North Georgia News

Legal Notices for September 9, 2015

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO EBRA N. GUTSHALL N/K/A DEBRA N.
FAIOLA, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE KNOWN, WHO HAVE OR CLAIM ANY ADVENSE OR POSSESSORY RIGHT, ITILE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.). TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described

The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, containing 1.092 acres, more or less and being Lot Eighty (80) of Laurel Brooke Subdivision, Phase II, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 9/8/03 and recorded in Plat Book 53, Pages 122-126, Union County Records, which description is incorporated herein by reference and made a part hereof. The property is subject to the road easements and 50 foot state waters buffer as shown on said plat.

The property is subject to restrictions recorded

in Deed Book 442, Pages 312-316, Union County Records.
The property is subject to an easement to Blue
Ridge Mountain EMC recorded in Deed Book
446, Page 222, Union County Records.

Grantor grants to Grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above

property. As described in Deed Book 713, page 643, Union County, Georgia. Further described as Map & Parcel 008042A80.

will expire and be forever foreclosed and barred on and after October 3, 2015. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 2016-207

Pages 206-207.
The property may be redeemed at any time before October 3, 2015, by payment of the redeemption price as fixed and provided by law to the undersigned name at the following address.

Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY.

PLEASE BE GOVERNED ACCURDINGL Daniel J. Davenport Akins & Davenport, PC Attorney for William Arthur Lawson Georgia Bar No. 821237 80 Town Square PO. Box 923 Blairsville, GA 30514 (706) 745-0032 MayagaSept29.16)8

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: DEBRA N. GUTSHALL N/K/A DEBRA N.
FAIOLA, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE
OR POSSESSORY RIGHT, TITLE OR INTEREST IN
THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et
sea.).

TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed. The right to redeem the following described

The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, being Lot 102, containing 1.682 acres, more or less, Laurel Brooke Subdivision, Phase III, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 1/12/04, revised 3/2/04 and recorded in Plat Book 54, Pages 92-94, Union County Records, which description is made a part hereof. part hereof. The property is subject to the road, utility, wa-

ter mains and reserved septic easements as

ter mains and reserved septic easements as shown on said plat. The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union County Records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records. The property is subject to the set back lines as shown on said plat. Grantor grants to grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.

roporty.

As described in Deed Book 713, page 645, Union County, Georgia. Further described as Map & Parcel 008042102.

will expire and be forever foreclosed and

will expire and be forever foreclosed and barred on and after October 3, 2015. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at

Pages 202-203. rages 202-203.
The property may be redeemed at any time before October 3, 2015, by payment of the redemption price as fixed and provided by law to the undersigned name at the following ad-

dress: Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514

Daniel J. Davenport Akins & Davenport, PC Attorney for Laurel Brooke Property Owners

Attorney for Laurel Brool Association, Inc. Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(Aug26,Sept2,9,16)B

NOTICE OF FORECLOSURE

TO: DEBRA DERITA, CHASE BANK USA NA, ZWICKER & ASSOCIATES PC, SYSCO ATLANTA LLC, SYSCO FOOD SERVICES OF ATLANTA LLC, SYSCO CORPORATION, J. MICHAEL KAPLAN SYSCIC COMPORATION, J. MICHAEL RAPLAN, DON JOHNSON, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et sen.)

TAKÉ NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

The right to redeem the following described

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 9th District and 1st Section, of Union County, Georgia and being a part of Land Lot No. 69 and being more particularly described as Tract 1, containing 0.228 acres, more or less, as shown by that certain plat for Terry Poteete dated June 28, 2002, by James Alexander G.R.L.S. No. 2865. Said plat recorded on August 7, 2002, in Plat Book 50, Page 179, in the Office of the Clerk of the Superior Court, Union County, Georgia. Pursuant to O.C.G.A. the Office of the Clerk of the Superior Court, Union County, Georgia. Pursuant to 0.C.G.A. 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating the same herein for a more complete metes and bounds description of the property herein conveyed. Said property is conveyed subject to all easements, restrictions and rights of way as set forth on said recorded plat or as appearing of record.

ubject to the restriction that cannot be used for a gas station or convenience store. This re-striction shall apply only as long as Poteete's store is owned by William N. Poteete or his

family.
Subject to existing easements and right of ways for public roads, if any. Also subject to Union County, Georgia Subdivision regulations, Mobile Home regulations and any zoning or

Moonle Home regulations and any zoning or other ordinances, if any.

This conveyance made together with right of ingress, egress and utility service along existing roads to the subject property.

As described in Deed Book 748, page 329, Union County, Georgia. Further described as Map & Parcel 035157B.

Map & Parcel 035157B.
will expire and be forever foreclosed and barred on and after October 13, 2015. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 204-205.
The property may be redeemed at any time

The property may be redeemed at any time before October 13, 2015, by payment of the redemption price as fixed and provided by law to the undersigned name at the following ad-

Akins & Davenport, PC P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Jason Ronnie Arrowood Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Buell V. Long,
All debtors and creditors of the estate of
Buell V. Long, 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 12th day of August, 2015.

By: Randy Long 673 Pleasant Hill Rd. Blairsville, GA. 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Charles W. McKerlie, Jr., All debtors and creditors of the estate of Charles W. McKerlie, Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, acrersonal nepresentative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 13th day of August, 2015.

By: Gloria W. Sherrod

10536 Hwy 325 Blairsville GA 30512

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF PENELOPE RENEE YOUNG FOR
DISCHARGE AS EXECUTRIX OF THE ESTATE OF
WALTER R. TRUMBO, DECEASED.
To whom it may recome.

To whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this

Court on or before September 8, 2015.

BE NOTIFIED FURTHER: All objections petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filpublic or before a probate court clerk, and fliing 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 hearin Dwain Brackett

Probate Judge By: Kristin Stanley **Probate Court Clerk** 65 Courthouse Street Blairsville, GA 30512 (706)439-6006 N(Aug26,Sept2,9,16)B

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY RE: PETITION OF VYNA LOU FREDERICK FOR DISCHARGE AS ADMINISTRATOR OF THE ES-TATE OF HARRISON NIX, DECEASED. TO: All and singular the heirs of said decedent

and to whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 8, 2015.

BE NOTIFIED FURTHER: All objections to the

petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/ objections, unless you qualify to file as an indigent party. Contact repeats court personnel. digent party. Contact probate court personnel art the following address/telephone number for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett

PROBATE JUDGE By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 ADDRESS (706) 439-6006 TELÉPHONE NUMBER I(Aug26,Sept2,9,16)E

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

COUNTY OF UNION The undersigned does hereby certify that Troy Beaver conducting a business as New Hope Counseling of Blairsville in the City of Blairsville, County of Union, in the State of Georgia, under the name of New Hope Counseling of Blairsville, and that the nature of the business to be compared to the country of the country of Blairsville, and that the nature of the business to be compared to the country of the coun is Alcohol and Drug Treatment and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Troy Beaver, 76C Hunt Martin Street, Blairsville GA 30512.

NOTICE OF SALE Notice is given that Gumlog Storage will sell the contents of rental unit 32, said contents belonging to Mike Dunkle. Said sale shall take place on Tuesday, September 15, 2015 at 9am outside the Gumlog Storage Units located at the intersection of 129N (Murphy Highway) and Gumlog Road, Blairsville, GA. N(Sept2,9)P

NOTICE
Dr. Wendy Smith of ENT Solutions in Blairsville,
GA has retired effective September 3rd. The
Hearing Aid clinic is still open. For ENT and
allergy patients and their referring providers,
medical records can be obtained from the custodian, Union General Hospital. Contact Maggie
Campbell at (706) 439-6477 x6826.
Dr. Smith will send a letter with further details

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

N(Sept2,9,16,23)P

IN RE: ESTATE OF BERNIS PORTER, DECEASED ESTATE NO. 15-98
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The Petition of Myrtle Irene Porter, for a year's support from the estate of Bernis Porter, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before September 28, 2015, 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 on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed a bagging will be scheduled at a tions are filed, a hearing will be scheduled at a tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

Dwain Brackett

Judge of the Probate Court

By: Kristin Stanley

Clerk of the Probate Court

65 Courthouse St., Ste. 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

IN THE PROBATE COURT

N(Sept2,9,16,23)B

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
KAREN ANN PATTERSON COLLINS, DECEASED **ESTATE NO. 15-99** PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Gary Hayes Patterson has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Karen Ann Patterson Collins, 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 September 28, 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 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 provided that the provided the provided that the provided the provided that the provided 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

N(Sept2.9.16.23)B TRADE NAME REGISTRATION

State of Georgia
County of Union
The undersigned hereby certifies that they are
conducting a business in the City of Blairsville,
County of Union, State of Georgia, under the
name of: The Wine Shoppe and the nature of
the business is. Retail wine, cheese and cigar the following limited liability company: Up-town Wine Shoppe, LLC. This affidavit is made in compliance with O.C.G.A. § 10-1-490 et seq, requiring the filing of such statement the Clerk

of Superior Court of this county. This 4th day of September, 2015 Uptown Wine Shoppe, LLC by: William McGlamery, Managing Member

Sept9.16.23.30)P

Notice is given that Ridge Mini Storage, lo-cated at 45 Dyer Ridge Road, Blairsville, will sell the contents of Unit #8, belonging to Curtis Shell at 8am on September 18th, 2015.

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Patricia Gulick,
All debtors and creditors of the estate of Pa-An debtors and creditors of the estate of ra-tricia Gulick, 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 4th day of September, 2015 By: Deborah Lynn Sitterly

58 Branchview Dr. Ellsworth, ME 04605 N(Sept9,16,23,30)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ellen Freeman Flowers A/K/A Ellen Elizabeth Flowers, A/K/A Ellen Elizabeth Flowers,
All debtors and creditors of the estate of Ellen
Freeman Flowers A/K/A Ellen Elizabeth Flowers
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

This 31st day of August, 2015.
By: Danna Lynn Flowers
1412 Ridgecrest Rd. Johnson City, TN 37604 N(Sept9,16,23,30)B

NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Larry Cunningham (the "Grantor") to and in favor Wilma Yates (the "Lender") dated July 28, 2013, filed for record on July 16, 2013, and recorded in Deed Book 947, Page 471, Union County, Georgia records (the "Deed to Secure Debt"); securing that certain Promissory Note from Larry Cunningham to and in favor of bett i, securing that certain Promissory Note from Larry Cunningham to and in favor of Wilma Yates, in the original principal sum of Ninety One Thousand Dollars and 00/100 DOL-LARS (\$91,000.00) (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in October, 2015, that date being October 6, 2015, the following described land, improvements and appurtenances (here-inafter collectively referred to as the "Premises") to wit:

ises") to wit:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 13, of Union County, Georgia, containing 2.545 acres, more or less, as shown on a plat of survey by more or less, as shown on a plat or survey by Alexander Surveying & Mapping, Inc., dated December 18, 2007, and recorded in Union County, Georgia records, in Plat Book 50, Page 27. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Dead

and payable and remains unpaid. The Deed to Secure Debt, therefore has become and is now foreclosable according to its terms. Accordingly, the premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Deed to Secure Debt. The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect

The proceeds of the sale are to be applied rine procesus or the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorney's fees (notice of intention to collect attorney's fees having been given), then to the payment of all sums secured by the Deed to Secure Debt and the consider it is a secured. Secure Debt, and the remainder, if any, will be secure Debt, and the reinfance, in any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Deed to Secure Debt. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Deed to Secure Debt and to which the Deed to Secure Debt is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the

To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the

Grantor. Wilma Yates As Attorney-in-Fact for Larry Cunningham N(Sept9,16,23,30)B

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 DONALD LOCKE to MORTGAGE ELECTRONIC DUNALD LOCKE TO MURITAGE ELECTRUNIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S FIRST MORTGAGE LENDING CO., dated 04/24/2009, and Record-ed on 04/30/2009 as Book No. 799 and Page No. 148-156, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL ASds last assigner to U.S. JANN NATIONAL AS-SOCIATION (the Secured Creditor), by assign-ment, conveying the after-described property to secure a Note of even date in the original principal amount of \$139,397.00, with inter-est at the rate specified therein, there will be sold by the undersigned at public activate to the est 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 October, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 125 OF UNION COUNTY, GEORGIA, CONTAINING 0.884 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED APRIL 21, 1988, AND RECORDED IN UNION CITY, GEORGIA RECORDS IN PLAT BOOK V, PAGE 242 SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT, BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.

THE PROPERTY IS SUBJECT TO THE ROAD LASEMENT AS SHOWN ON SAID PLAT.

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY TO UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY TO UNION CITY, GEORGIA AS RECORDED IN DEED BOOK 177, PAGE 115, UNION COUNTY RECORDS.

GRANTOR GRANTS TO GRANTEE A PERSONAL WATER RIGHT TO WATER FROM THE GRANTORS REMAINING PROPERTY AS SHOWN ON THE WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA REsold by the undersigned at public outcry to the

WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA RECORDS.

CORDS.
TOGETHER WITH ALL THAT TRACT OR PARCEL
OF LAND LYING AND BEING IN LAND LOT 153,
16TH DISTRICT, 1ST SECTION, UNION CITY,
GEORGIA BEING SHOWN AS TRACT TWO (2) CUNIAINING 0.055 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

REFERENCE AND MADE A PART HEREOF.
LESS AND EXCEPT: ALL THAT TRACT OR PARCEL
OF LAND LYING AND BEING IN LAND LOT 153,
16TH DISTRICT, 1ST SECTION, UNION COUNTY,
GEORGIA BEING SHOWN AS TRACT ONE (1)
CONTAINING 0.059 ACRES AS SHOWN ON A
PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. 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 cale will be made for the nurses of fault, this sale will be made for the purpose of paying the same and all expenses of this sale, sa provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). U.S. BANK NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee duly endorsed Note and is the current assignee of the Security Deed to the property. U.S. BANK NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION (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 O.C.G.A. § all terms of the loan. Pursuant to U.C.C.A. § 44-14-162.2, U.S. BANK NATIONHAL ASSOCIA-TION may be contacted at: U.S. BANK NATION-AL ASSOCIATION, 4801 FREDERICA ST, OWENS-BORO, KY 42301, 855-698-7627. Please note that, pursuant to U.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 possession of the subject property known as 2514 BALD MOUNTIAN CREEK ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: DONALD BLAIRSVILLE, GEORGIA 30512 is/are: DONALD LOCKE or tenant/tenants. 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) 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, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION as Attorney in Fact for DONALD LOCKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004316246 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: confirmation that the sale is not prohibit

or Boulevard Addison, Texas 75001 Telepho

(972) 341-5398.

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 Matthew Bennett to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Capital Advisors, LC, its successors and assigns, dated January 24, 2012, recorded in Deed Book 892, Page 53, Union County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 967, Page 481, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED THREE AND 0/100 DOLLARS (\$113,703.00). THREE AND 0/100 DOLLARS (\$113,703.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door bidder for cash before the cournouse 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 October, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured was in County to the county of the county by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees 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 disby said Security Deed has been and is hereby ing 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. Wells Fargo Bank, NA 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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Matthew Bennett or a tenant or tenants and said property is more commonly known as 142 Peanut Lane, Blairsville, Georgia 30512. The sale will be conducted subject (1) 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. Wells loan with the holder of the security deed. Wells Fargo Bank, NA as Attorney in Fact for Matthew Bennett McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 216 of Union County, Georgia, being Lot 5C, containing 2.0 acres, more or less, as set forth on a plat of survey by Blairsville Surveying Co., dated April 6, 1999 and recorded in Union County Records in Plat Book 53, page 29. Said plat is incorpo-rated herein by reference hereto, for a full and complete description of the above described property. Map Parcel No. 021 114I MR/ 10/6/15 Our file no. 5184915 - FT12.

STATE OF GEORGIA

N(Sept9,16,23,30)B

COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by John Partin Jr. and
Frances I. Partin to Union Platers Bank, N.A
dated September 24, 2003, and recorded in
Deed Book 491, Page 417, Union County Records, securing a Note in the original principal
amount of \$60,500.00, the holder thereof pursuant to said Deed and Note thereby secured
has declared the entire amount of said indebtedness due and payable and, pursuant to the
power of sale contained in said Deed, will on
the first Tuesday, October 6, 2015, during the the first Tuesday, October 6, 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 property described in

All that tract or parcel of land lying and be-All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot
68 of Union County, Georgia, and being Lot 29
of Grandview Acres Subdivision, containing
0.88 acres, more or less, as shown on a plat
of survey by M. E. Richards, dated November
10, 1986 and recorded in Union County records
in Plat Book U, Page 203. Said plat is incorporated herein, by reference hereto, for a full and
complete description of the above described
property. property.

Said property is known as 3064 Diana Drive aka 18 Diana Drive, Blairsville, GA 30512, together with all fixtures and personal prop-erty attached to and constituting a part of said

erty attached to and constituting a part or said property, if any.
Said property will be sold subject to any outstanding 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, enterty 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 payment of said indebtedness and all ex-penses of said sale as provided in said Deed, and the balance, if 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 con-firmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession

of John Partin, Jr. and Frances I. Partin, a/k/a Frances I. Carver, successor in interest or rrances i. Carver, successor in interest or tenant(s). Regions Bank dba Regions Mortgage Inc. suc-cessor by merger to Union Planters Bank, NA as Attorney-in-Fact for John Partin Jr. and

Frances I. Partin Frances I. Partin File no. 15-054280 SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, GA 30341-3941 (770) 220-2535/CH

(770) 22U-2535/CH shapiroandhasty.com *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 09/09, 09/16, 09/23, 09/30, 2015

NOTICE OF SALE UNDER POWER

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

IMAI PORFUSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Chad S. Stephens and Stacy Celina Stephens to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHERN HIGHLANDS INC., AS NOMINEE FUR SUUTHERN HIGHLANDS MORTGAGE, LLC., dated 06/25/2007, recorded in Deed Book 715, Page 144, Union County, Georgia records, as last transferred to HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-3 by assignment recorded or to be recorded in the Union County, Georgia records conveying the after-described property to seconveying the after-described property to se-cure a Note in the original principal amount of Three Hundred Seventy Thousand Four Hun-dred and 00/100 DOLLARS (\$370,400.00), 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, within the legal hours of sale on the first Tuesday in October 2015, the fol-

lowing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 53 OF THE 16TH DIS-TRICT, 1ST SECTION OF UNION COUNTY, GEOR-IRICI, 1S1 SECTION OF UNION COUNTY, GEOR-GIA AND CONTAINING 2.978 ACRES, MORE OR LESS, AS PER PLAT OF SURVEY FOR CHAD S. STEPHENS BY SOUTHERN GEOSYSTEMS, LTD, W. GARY KENDALL RLS #2788 DATED APRIL 9, 2007 AND RECORDED IN PLAT BOOK 59, PAGE 2007 AND RECORDS OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA. THE DE-SCRIPTION OF SAID PROPERTY CONTAINED IN SAID PLAT BEING EXPRESSLY INCORPORATED HEREIN BY REFERENCE AS THE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.

AND
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN THE 16TH DISTRICT, LAND LOT
53 OF UNION COUNTY, GEORGIA, CONTAINING
0.85 ACRES, MORE OR LESS, AS SHOWN ON A
PLAT OF SURVEY BY BLAIRSVILLE SURVEYING PLAT OF SURVEY BY BLAIRS/ILLE SURVEYING CO., DATED JANUARY 3, 2000 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 45, PAGE 119, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includ-

ing the same and all expenses or 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 prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first cet out shows.

and matters or record superior to the security Deed first set out above.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, 561-682-8000. Please understand that the security of the se stand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the parties in possession of the property Chad S. Stephens and Stacy Celina Stephens or a tenant or tenants and said proper the location of the property chad S. Stephens and Stacy Celina Stephens or a tenant or tenants and said property in the state of the state of

stephnels of a denant of relatins and sain prop-erty is more commonly known as 2622 Dover Road, Blairsville, GA 30512. The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the hold of the security does

with the holder of the security deed.

HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-3

As Attorney in Fact for Chad S. Stephens and Stacy Celina Stephens Weissman, Nowack, Curry, & Wilco P.C. Attn: Lender Services One Alliance Center, 4th Floor

3500 Lenox Road Atlanta, GA 30326 Our File# 017237-003752