISTENE WIGLEY, DECEASED ESTATE NO. 15-41 ESTATE NO. 15-41
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Rebecca Ann Young has petitioned (for Letters
of Administration) to be appointed Administrator of the estate of Gladys Christene Wigley,

objections, and must be filed with the court on or before May 4, 2015. All pleadings/objections must be signed before a notary public or be-fore 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

uate: In No Objections are lined, be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK GE Courthouse St. Sto. 9

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

(706) 439-6006

ing reasons:
(a) Failure to comply with any prequalification regulations of the Owner, if such regulations are cited, or otherwise included, in the proposal as a requirement for bidding.
(b) Failure to pay, or satisfactorily settle, all bills due for labor and materials on former contracts in force (with the owner) at the time the owner issues the proposal to a prospective bidder. (c) Contractor default under previous contracts with the Owner. (d) Unsatisfactory work on previous contracts

tor of the estate of Gladys Christene Wigley, 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. §553-12-261.) 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 askedies. May 4. 2014. All beaching observed. with the Owner. Bids shall be on the forms included in the Bidding Documents and submitted in an opaque sealed envelope clearly identified on the out-

BID FOR CONSTRUCTION OF IMPROVEMENTS

TO BLAIRSVILLE MUNICIPAL AIRPORT PROJECT APO90-XXXX-XX (291), Union County SUBMITTED BY: (Name of Bidder with Bidder's Current Georgia General Contractor's License Number). The Bid shall be addressed to:

Honorable Jim Conley, Mayor 62 Blue Ridge Street

62 Blue Hidge Street Blairsville, Georgia 30512 Bids submitted by mail shall be registered. The Owner reserves the right to reject any and all Bids, to waive any informalities or ir-regularities in the Bids received, and to accept the Bid which is deemed most favorable to the Owner at the time and under the condi stipulated. CITY OF BLAIRSVILLE

By: Honorable Jim Conley, Mayor

NOTICE OF PETITION TO CHANGE NAME

STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that Thomas Neal Moon, the undersigned, filed his petition to the Supethe undersigned, mean is persion to the superior Court of Union County, Georgia on the 13th day of March, 2015, praying for a change in the name of Petitioner from Thomas Neal Moon to Richard Neal Moon. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
This 17 day of March, 2015

Cary D. Cox Attorney for Petitioner PO Box 748 Blairsville, GA 30514

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 Keith Evans and Michelle Evans to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated March 26, 2007, recorded in Deed Book 699, Page 761, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 by assignment recorded in Deed Book 903, Page 246, Union County, Georgia Records, conveying the afterdescribed property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-THREE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$263,700.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cach before the couthouse does of Union 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 May, 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 default, this sale will be made for the for cash before the courthouse door of Union ing in default, this sale will be made for the ing in deraunt, 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 in-tent to collect attorney's fees having been giv-en). Said property will be sold subject to any outstanding ad valorem taxes (including taxes 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 of record superior to the Security Deed first set out above. The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 is the holder of the Security Deed to the property. is the holder of the Security Deed to the prop-erty in accordance with OCGA § 44-14-162.2. erry in accordance with Ucda § 44-14-102.2. 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, CO 80129 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of the property is Keith Evans and Michelle Evans or a tenant or tenants and said property is more commonly known as 138 Eagle Bend Rd, Blairsville, Georgia 30512-1817. The sale will be conducted subject (1) to confirmation that the sale is not prohibited 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 certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 as Attorney in Fact for Keith Evans and Michelle Evans McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotiline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 223 of Union County, Georgia, containing 1.000 223 of Union County, Georgia, containing 1.000 acre, more or less, and being more particularly described as Tract One (1) as shown on a plat of survey by Southern Geosystems, Ltd., RLS. #2298, dated March 31, 2004, last revised Jan-##2296, dated March 31, 2004, last revised January 16, 2006, filed and recorded in Plat Book 58, Page 209 in Union County, Georgia records. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property. Said property is subject to the powerline easement as shown on the above referenced plat Said property is subject to the following. easement as shown on the above referenced plat. Said property is subject to the following restrictions: 1. The property is for single family residential purposes only. 2. No junk, trash, rubbish or hazardous materials or waste, or anything which emits a foul or obnoxious odor shall be kept, stored or buried upon the property. 3. No utility trailer, no wrecked, unlicensed (untagged) motor vehicle, nor household appliance shall be kept or stored on the property. 4. No animals, birds, livestock, poultry, or fowl of any kind shall be raised, kept or bred on the property, except for ordinary pets

bred on the property, except for ordinary pets (i.e. cats, dogs, pet birds) which may be kept

pleasure and use of the occupants, but not for any commercial use or purpose. Pigs are not to be considered household pets. This deed is

given subject to all easements and restrictions

of record, if any. MR/crp1 5/5/15 Our file no.

NOTICE OF SALE UNDER POWER

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Steven Franklin and Pamala Franklin to Appalachian Community Bank, dated February 26, 2003, recorded in Deed Book 455, Page 771, Union County, Georgia Records, as last transferred to Bank of America, National Association by assignment recorded in Deed Book 904, Page 258, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$125.000.00), with interest thereon HUNDRED TWENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$125,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 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 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 man debtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a liep but not yet. (including taxes which are a lien, but not yet due and payable), any matters which might be (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, roning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Bank of America, N.A. is the holder of the Security Deed to the property in accordance with OG6A § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219 800-446-8939. To the best knowledge and belief of the undersigned, the party in possession of the property is Steven Franklin and Pamala Franklin or a tenant or tenants and said property is more commonly known as 2695 Watts Creek Road, 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. as Attorney in Fact for Steven Franklin and Pamala Franklin McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" All that Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" All that Tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 52 of Union County, Georgia and being Tract 2, containing 1.195 acres, more or less, as shown on a plat of survey by Tamrok Associates, Inc., dated August 2, 1995 and recorded in Union County Records in Plat Book 48, Page 129. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/hq1 5/5/15 Our file no. 5735014 - FT3

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
KENNETH H. ROGOZ to MORTGAGE ELECTRONIC
RECIENTALITYON CONTENTS IN CONTENTS REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PRIMARY CAPITAL ADVI-SORS LC , dated 08/20/2004, and Recorded on 08/24/2004 as Book No. 540 and Page No. OIT 007-24/2014 as BOUN W. 3-44 allul 7-349 NU.
577-600, UNION County, Georgia records, as last assigned to HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 (the Secured CERTIFICATES, SERIES 2004-14 (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$112,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in May, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 93 OF UNION COUNTY, GEORGIA AND BEING LOT 19 OF HIGHLAND FALLS COTTAGES, CONTAINING 0.074 ACRES, MORE OR AND BEING LOT 19 OF HIGHLAND FALLS COTTAGES, CONTAINING 0.074 ACRES, MORE OR
LESS, AS SHOWN ON A PLAT OF SURVEY BY
TAMMOK ASSOCIATES, INC., DATED FEBRUARY
21,1997, LAST REVISED MARCH 5,1999 AND
RECORDED IN UNION COUNTY RECORDS IN
PLAT BOOK 42, PAGES 170. SAID PLAT IS IN-CORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice CORPORATED HEREIN, BY REFERENCE HERETO. and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. NATIONSTAR MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with HSBC BANK USA, N.A., AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44-14-162.2, NATIONSTAR MORTGAGE, LLC may be contacted at: NATIONSTAR MORTGAGE, LLC, 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019, 877-450-8638. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in pos-MORTGAGE PASS-THROUGH CERTIFICATES. New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 as Attorney in Fact for William Lee 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 7th District, 1st Section, Land Lot 56 of Union County, Georgia, and being Tract 1, containing 2.000 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 22, 1998, and recorded in Union County Records in Plat Book 45, Page 158. Said plat is incorporated herein, by reference of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 283 HIGHLAND FORGE, BLAIRSVILLE, GEORGIA 30512 is/are: KENNETH H. ROGOZ or tenant/ tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (includ-(a) any outstaining at valurem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, asout above, including, but not limited up, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the late of the service description. County Records in Plat Book 45, Page 158. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed herewith is a perpetual 40 foot easement from Timber Ridge Road (County Road #113) to the subject property. MR/kr8 5/5/15 Our file no. 5316912 - FT1 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the VIGEO UNTIL TIMAL CONTIFMENTON AND AUDITOR TO THE STATUS OF THE IOAN AS PROVIDED HE PERCEDING PARTY OF THE IOAN AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORT-GAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-14 AS AUTONEY IN FACT FOR THE PARTY OF THE PARTY OF THE PARTY IN THE PARTY OF THE IOAN AS THE PARTY OF THE IOAN TREATY OF THE IOAN TH

Pact for Kenneth H. Ruguz. This Law Hirm is acting as a debt collector attempt-ing to collect a debt. Any information obtained will be used for that purpose. 00000005042353 Barrett Daffin Frappier Levine & Block, LLP 15000 Surveyor Boule-

vard Addison, Texas 75001 Telephone: (972)

STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Because of a default in the payment of the indebtedness secured by a Security Deed executed by Betty Y. Ray and Jack Ray to Mortgage Electronic Registration Systems, Inc. as nominee for GE Money Bank and its successors and assigns dated May 23, 2007, and recorded in Deed Book 712, Page 166, and Deed Book 981, Page 346, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to PHH Mortgage Corporation by Assignment, securing a Note in the original principal amount of \$98,373.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire Note thereby secured has declared the entire amount of said indebtedness due and payable amount or said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 5, 2015, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the proposite does its death of the said to said the proposite does its death of the said to said the sa erty described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING

AND BEING IN LAND LOT 12, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.691 ACRES AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER AND ASSOCIATES, INC., RS NUMBER 2653, DATED ASSOCIATES, INC., NS NOMBER 2033, DATED
O7/27/95 AND RECORDED IN PLAT BOOK 34
PAGE 121 UNION COUNTY RECORDS WHICH
DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART

RENEUP.
Said property is known as 1858 Mocking Bird
Lane, Blairsville, GA 30512, together with all
fixtures and personal property attached to and
constituting a part of said property, if any.
Said property will be sold subject to any outstanding any valence have finely the form standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. standing ad valorem taxes (including taxes

and the balance, it any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the council solid in the status.

with the secured creditor.

The property is or may be in the possession of Betty Y Ray, a/k/a Betty Ray a/k/a Betty York, successor in interest or tenant(s).

PHH Mortgage Corporation as Attorney-in-Fact for Betty Y. Ray and Jack Ray

File no. 15-050935 SHAPIRO, SWERTFEGER & HASTY, LLP\* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, GA 30341-3941 (770) 220-2535/CH

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\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

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.

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by William Lee to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender, its successors and assigns, dated June 7, 2007, recorded in Deed Book 712, Page 380, Union Country Georgia Records as last June 7, 2007, recorded in Deed Book 712, Page 380, Union County, Georgia Records, as last transferred to 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 by assignment recorded in Deed Book 827, Page 160, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$150,000.00), with interest thereon as LARS (\$150,000.00), with interest thereon as set forth therein, there will be sold at public set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 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 ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordisessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters 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 2007-10 is the BACKED CERTIFICATES, SERIES 2007-10 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, CO 80129 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of the property is William Lee or a tenant or tenants and said property is more commonly known as 8474 Timber Ridge Rd N, Blairsville, Georgia 30512. The sale will be conducted 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 Truckee for the certificate holder.

New York, as Trustee for the certificateholders

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from Frank Pack
to United Community Bank D/B/A Union to UNITED COMMUNITY BANK D/B/A UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated September 1, 1998, recorded September 3, 1998, in Deed Book 298, Page 298, Union County, Georgia records, as modified, said Security Deed being given to secure an indebtedness from FRANK PACK; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2015, the following described property:

door at Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2015, the following described property:
All that tract or parcel of land lying and being in the 9th district, 1st Section, Land Lot 274, Union County, Georgia, containing 0.37 acres, as shown on a plat of survey by M. E. Richards, Union County, Surveyor, dated January 8, 1987, recorded in Plat Book S, page 107, Union County 17, 1970,

intersection of the property line between the land of the Grantor and lands now or formerly owned by Robert J. Colwell with the Northern property line of lands now or formerly owned by First Baptist Church of Balisrsille, said point also being 171.09 feet right of and opposite Station 34+25.64 on the Mainline Centerline of Georgia Highway Project APD-056-2(5); running thence southwesterly along said property line between the lands of said Grantor and lands now or formerly owned by the First Baptist Church of Blairsville to a point 126.32 feet right of and opposite Station 33+59.32 on said centerline; thence northwesterly along a straight line to a point 84.76 feet right of and opposite Station 34+66.41 on said centerline; thence northeasterly along a straight line to a point 80 feet right of and opposite Station 34+87 on said centerline; thence northeasterly along a line 80 feet right of and parallel to said centerline to the intersection of said property line between the lands of Grantor and land now or formerly owned by Robert J. Colwell at a point 80 feet right of and opposite Station 35+20.55 on said centerline; thence south-easterly along said later property line back to the point of beginning.

easterly along said later property line back to the point of beginning. 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

ing 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, easements, encruy, any assessments, ineris, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is FRANK PACK or a tenant or tenants.

UNITED COMMUNITY BANK D/B/A UNION COUN-

UNITED COMMUNITY BANK D/8/A UNION COU TY BANK N/KA UNITED COMMUNITY BANK, as attorney in Fact for FRANK PACK L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-02631 N(Apr8,15,22,29)B

**NOTICE OF SALE UNDER POWER** 

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in that Security Deed given by Alice Elizabeth Kerr aka Libby Duncan Kerr nka Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, being dated a division of Citizens South Bank, Deling dated June 23, 2011, recorded in Deed Book 871 Pag-es 391-398, Union County Georgia records, said Security Deed securing a note dated June 23, 2011, from Libby Duncan Shook to The Bank of Hiawassee, a division of Citizens South Bank, in the strict of winding to receive 651 2028 64. in the original principal amount of \$21,236.25, with interest thereon as set forth therein, Citizens South Bank having subsequently merged with Park Sterling Bank and Park Sterling Bank being the surviving entity as evidenced by Affidavit regarding Articles of Merger as recorded in Deed Book 917 Pages 439-443 Union County Clerk's office, which debt is secured by the aforementioned Security Deed, 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 May, 2015, the following described property: in the original principal amount of \$21,236.25, described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 211, 17TH DISTRICT, 1ST SECTION OF UNION COUNTY GEORGIA, CONTAINING 3.78 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING COMPANY, DATED APRIL 25, 2011, AND FILED AND RECORDED IN PLAT BOOK 64 PAGE 45 UNION COUNTY GEORGIA RECORDS WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY. OF SURVEY.

ALSO CONVEYED HEREWITH IS A RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE HULLINDER FORK AND DOWN THE BRANCH TO THIS PROPERTY, THE SAME BEING EIGHT FEET WIDE. ALSO CONVEYED HEREWITH IS A TWELVE FOOT

ALSO CONVEYED HEREWITH IS A I WELVE FOUT WIDE EASEMENT STARTING AT BITTER CREEK ROAD AT THE GRANTOR'S NORTHERN PROPER TY LINE; THENCE IN A SOUTHEAST DIRECTION WITH GRANTOR'S PROPERTY LINE TO BITTER CREEK AND TO REACH THE ABOVE DESCRIBED

PROPERTY.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when 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).

ing 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

first set out above.

The individual or entity that has full authority

to negotiate, amend, and modify all terms of the mortgage with the debtor is Keshia Dye of the mortgage with the debtor is Keshia Dye of Park Sterling Bank, 458 Hwy 515 East, Blairs-ville, GA 30512; (706)-439-6212. Please under-stand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold as the property of Alice Elizabeth Kerr a/k/a Libby Duncan Kern n/k/a Libby Duncan Shook. To the best knowl-edge and belief of the undersigned, the party in possession of the property is Alice Elizabeth Kerr a/k/a Libby Duncan Kern n/k/a Libby Dun-can Shook, or a tenant or tenants.

can Shook, or a tenant or tenants. Parker Sterling Bank, successor by merger to Citizens South Bank, which did business as The Bank of Hiawassee, a division of Citizens South Bank, as attorney in fact for Alice Elizabeth Kerr a/k/a Libby Duncan Kerr n/k/a Libby Duncan Shook.

Bruce L. Ferguson Bruce L. Ferguson, P.C. 150 S. Main Street, Ste. D Hiawassee, GA 30546 (706)-896-9699 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

USED FOR THAT PURPOSE.