North Georgia News

Legal Notices for April 16, 2014

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

IN RE: Estate of Burton D. Cathell, Deceased

All debtors and creditors of the Estate of Burton D. Cathell, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of March, 2014.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr2,9,16,23)B

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

IN RE: Estate of Betty Swain Andrews, Deceased

All debtors and creditors of the Estate of Betty Swain Andrews, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 21st day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Streat Suita 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr2.9.16.23)B

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

IN RE: Estate of Mary Elizabeth Rhodes, Deceased

All debtors and creditors of the Estate of Mary Elizabeth Rhodes, deceased, late of Union County, Georgia, are hereby notifield to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Demonstrative(s)

make immediate payment to Representative(s). This 21st day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court Court of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr2.9.16.23)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

COUNTY OF UNION

IN RE: Estate of Loretta Taylor Honea, Deceased

All debtors and creditors of the Estate of Loretta Taylor Honea, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 25th day of March, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Streat Suite 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr2,9,16,23)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

COUNTY OF UNION

IN RE: Estate of Frederick B. Williams, Deceased

All debtors and creditors of the Estate of Frederick B. Williams, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 24th day of March, 2014.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr2,9,16,23)B

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

IN RE: Estate of Opal L. Campbell, De-

ceased All debtors and creditors of the Estate of Opal L. Campbell, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate navment to the Personal Representative(s) This 4th day of April, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr9,16,23,30)B

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000

Pursuant to 0.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 14th day of February, 2014, said property was seized by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: Six Hundred & Fifty-nine &

00/100 (\$659.00) in United States Currency PROPERTY TWO: 1997 Honda Accord, VIN 1HGCD5601VA136677

Conduct giving rise to said seizure: Said property was found in the possession of Mitchell Paul Ritchey, and was found in close proximity to a quantity of METHAM-PHETAMINE, a Schedule II controlled sub-stance, and was, directly or indirectly, used or intended for use to facilitate the posses-sion, possession with intent to distribute, and/or distribution and sale of METHAM-PHETAMINE or was the proceeds of said ac-tivity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances were seized from Michael Paul Ritchey, while he was in possession of a quantity of METHAMPHET-AMINE, at the time of his arrest in Union County, Georgia. The owner of said property is purported to

be: Michael Paul Ritchey, 634 Bethlehem Road,

Madisonville, TN 37354 Any party claiming an interest in said prop-erty is hereby further notified that you must file any claim in accordance with 0.C.G.A. \$16-13-49(n)(4) within 30 days of the sec-ond publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.

. 2014. day of This District Attorney Enotah Judicial Circuit SEIZING AGENCY: Sgt. T. Miller Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By: Cathy A. Cox-Brakefield

Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 Apr16,23,30)B

ADVERTISEMENT FOR PROPOSALS

Bowen & Watson, Inc. is soliciting Propos-als for Work Packages for the Engineering Lab at Union County High School and would appreciate receiving a quote from your company. Bid time is 2 PM April 29, 2014. Proposals may be sent via Fax to either the owner's office (706) 745-5025 or to the of-fice of Bowen & Watson, Inc. (706) 886-3010 or they may be submitted by Email to bids@ bowen-watson.com All proposals must ar-rive before the stipulated bid time.

Project Names: Union County High School: Engineering Lab Project size is 3,0000 sq.

Architect: Southern A&E

Architect: Southern A&E Owner: Union County Schools Description of Project: Project includes Work Packages #1- Concrete & Masonry, 2- Hollow Metal and Wood Doors, 3- Doors', Hardware Installation, 4- Glass and Glazing, 5- Drywall, Acoustical Ceilings, Metal Stud Framing, 6- Visual Display Boards, 7- Building Sprinkler System, 8- Plumbing,

9- HVAC, 10- Electrical David Keener will be the estimator for this project. Email davidkeener@bowenwatson.com

Special Requirements: No bonds will be required for this work.

Bid Documents: Plans and specifications are available on our website at Bowen-Watson.com, under the "Jobs Bidding" tab,

the password is "uceng". Please fax the following information below and indicate by fax to 706-886-3010 your

intentions to propose: Company Name, Work Package, Scope of Work, Phone and Fax, Intend or do NOT intend to propose.

NOTICE OF PETITION TO FILE FOR YEAR'S GEORGIA, UNION COUNTY PROBATE COURT

IN RE: Estate of George Edwin Rohrbaugh,

Estate No. 14-41 The petition of Sharon Odom Rohrbaugh, for a year's support from the estate of George Edwin Rohrbaugh, 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 May 12, 2014, why said petition 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 pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted with-

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY of UNION

By virtue of the power of sale contained in that certain Deed to Secure Debt from BIRDIE M. WHITE to MORTGAGE ELECTRON-IC REGISTRATION SYSTEMS, INC., AS NOMI-NEE FOR PRIMARY CAPITAL ADVISORS, LC dated June 24, 2003, filed for record June 30, 2003, and recorded in Deed Book 475, Page 359, UNION County, Georgia Records, and as re-recorded in the Deed Book 496, Page 197, UNION County, Georgia Records, as last transferred to BANK OF NEW YORK AS TRUSTEF FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-31A by assignment recorded in Deed Book 958, Page 472, UNION County, Geor-gia Records, said Deed to Secure Debt Daving hear given to secure a Vote dated having been given to secure a Note dated June 24, 2003 in the original principal sum of TWO HUNDRED NINETEEN THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$219,250.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, 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, 2014, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING

AND BEING IN LAND LOT 184, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BE-ING SHOWN AS TRACT ONE (1) CONTAINING 0.51 ACRE AND TRACT TWO (2) CONTAIN-ING 0.05 ACRE, ALSO KNOWN AS LOT D, AS SHOWN ON A PLAT OF SURVEY BY BLAIRS-VILLE SURVEYING CO., RS #2228, DATED JUNE 2, 1997, LAST REVISED JUNE 6, 1997, AS RECORDED IN PLAT BOOK 39, PAGE 37,

UNION COUNTY RECORDS. SUBJECT TO A 30-FOOT ROAD AND UTILITY EASEMENT AS SHOWN ON PLAT.

SUBJECT TO THE WATER METER AS SHOWN ON PLAT. SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 132, PAGE 565, UNION COUNTY RE-

CORDS. SUBJECT TO AN EASEMENT TO TVA BELOW THE 1780 CONTOUR OF LAKE NOTTLEY AS

SHOWN ON PLAT. To the best of the knowledge and belief of the undersigned, the party in possession of the property is BIRDIE M. WHITE or a ten-ant or tenants. Said property is more com-monly known as: 6890 HONAKER DRIVE 4,

BLAIRSVILLE, GA 30512. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full au-

thority to negotiate, amend, and modify all terms of the loan is CITIMORTGAGE, INC., 5280 CORPORATE DR, FREDERICK, MD

21703-8351; (866) 272-4749. 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 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 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. 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 foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Said property will be sold as the property of

Said property will be sold as the property of BIRDIE M. WHITE. BANK OF NEW YORK AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPO-RATION MORTGAGE PASS-THROUGH CER-

TIFICATES, SERIES 2003-31A As Attorney-in-Fact for

BIRDIE M. WHITE

BIRDLE M. WHITE Phelan Hallinan & Jones, LLC 303 Perimeter Center North, Suite 800

- Atlanta, GA 30346 Telephone: 770-393-4300 Fax: 770-393-4310
- PH # 18029

This law firm is acting as a debt collector. Any information obtained will be used for that purpose.

NOTICE OF SALE UNDER POWER IN SECURITY DEED **STATE OF GEORGIA**

COUNTY OF UNION By virtue of a Power of Sale contained in that certain Security Deed from Billy Schmeltz and Chasidy Schmeltz to Clyde and Donna Carroll, dated 26th day of June, 2013, recorded in Deed Book 946, Page 55, Union County, Georgia records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thousand and 00/100 (\$100,000.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door

of Union County, Georgia, within the legal hours of sale on the first Tuesday in May 6, 2014, the following described property: All that tract or parcel of land lying and be-ing in Land Lot 289, 9th District, 1st Section of Union County, Georgia, and being Tract 1, containing 0.88 acres, more or less, and being more particularly described on that certain plat of survey by Landtech Ser-vices, Inc., James L. Alexander, GRLS, dated 3/21/07 and recorded in Plat Book 61, Page 141, Union County records. Said plat is incorporated herein by reference and made a part hereof. The property is conveyed subject to the "Proposed 25' Easement" as shown on the aforeasid plat

esaid plat. The property is conveyed subject to the

roads as shown on said plat. Grantor retains access for ingress and egress along the "Proposed 25' Easement" from State Route 325, also known as Nottely Dam Road, to Grantors property, being Tract 2 on the aforesaid plat.

Said property is commonly known as: 386 Nottely Dam Road, Blairsville, GA 30512 The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; speconstitute thems upon said property, spe-cial assessments; all outstanding bills for public unities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and be-lief of the understand the next is in page lief of the undersigned, the parties in pos-session of the property are Billy Schmeltz and Chasidy Schmeltz or tenant(s). CLYDE CARROLL and DONNA CARROLL as Attorney in Fact for BILLY SCHMELTZ and CHASIDY SCHMELTZ Contact: Cary D. Cox CARY D. COX, P.C.

P.O. Box 748 Blairsville. GA 30514

- THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE N(Apr9.16.23.30)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Herbert Ernst to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN BROKERS CONDUIT, dated April 17, 2007, recorded in Deed Book 704, Page 98, Union County, Georgia records, as last transferred to DEUTSCHE BANK NA-TIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSET TRUST 2007-4 by assignment recorded or to be re-corded, Union County, Georgia records conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00); 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, within the legal hours of sale on the first Tuesday in May,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SEC-TION. LAND LOT 84 OF UNION COUNTY, GEOR-GIA, AND LOI 94 OF ONION COONT, GEOR GIA, AND BEING LOT 1 OF STONEBRIDGE DEVELOPMENT, CONTAINING 0.82 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO... DATED OCTOBER 23, 1992, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 27, PAGE 188. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROAD FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROP-

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 DEBRA I ALEMAN and RUBEN J ALEMAN to UNIT-E ALEMAN and RUBEN J. ALEMAN to UNIT-ED COMMUNITY BANK, dated May 1, 2007, recorded May 2, 2007, in Deed Book 706, Page 204, Union County, Georgia records, said Security Deed being given to secure a Note from DEBRA L. ALEMAN and RUBEN J. ALEMAN dated May 1, 2007, in the original principal amount of Forty Six Thousand Two Hundred Eighty Seven and 50/100 (\$46,287.50) Dollars, as modified, with in-terest from date at a rate per cent per an-num on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash be-fore the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2014, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 205 & 206 of Union County, Georgia and being Lot 54 of Pinehurst Subdivision, containing 1.297 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., last revised May 10, 2005 and recorded in Union County records in Plat Book 55, Pages 297 & 298. Said plat

is incorporated by reference hereto, for a full and complete description of the above described property. Subject to the Declaration of Covenants, Conditions and Restrictions for Pinehurst Subdivision as recorded in Deed Book 580, Page 346 Inion County Georgia records

Page 346, Union County Georgia records. Subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 564, Page 436, and recorded in Deed Book 564, Page 437, Union County Georgia Records.

cords. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt companing in default this cale will be 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 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 in-spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security

To the best knowledge and belief of the undersigned, the party in possession of the property is DEBRA L. ALEMAN and RUBEN J. ALEMAN or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Eact for DEBRA L. ALEMAN

as attorney in Fact for DEBRA L. ALEMAN and RUBEN J. ALEMAN L. Lou Allen Stites & Harbison, PLLC

520 West Main Street Blue Ridge, Georgia 30513

(706) 632-7923

(700) 052-7520 File No. 7484A-03638 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Apr9.16.23.30)B

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 REX D. ROGERS and SHARON F. ROGERS to UNITED COMMUNITY BANK, dated March 6, 2007, recorded March 13, 2007, in Deed Book 696, Page 593, Union County, Georgia re-cords, as last modified by Modification of Security Deed dated September 7, 2007, recorded in Deed Book 727, Page 677, Union County, Georgia records, said Security Deed being given to secure a Note from REX D. ROGERS and SHARON F. ROGERS dated September 7, 2007, in the original principal amount of Eight Six Thusand Three Hun-dred Eleven and 30/100 (456 311 30). Dol. dred Eleven and 39/100 (\$86,311.39) Dol-lars, with interest from date at a rate per cent per annum on the unpaid balance until paid; 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, 2014, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 153, of Union County, Georgia, contain-ing 0.80 acce, more or less as shown on to negotiate, amend and modify all terms of the Note and Security Deed is Green Tree Servicing LLC, Attn: Loss Mitigation, 7360 S. Kyrene Road, Mail Stop P-214, Tempe, AZ 85283. The telephone number is (877) 337-4141. The fax number is (877) 265-9717. ing 0.80 acre, more or less, as shown on a plat of survey by Bruce Hunt, C.S., dated May 1971. Said plat is incorporated into Said real property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due this instrument by reference hereto for a above conveyed property. Said plat reading as follows: Beginning at an iron pin found in the East right of way line of a road leading to Gum Log Gap Road and U.S. 19 and 123; thence East 200.0 feet to an iron pin found; thence South 00 degrees 30 minutes East 162.0 feet to an iron pin set; thence South 86 de-grees 30 minutes West 215 feet to an iron pin set in the East right of way of the above mentioned road; thence along and with the said East right of way line North 5 degrees East 176.0 feet to the Point of Beginning. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to 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). 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, encumbrances, 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 undersigned, the party in possession of the property is ESTATE OF REX D. ROGERS and ESTATE OF SHARON F. ROGERS or a tenant or tenants. UNITED COMMUNITY BANK. as attorney in Fact for REX D. ROGERS and SHARON F. ROGERS

NOTICE OF SALE UNDER POWER STATE OF GEORGIA **COUNTY OF UNION** Because of a default in the payment of the indebtedness secured by that certain Se-

curity Deed, dated March 21, 2007, execut-ed by David Woody and Crystal Woody to Lendmark Financial Services, Inc., recorded

in Deed Book 700, Page 126, Union County, Georgia Deed Records, as modified by that certain Loan Modification Agreement, dated

November 19, 2012, and recorded in Deed Book 921, Page 338, Union County, Georgia Deed Records, and securing a Note in the

original principal amount of \$71,000.00, said Security Deed last having been as-signed to BRANCH BANKING AND TRUST

COMPANY, the current holder thereof, by Green Tree Servicing LLC, as servicer with delegated authority, has declared the entire amount of said indebtedness evidenced by

the Note immediately due and payable and, pursuant to the power of sale contained

in said Security Deed, will, on the first Tuesday in May, 2014 to-wit: May 6, 2014, during the legal hours of sale, before the

Union County Courthouse door, sell at pub-

following described real property: ALL THAT TRACT OR PARCEL OF LAND LY-

ING AND BEING in Land Lot 343 of the 11th District and 1st Section of Union County,

Georgia and being described as contain-ing 1.3 acres, more or less, and being more particularly described as follows:

BEGINNING at a point in the original East-West land lot on the North side of Land Lot

#343, said point being 120 feet from the original Northwest land lot corner of Land Lot #343; thence in a Southwest direction

along and with the Patricia LeCroy property line 270 feet to a point in the North right of way line of Georgia Highway 60; thence

along and with said North right of way line in an Easterly direction 105 feet; thence in Northerly direction 372 feet to a point in

the above described original land lot line; thence in a Westerly direction 210 feet to the POINT OF BEGINNING.

Pursuant to 0.C.G.A. 44-2-28, reference is hereby made to said recorded plat of sur-vey for the purpose of incorporating same

herein for a more complete metes and bounds description of the property herein

THIS CONVEYANCE IS MADE SUBJECT TO

and together with the right of ingress and egress, all covenant, easements, restric-

tions, rights-of-way, zoning, local ordi-nances, and subdivision regulations as set forth in said plat of survey or as appearing

BEGINNING at a point on Highway 60 at

the line of Bessie Morris; thence ¼ acre up the highway; thence in a North direction ¼ acre; thence parallel with the highway in

an East direction to the Bessie Morris line; thence with the Bessie Morris line to the POINT OF BEGINNING.

Pursuant to 0.C.G.A. 44-2-28, reference is hereby made to said recorded plat of sur-vey for the purpose of incorporating same

herein for a more complete metes and bounds description of the property herein

THIS CONVEYANCE IS MADE SUBJECT TO

and together with the right of ingress and egress, all covenant, easements, restric-

tions, rights-of-way, zoning, local ordi-nances, and subdivision regulations as set forth in said plat of survey or as appearing

THE ABOVE DESCRIBED PROPERTIES are

the same property that was conveyed from Paul David Wood to David D. Woody by Warranty Deed dated the 13th day of April, 2005. Said deed is recorded in Deed Book

576, Page 612, in the Office of the Clerk of Superior Court of Union County, Georgia. The aforedescribed real property is also

known as 3883 State Highway 60, Suches, GA 30572, according to the present sys-tem of numbering houses in Union County,

Georgia. This sale will be conducted subject (1) to confirmation that the sale is not prohib-

ited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the

holder of the Security Deed, including but not limited to, a determination that the bor-rower has not reinstated the loan prior to

The name, address and telephone number

of the individual or entity with full authority

the foreclosure sale.

TRACT 1

conveyed.

of record.

TRACT 2

conveyed.

of record.

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

IN RE: Estate of Virginia E. Spiva, Deceased All debtors and creditors of the Estate of Virginia E. Spiva, deceased late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 5th day of April, 2014.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr9,16,23,30)B

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

IN RE: Estate of Steve Sutton, Deceased All debtors and creditors of the Estate of Steve Sutton, deceased, late of Union Countheir demands and payments to the Per-sonal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 8th day of April, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courtbourge Streat Suita 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Apr16,23,30,May7)B

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA IN RE: ESTATE OF Arthur Jeffry Estes, DECEASED ESTATE NO. 14-34 NOTICE

NOTICE AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON MARCH 25, 2014, REQUIR-ING THE FOLLOWING: (For use if an heir is required to be served by publication)

To: Arthur Jeffry Estes (List here all heirs having unknown ad-dresses to be served by publication) This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2014. BE NOTIEED EIBTHER ALL Objections to the BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6006 Telephone Number

Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk/Deputy Clerk of the Probate Court N(Apr2,9,16,23)B

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

Tabith Lee Pratt, DECEASED ESTATE NO. 14-35 NOTICE

AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON MARCH 26, 2014, REQUIR-TNG THE FOLLOWING: (For use if an heir is required to be served by publication) TO: Barbara Ann Rutherford and Robert Sterling Fomby

(List here all heirs having unknown addresses to be served by publication) This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2014.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6006 Telephone Number

Dwain Brackett uwanıı brackett Judge of the Probate Court By: Kristin Stanley Clerk/Deputy Clerk of the Probate Court N(Apr2,9,16,23)B out a hearing. Dwain Brackett. Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 r16,23,30,May7)B

NOTICE FOR DISCHARGE FROM

OFFICE AND ALL LIABILITY Probate Court of Union County RE: Petition of Bill Jim Reed, II for Discharge as Executor of the Estate of Dollie Ruth Davidson Reed, Deceased. To Whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2014. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All plead-ings/objections must be signed before a

ings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006

N(Apr16)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR JUNAT DUPORT USED FOR THAT PURPOSE.

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 Elec-tronic Registration Systems, Inc., solely 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 Mel-lon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SE-RIES 2007-7 by assignment recorded in Deed Book 903, Page 246, Union County, Georgia Records, conveying the after-described 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 interest thereon as set forth therein, there will be sold at public outcry to the high-est 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, 2014, the fol-lowing 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 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's (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 of record superior to the Security Deed first set out above. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-7 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 pos-session 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 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 Trust-ee 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.foreclosurehotline.net MR/kr8 5/6/14 Our file no. 567314-FT1 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 acre, more or less, and being more particularly described as Tract One (1) as shown on a plat of survey by Southern Geo-systems, Ltd., RLS #2298, 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 refer-ence hereto, for a complete and accurate description of the above described property. Said property is subject to the pow-erline 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 (i.e. thereon in reasonable numbers as pets for the 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/ kr8 5/6/14 Our file no. 567314 - FT1 N(Apr9,16,23,30)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING 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 Bob-by D. Hardy to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., its successors and as-signs, dated September 14, 2009, recorded in Deed Book 813, Page 130, Union County, Georgia Records, as last transferred to Bank of America, N.A. by assignment re-corded in Deed Book 958, Page 316, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY THOUSAND FIVE HUN-DRED SEVENTY-FIVE AND 0/100 DOLLARS (\$120,575.00), 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, Geor-gia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in ay, 2014, the following described proper-: 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 purpose of pay-ing 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 dis-closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out above. Bank of America, N.A. is the holder above. Bank of America, N.A. is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mort-gage 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 pos-session of the property is Bohby D. Hardty session of the property is Bobby D. Hardy or a tenant or tenants and said property is more commonly known as 69 Cedar Branch Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirma-tion 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 Bobby D. Hardy McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/tkn 5/6/14 Our file no. 5127314-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 272 of Union County, Georgia, and be-ing further described as Lot 1, containing 3.079 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc., dated July 25, 1996, and recorded un Union County, Georgia records in Plat Book 44, Page 246, said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property. Also conveyed is a perpetual non-exclusive easement for ingress and egress to the above described property. Less and Except: All that tract or parcel of land lying and being in Land Lot 272, 8th District, 1st Section, Union County, Georgia, containing 1.314 acres, and being Lot One-B (1-B) as shown on a plat of sur-year by Southern Geosysteme 1 th SE#2788 vey by Southern Geosystems, Ltd., RS#2788, dated 8/6/2007 and recorded in Plat Book 60, Page 185, Union County Records, which description on said plat is hereby incorpo-rated by reference and made a part hereof. MR/tkn 5/6/14 Our file no. 5127314 - FT11 N(Apr9,16,23,30)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the power of sale

contained in the Security Deed dated May 10, 2007, from Sammy J. Guy to Lendmark Financial Services, Inc. and filed for record on May 31, 2007, and recorded in Deed Book 710, Page 536, and last assigned to Branch Banking and Trust Company, in the office of the Clerk of the Superior Court of Union County, Georgia, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse in Union County, Georgia, on the first Tuesday in May, 2014, to the highest bidder for cash,

the following described real property: All that tract or parcel of land lying and being in Land Lot 154 of the 9th District and 1st Section of Union County, Georgia and being designated as containing 0.500 acres, as shown on that plat of survey by ing 0.500 cleveland & Cox Land Surveying, LLC, dat-ed the 16th day of March, 2007, and being recorded in Plat Book 57, Page 92, in the Office of the Clerk of Superior Court of Union County. Pursuant to O.C.G.A. 44-2-28, refer-ence is hereby made to said recorded plat of survey for the purpose of incorporating same herein for a more complete metes and bounds description of the property This conveyed. This conveyed is made subject to and to-gether with the right of ingress and egress, all covenants, easements, restrictions, rights-of-way, zoning, local ordinances, and subdivision regulations as set forth in said plat of survey or as appearing of The debt secured by said Security Deed is evidenced by a Note dated May 10, 2007, in the principal amount of Thirty-Two Thou-sand Six Hundred Sixty-Four and 16/100 Dollars (\$32,664.16) executed by Sammy J. Guy in favor of Lendmark Financial Services, Inc. The debt secured by said Security Deed and evidenced by said Note has been and is hereby declared due and payable because of grantor's failure to comply with certain terms and conditions in said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying said in-debtedness including all accrued and un-paid interest thereon and attorney fees and all expenses of said sale.

ERTY. 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity 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 of record superior to the Security Deed first set

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ocwen Loan Servicing LLC, Attention: Home Retention Department, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, Fax 407-737-5693. Please understand 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 are Herbert Ernst or a tenant or tenants and said property is more com-monly known as 44 Miller Cove Branch Rd, Blairsville, GA 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

DEUTSCHE BANK NATIONAL TRUST COM-PANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSET TRUST 2007-4

As Attorney in Fact for Herbert Ernst Weissman, Nowack, Curry & Wilco, PC Attn: Ocwen Team **One Alliance Center** 3500 Lenox Road Atlanta, GA 30326 (866) 357-8501 Our File# 019202 N(Apr9,16,23,30)B

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Edward P. Endres and Hope A. Endres to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc. dated 7/31/2009 and recorded in Deed Book 811 Page 4, UNION County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original prin-cipal amount of \$ 308,475.00, 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 May 06, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday),

the following described property: Tax ID Number(s): 104 055 Land situated in the County of Union in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 210, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, SONTAINING A TOTAL OF 5.232 ACRES AND BEING SHOWN AS LOT TWEN-VECTION (GALON CORPORT) AND ACRES AND BURG SHOW AS LOT INCOMENTATION AS LOT AND A PLAT OF SURVEY BY GRIFFIN LAND SURVEYING, INC. ES #2772, DATED 11/9/98 AND RECORDED IN PLAT BOOK 43, PAGE 242, UNION COUNTY BECORDS WHICH DESCRIPTION ON SAID RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFER-ENCED AND MADE A PART HEREOF.

Commonly known as: 4600 Hemlock Hol-low, Blairsville, GA 30512 The debt secured by said Security Deed

has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same 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 4600

Hemlock Holw, Blairsville, GA 30512 to-gether with all fixtures and personal prop-erty attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Edward P. Endres and Hope A. Endres or tenant or tenants. Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Ocwen Loan Servicing, LLC Foreclosure Loss Mitigation 1661 Worthington Road Suite 100

L. Lou Allen Stites & Harbison, PLLC 520 West Main Street

Blue Ridge, Georgia 30513 (706) 632-7923

File No. 7484A-03641 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Apr9,16,23,30)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING 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 Wil-liam Lee to Mortgage Electronic Registration Systems, Inc., as nominee for Coun-trywide Home Loans, Inc. dba America's Wholesale Lender, its successors and assigns, dated 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 CWARS, 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, with interset therean as sat (\$150,000.00), 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 law-fully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2014, the following described prop-erty: 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 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 given). Said property will be sold subject to any outstanding ad valorem taxes (includ-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. The Bank of New York Mel-lon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-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 au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing, 8742 Lucent Bivd STE 300, Highlands Ranch, CO 80129, 800-306-6059. To the best knowledge and belief of the undersigned, the party in pos-session 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 30512-5115. 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 Ioan with the holder of the security deed. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 as Attorney in Fact for William Lee McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/krc1 5/6/14 Our file no. 5316912-FT1 EXHIBIT "4" All that tract or parcel of land lying and being in the 7th District, 1st Sec-tion, Land Lot 56 of Union County, Georgia, and being Tract 1, containing 2,000 acces and being Tract 1, containing 2.000 acres, more or less, as shown on a plat of sur-vey 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 hereto, for a full and complete de-scription 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/krc1 5/6/14 Our file no. 5316912 - FT1

and payable), the right of redemption of any taxing authority any matters which might be disclosed by an accurate survey and inspection of the real property, any as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Upon information and belief, said real prop-

erty is presently in the possession or con-trol of David Woody and Crystal Woody and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorthe expenses of said sale, including attor-ney's fees, all as provided in said Security Deed and the excess proceeds, if any, will be distributed as provided by law. BRANCH BANKING AND TRUST COMPANY,

by Green Tree Servicing LLC, as servicer by Green Tree Servicing LLU, as se with delegated authority as Attorney-in-Fact for DAVID WOODY and CRYSTAL WOODY Ellis, Painter, Ratterree & Adams LLP 2 East Bryan Street, 10th Floor

Savannah, Georgia 31401 (912) 233-9700 THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. N(Apr9.16.23.30)B

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in a Deed to Secure Debt by JESSE J MCCOV to Mortgage Electronic Registration Sys-tems, Inc. ("MERS") as nominee for Taylor, Bean & Whitaker Mortgage Corp., dated May 21, 2009 and filed for record May 22, 2009 in Deed Book 801, Page 506-520, Union Combu Georgia records and secur-Union County, Georgia records, and secur-ing a Note in the original principal amount of \$162,244.00; last transferred to BANK OF AMERICA, N.A. by Assignment, filed for record in Deed Book 936, Page 585-586, Union County, Georgia records, there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Union County, Georgia, between the le-gal hours of sale on the first Tuesday in May, 2014, by BANK OF AMERICA, N.A. as Attorney-in-Fact for JESSE J MCCOY the

following property to-wit: ALL THAT TRACT or parcel of land lying and being in the 9th District, 1st Section, Land Lot 308 of Union County, Georgia, contain-ing 0.83 acres, and being Lot Twenty-Seven (27) of Pinebrook Subdivision as shown on a plat of survey by North Georgia Land Sur-veyors, dated February 16, 1984, recorded in Plat Book J, Page 295, Union County

Records which description on said plat is incorporated herein by reference. The above described property is also known as 359 PINEBROOK DRIVE, BLAIRS-

VILLE, GA 30512. The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purpose of paying the same and all expenses of sale, includ-ing attorney's fees, if applicable.

The property will be sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds, or encumbrances of record; all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by any inspection of the property; all outstanding taxes, assessments, unpaid

bills, charges, and expenses that are a lien against the property whether due and pay-able or not yet due and payable. Pursuant to 0.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to needing a modifie full authority to negotiate, amend or modify all terms of the above described mortgage is as follows:

Bank of America, N.A. Home Loan Assistance Dept 7105 Corporate Drive

Plano, TX 75024 1-800-669-6650

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Bank of America, N.A. to negoti-ate, amend or modify the terms of the Deed to Secure Debt described herein. BANK OF AMERICA, N.A. as Attorney-in-Fact for JESSE J MCCOY

SHUPING, MORSE & ROSS, L.L.P. By: S. Andrew Shuping, Jr.

6259 Riverdale Road.

Riverdale, GA 30274 770-991-0000

THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT.

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Apr9,16,23,30)E

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF: Jada Barnhardt DOB: 01-11-2011 Sex: Female child under the age of eighteen CASE NO. 144-13J-160A NOTICE OF DEPRIVATION HEARING TO: TONY BARNHARDT, father of the abovenamed child. By Order for Service by Publication dated the 25th day of March, 2014, you are hereby notified that on the 3rd day of Janu-

NOTICE OF SALE

Notice is given that Gumlog Storage will sell the contents of rental unit #9, said contents belonging to Crystal Dunkle. Said sale shall take place on Saturday, April 26, 2014 at 9am outside the Gumlog Storage Units located at the intersection of 129N (Murphy Hwy) and Gumlog Road, Blairsville, Georgia.

N(Apr16,23)P

Said property will be sold subject to any outstanding ad valorem taxes (including taxes

which are a lien, but not yet due and pay-able), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, easements, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security

Deed first set out above. To the best of the undersigned's knowledge and belief, said property is also known as 101 Guy Lane, Blairsville, Georgia 30514, and the party in possession of the property and the party in possession of the property is Sammy J. Guy or tenants of Sammy J.

Notice has been given of intention to en-force provisions for collection of attorney fees and foreclosure in accordance with legal requirements and the terms of said Security Deed and Mortgage Note.

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.

Branch Banking and Trust Company, by Green Tree Servicing LLC, as Servicer with delegated authority under the transaction documents as Attorney-in-fact for Sammy

J. Guy Carellas & Newberry, P.C. Post Office Box 2599 Rincon, Georgia 31326 912-826-7100 N(Apr9,16,23,30)B

West Palm Beach, FL 33409 1-877-596-8580

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 (includ-ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sew-age bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed 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 foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Ocwen Loan Servicing, LLC as agent and Attorney in Fact for Edward P. Endres and

N(Apr9,16,23,30)B

Hope A. Endres

Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7400. 1165-5411A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1165-5411A N/Apr9 16 23 30)R

ary, 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 child alleging the child is 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 disposition on the 10th day of June, 2014, at 9:30 a.m., at the Union Coun-

ty Courthouse, Blairsville, Georgia. The child or children and other parties in-volved 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 your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be ap-pointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a

lawyer immediately. WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 25th day of March. 2014. Judge Gerald W. Bruce Union County Juvenile Court **Enotah Judicial Circuit** N(Apr9,16,23,30)E