## North Georgia News

## **Legal Notices for October 9, 2013**

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA In Re: Estate of Sammy Henson, Deceased Estate No. 13-151

Petition for Letters of Administration Steve Henson has petitioned to be appoint-ed Administrator(s) of the estate of Sammy Henson, deceased, of said County. (The pe titioner has also applied for waiver of bon 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, set-ting forth the grounds of any such objec-tions, and must be filed with the court on or before October 21, 2013. 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. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blaircville, 67 20512

Blairsville, GA 30512 N(Sept25,0ct2,9,16)B OPPORTUNITY TO COMMENT

Chattahoochee National Forest

2014 Dormant Season Prescribe Fire

Union and Lumpkin Counties, Georgia The Forest Service, Chattahoochee National Forest, Blue Ridge Ranger District, proposes to conduct dormant season prescribed burning. The projects are located in Union County and Lumpkin County Georgia. A project description detailing the proposal is available for review at the Blue Ridge Ranger District and http://www.fs.usda. gov/projects/conf/landmanagement/projects. The Forest Service has made a pre-liminary determination that this proposal falls within a category of actions listed in regulations at 36 CFR 220.6, that are ex-cluded from decumentation in an Environ. cluded from documentation in an Environ-mental Assessment (EA) or Environmental Impact Statement (EIS), and that there are no extraordinary circumstances that would preclude use of the category. Category #6 (Timber satnd and/or wildlife habitat im-

construction). This comment period coincides with pub-lic scoping and will be the only comment opportunity offered on this project (see 36 CFR 215.5 and 215.6). It is intended to provide those interested in or affected by this proposal an opportunity to make their concerns known before the Responsible Official makes a decision. This comment official makes a decision. This comment period is provided to comply with a recent US District Court ruling in Sequoia Forest-keeper v. Tidwell, which invalidated certain sections of the agency's appeal regulations. Those who provide comment or otherwise express interest by the close of the comment period may be eligible to appeal the decision pursuant to regulations at 36 CFR Part 215.

provement activities which do not include the use of herbicides or do not require

more than one mile of low standard road

Written, facsimile, hand-delivered, oral, and electronic comments concerning this action will be accepted for 30 calendar days following publication of this notice in The North Georgia News and The News Observer. The publication date in the The North Georgia News and The News Observ-er are the exclusive means for calculater are the exclusive means for calculat-ing the comment period for this proposal. Those wishing to comment should not rely upon dates or timeframe information provided by any other source. The regulations prohibit extending the length of the comment period.
Written comments must be submitted to:

Andrew Baker, District Ranger, Blue Ridge Ranger District, 2042 Highway 515 W, Blairsville, GA 30512, ATTN: FY14 Dormant Season Prescribed Burn Project. The office business hours for those submitting hand-delivered comments are: 8:00 a.m. to 4:30 p.m Monday through Friday, excluding holidays. Oral comments must be provided at the Responsible Official's office during normal business hours via telephone 706-745-6928 or in person.
Electronic comments must be submitted to

albaker@fs.fed.us in an email message, or in one of the following electronic formats: rich text format (.rtf), portable document format (.pdf), or Word (.doc). In cases where no identifiable name is attached to a comment, a verification of identity will be required for appeal eligibility. It using an required for appeal eligibility. If using an electronic message, a scanned signature is electronic message, a scanned signature is one way to provide verification. It is the responsibility of persons providing comments to submit them by the close of the comment period. Individuals and organizations wish-ing to be eligible to appeal any decision on this project must meet the information re-quirements of 36 CFR 215.6. Additional information regarding this action can be obtained from: Jason Demas, Fire Management Officer, 2042 Hwy 515W, Blairsvilee, GA, 706-745-6928, jdemas@

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75

VALUE AT MORE THAN \$75
Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on July 23, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

Property Seized: Property Description Owner
\$1,612.00 in Currency Peggy Joyce Hill Conduct giving rise to said order: said Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said property. Any party claiming an interest in said prop-

erty is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden, inster terms have been partally inducing owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.

Mack Mason, Sheriff
Union County, Ga.

278 Reseley Street

378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 APPLICATION TO REGISTER A BUSINESS

TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA COUNTY OF UNION The undersigned does hereby certify that Southern Highlands Mortgage, LLC con-ducting a business as Lendwell in the City of Blairsville, County of Union, in the State of Georgia, under the name of Lendwell, and

that the nature of the business is Mortgage Lending and that the names and addresses of the persons, firms or partnership ownof the persons, infinis or partnership own-ing and carrying on said trade of business are: Southern Highlands Mortgage, LLC, 215 Blue Ridge Street, Suite A, Blairsville, GA 30512. N(0ct9,16,23,30)P APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA COUNTY OF UNION
The undersigned does hereby certify that Southern Highlands Mortgage, LLC con-ducting a business as Team Lendwell in the City of Blairsville, County of Union, in

the State of Georgia, under the name of Team Lendwell, and that the nature of the business is Mortgage Lending and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Southern Highlands Mortgage, LLC, 215 Blue Ridge Street, Suite A, Blairsville, GA 30512. NOTICE OF PETITION TO CHANGE NAME

County of Union Notice is hereby given that Delila Eche-

State of Georgia

media Davenport, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 1 day of October, 2013, praying for a change in the name of Petitioner from Dalila Echemedia Daven-port to Delila Echemedia Davenport. Notice is hereby given pursuant to law to any in-terested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 1 day of October, 2013. Delila Echemedia Davenport N(Oct9,16,23,30)P

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

IN RE: Estate of Sammy Henson, Deceased All debtors and creditors of the Estate of Sammy Henson, 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 4th day of October, 2013.

By: Krietin Stanlay By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Oct9,16,23,30)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION IN RE: Estate of Sherman McArthur, De-

All debtors and creditors of the Estate of Sherman McArthur, deceased, late of Union County, Georgia, are hereby noti-fied 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 3rd day of October, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Pamela Anne Cooper, De-

All debtors and creditors of the Estate of Pamela Anne Cooper, deceased, late of Union County, Georgia, are hereby noti-fied 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 26th day of September, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

**NOTICE TO DEBTORS AND CREDITORS** COUNTY OF UNION

IN RE: Estate of Eugene Gilreath, Deceased All debtors and creditors of the Estate of Eugene Gilreath, 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 23rd day of September, 2013.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 **NOTICE TO DEBTORS AND CREDITORS** 

IN RE: Estate of Herbert Roscoe Brinton.

All debtors and creditors of the Estate of Herbert Roscoe Brinton, 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 23rd day of September, 2013.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 IN THE PROBATE COURT

IN RE: Estate of Myrtle Marie Elliott, De-

Estate No. 13-162 NOTICE An Order for Service was granted by this court on October 1, 2013, requiring the fol-

lowing: TO: Glenn Dale Elliott

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before November 4, 2013.

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 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

STATE OF GEORGIA IN RE: Estate of Glenn Delaska Elliott, De-

IN THE PROBATE COURT

Estate No. 13-161 An Order for Service was granted by this court on October 1, 2013, requiring the fol-

lowing: TO: Glenn Dale Elliott

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before November 4, 2013.

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 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 NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
Probate Court of Union County

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 November 4, 2013. 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. Dwain Brackett, Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512

RE: Petition of Carol Roberts for Discharge

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Donald Edward Lillienthal,

**NOTICE TO DEBTORS AND CREDITORS** 

All debtors and creditors of the Estate of Donald Edward Lillienthal, 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 10th day of September, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512

**NOTICE TO DEBTORS AND CREDITORS** STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Dovie Viola Tritt, Deceased IN RE: Estate of Dovie Viola Tritt, Deceased All debtors and creditors of the Estate of Dovie Viola Tritt, 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). Representative(s).

This 11th day of September, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Sept25,Oct2,9,16)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Jean Slinger Right, De-

All debtors and creditors of the Estate of Jean Slinger Right, 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 Personal Personal Representative(s).
This 17th day of September, 2013.
By: Kristin Stanley,
Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Sept25,Oct2,9,16)B **NOTICE TO DEBTORS AND CREDITORS** 

**COUNTY OF UNION** 

IN RE: Estate of Violetta G. Godwin, De-

ceased
All debtors and creditors of the Estate
of Violetta G. Godwin, 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 Indepted to said estate are required to make immediate payment to the Persona Representative(s).
This 18th day of September, 2013.
By: Kristin Stanley,
Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Sept25,Oct2,9,16)B

NOTICE TO DEBTORS AND CREDITORS COUNTY OF UNION IN RE: Estate of Benny Brantley Lewis, Jr.,

All debtors and creditors of the Estate of Benny Brantley Lewis, Jr., 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). Representative(s). This 18th day of September, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

All debtors and creditors of the Estate of

**NOTICE TO DEBTORS AND CREDITORS COUNTY OF UNION** IN RE: Estate of Bobby Joe Queen, De-

N(Sept25,0ct2,9,16)B

All debtors and creditors of the Estate of Bobby Joe Queen, 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 20th day of September, 2013. By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Sept25,Oct2,9,16)B **NOTICE TO DEBTORS AND CREDITORS** STATE OF GEORGIA, COUNTY OF UNION

All debtors and creditors of the Estate of Frankie Belva Jean Barnes, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s)

IN RE: Estate of Frankie Belva Jean Barnes,

estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 20th day of September, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Sept25,0ct2,9,16)B

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: Joseph Frances Richard Difatta, Petitioner CAFN: 13-CV-485-RG

Notice is hereby given that Joseph Frances Richard Difatta, filed his petition in the su-perior court of Union County on the 17th day of September, 2013, praying for a change in Petitioner's name, Joseph Frances Richard Difatta to Richard Joseph Difatta. A notice is hereby given pursuant to law to any interested or affected party to be and appear in said matter in said Court on the 29th day of October 2013 at 1 p.m. Objections must be filed with said Court within thirty (30) days of the filing of said petition.
This 17th day of September, 2013 Judy Odom Clerk, Superior Court of Union County State of Georgia

Southeastern Site Dev., Inc. hereby gives notice of completion of contract with City of Blairsville, APO90-XXXX-XX(291) Improvements to Blairsville Municipal Airport Phase 1 and North Terminal Apron and Connector Paving. This notice will appear for four consecutive weeks beginning 09/13/13 and ending 10/13/13. Any and all claims against this project should file same in writing to Barge Waggoner Sumner and Cannon, Inc. at 200 Clinton Avenue, Suite 800, Huntsville, AL 35801 within 7 calendar days after this period. NOTICE OF UNCLAIMED PROPERTY

VALUE AT MORE THAN \$75
Pursuant to O.C.G.A 17-5-54, any party

claiming an interest in the following prop-erty is hereby notified that on July 23, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia. Property Seized: Property Description Owner Raven Arms .25 caliber Pistol, serial Num-ber 897898 Patrick Caleb

Ruger P90 Pistil, serial number 314-03839 Unknown Owner Raven Arms 25 Caliber Pistol 3073188 Christopher King Smith and Wesson Model 10, serial number 154645 Jean Deberry 154645 Jean Deberry
Butler. 22 Caliber Derringer, serial number
B74747 Janet Anderson
One pair of blue jeans Janet Anderson
Interarms M518 .22LR Revolver, serial
number L033024 L. H. Lowe
Smith and Wesson Model 22A, serial number L043020 Interaction Owner. ber UAY3929 Unknown Owner NEF Pardner Model SB1 Shotgun, serial number NL35855 Richard Fields Four 12 gauge shotgun shells Richard Fields NEF Pardner Model SS1 Shotgun, serial number NM293398 Cathryn Godfrey

Stevens Single Barreled 12 gauge shotgun, serial number E098849 Lillian Chloe Fair Plastic Rifle Stock Unknown Owner Lorcin L9MM pistol, serial number L116389 Unknown Owner Gerber Knife "Kate" Lorcin L380BB Pistol, serial number 549580 Unknown Owner
Jennings Model 48 Pistol, serial number

Richard and Harrison 16 gauge Shotgun, serial number 20149 Steve and Dianne

D75259 Unknown Owner Smith and Wesson .38 caliber revolver, se-rial number 494550 Unknown Owner Revelation Model 360, no serial number Unknown Owner Springfield Model 944 Series A, serial number P811815 Unknown Owner Unknown make .25 caliber derringer, serial number 237398 Unknown Owner

Two Daisy BB Guns Unknown Owner

Lynn Byers Lorcin Model L25 Pistol, serial number 293179 Donald Ray Barnhill Koplin pistol case Donald Ray Barnhill Thirteen .25 caliber rounds Donald Ray Spyder Pilot CO2 Paint Ball Gun, no serial

FEG-63 Pistol, serial number BC3256 Roy

number Angela Marie Garrett Four Foot Long Sword Dan Parker Edwards, Jr. Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said property. Any party claiming an interest in said prop erty is hereby further notified that you must

file a claim in accordance with 0 C G A 17within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial number to the above owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 N(Sept18,25,0ct2,9)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 Dana Wooten and Michael L Wooten to Mortgage Electronic Registration Systems, Inc., dated October 26, 2007, recorded in Deed Book 734, Page 528, Union County, Georgia Records, as last transferred to Green Tree Servicing LLC by assignment recorded in Deed Book 924, Page 688, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-SIX THOUSAND AND 0/100 DOLLARS (\$266,000.00), with interest thereon as set forth therein, there will LISED FOR THAT PURPOSE best thereon as set forth therein, there will be sold at public outcry to the highest bid-der 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 November, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREFOE The debt secured by each Security 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 intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem 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. Green Tree Servicing LLC is the holder of the Note and Security Deed to the property in accor-dance 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: Green Tree Servicing, LLC, 4250 North Freeway, Fort Worth, TX 76137, 877-816-9125. To the best knowledge and belief of the undersigned, the party in possession of the property is Dana Wooten and Michael L Wooten or a tenant or tenants and said property is more commonly known as 436 Canal Lake Drive, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the LLS Rapkrunter. not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and au-dit of the status of the loan with the holder of the security deed. Green Tree Servicing LLC as Attorney in Fact for Dana Wooten and Michael L Wooten McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/tah 11/5/13 Our file no. 566413-FT17 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 242, of Union County, Georgia, contain-

ing 0.308 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. dated December 12, 2000 and recorded

in Union County Records in Plat Book 47, Page 54, said plat is incorporated herein, by reference hereto for a full and complete de-

scription of the above described property. Tax ID Number 070B-040 Being the same property conveyed to Michael L. Wooten

and Dana Wooten by deed from Jane Wooten recorded 04/22/2004 in Deed Book 521 Page 546, in the Office of the Clerk of the

Superior Court of Union County, Georgia. Note: For street numbering purposes known as 978 Canal Lake Road, Blairsville, GA MR/

tah 11/5/13 Our file no. 566413 - FT17

**NOTICE OF SALE UNDER POWER** IN DEED TO SECURE DEBT Under and by virtue of the power of sale

contained in that certain Deed to Secure Debt from Susan Shook to Mortgage Elec-tronic Registration Systems, Inc. as nominee for Homestar Financial Corporation in the original principal amount of \$38,000.00 dated 03/19/2004, and recorded in Deed Book 517, page 665, Union County records, said Security Deed being last transferred and assigned to U.S. Bank National Association, aka U.S. Bank, N.A. in Deed Book 937, page 770, Union County records, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of November, 2013 by U.S. Bank National Association aka U.S. Bank N.A, as Attorney-in-Fact for Susan Shook the following de-All that tract or parcel of land lying and being in Land Lot 187 of the 17th District, 1st Section, Union County, Georgia, containing 0.75 acres, more or less, and being known as Lot 13 as shown on that certain plat of

survey prepared by C.E. Fraley, and being more fully described as follows: To arrive at the true point of beginning, start at the intersection of the original North-South line on the west side of said Land Lot 187 and the north right of way line of U.S. Highway 76; thence along and with said right of way line Fifteen (15) courses and distances as follows: North 74 degrees 30 minutes East 190 feet, North 76 degrees East 175 feet, North 75 degrees 30 minutes East 230 feet, North 75 degrees 245 feet, North 75 degrees 30 minutes East 180 feet, North 75 degrees East 100 feet, North 76 degrees 30 minutes East 225 feet, North 74 degrees East 100 feet, North 77 degrees East 100 feet, North 80 degrees East 100 feet, North 74 degrees East 165 feet, North 82 degrees 30 minutes East 130 feet, North 78 degrees 30 minutes East 100 feet, North 80 degrees 30 minutes East 100 feet to the True Point of Beginning; thence North 19 degrees 30 minutes West 200 feet; thence South 82 degrees East 165 feet; thence South 19 degrees 30 minutes East 200 feet; thence North 82 degrees West 165 feet to the True Point of Beginning.

Being the same property described in War-ranty Deed filed in 340/371, and Quitclaim Deed filed in 309/722 aforesaid records. Property known as: 5629 E. HWY 515, Blairsville, 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 purposes of pay-ing the same and all expenses of sale, in-cluding attorney's fees, (notice having been given as provided by law).
The property will be sold as the property of Susan Shook subject to the following: (1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. U.S. Bank National Association aka U.S. Bank N.A holds the Note and referenced Security Deed and services the loan on be-half of Federal Home Loan Mortgage Corporation, the current owner of your loan. Pursuant to O.C.G.A. Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is:

Pursuant to O.C.G.A Section 44-14-162.2, nothing contained in this Notice of Sale shall obligate any entity to negotiate, amend, or modify said indebtedness.

To the best of the undersigned's knowledge and belief, the party in possession is Susan U.S. Bank National Association aka U.S. Bank N.A, as Attorney-in-fact for Susan

U.S. Bank National Association

4801 Frederica Street Owensboro, KY 42301

PH: 800-365-7772

This law firm is acting as a debt collector attempting to collect a debt, any informa-tion obtained will be used for that purpose. Pendergast & Associates, P.C. 115 Perimeter Center Place South Terraces, Suite 1000 Atlanta, GA 30346 Phone - 770-392-0398 Toll Free - 866-999-7088 www.penderlaw.com Our File No. 13-00527-4

**NOTICE OF SALE UNDER POWER** 

GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from David Jenkins and Sue Jenkins a/k/a Sue Ellen Jenkins to Branch Banking and Trust Company, dated February 26, 2008, recorded April 8, 2008, in Deed Book 755, Page 389, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the principal amount of FIFTY THOUSAND DOLLARS AND NO CENTS (\$50,000.00), 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 November 2013 by the secured creditor, Branch Banking and Trust Company, as Attorney in Fact for David Jenkins and Sue Jenkins a/k/a Sue Ellen Jenkins, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARGEL OF LAND LYING AND BEING IN LAND LOT 197, 8TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING A TOTAL OF 1802 ACRES AND BEING SHOWN AS 10T 1.802 ACRES AND BEING SHOWN AS LOT FOUR (4) (0.802 ACRES) AND LOT FIVE (5) (1.0 ACRE) OF STABLEGATE ESTATES ON A PLAT OF SURVEY BY ROCHESTER & AS-SOCIATES, INC., RS #2653, DATED 8/21/00 AND RECORDED IN PLAT BOOK 46, PAGE 98 INION COUNTY BECORDS WHICH DESCRIP. UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART RATED BY REFERENCE AND MADE A PART HEREOF. Said property being known as 29 NOTTELY CIRCLE, BLAIRSVILLE, GEORGIA 30512 according to the present numbering system in Union County. 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 indebtedness as and when due. The indebtedness remainand when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' 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 the payments of the security Deed and Note. property will be sold subject to the fol-lowing items which may affect the title to said property: security deed in favor of Mortgage Electronic Registration Systems, Inc., ("MERS"), as nominee for Branch Banking and Trust Company in the original amount of \$97,400.00, dated January 30, 2012, recorded at Deed Book 892, Page 214, Union County, Georgia Records, and as lest assigned to Branch Banking and Trust Last assigned to Branch Banking and Trust Company by virtue of assignment recorded in Deed Book 937, Page 598, Union County, Georgia records; 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; specollature letter upon said property; special assessments; all outstanding bills for public utilities 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 belief of the undersinged the narty in posbelief of the undersigned, the party in pos-session of the property is David Jenkins and Sue Jenkins a/k/a Sue Ellen Jenkins or tenant(s). 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. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, 150 Stratford Road, Suite 201, Winston-Salem, NC 27104 TEL (866) 909-4852. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT DIBROSE

TAINED WILL BE USED FOR THAT PURPOSE.

The Geheren Firm, P.C., 4828 Ashford Dun-woody Road, 2nd Floor, Atlanta, GA 30338

TEL (678) 587-9500.

**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 WALTER W MERTENS Jr. and PATRICIA E MERTENS

to Bank of Hiawassee d/b/a Bank of Blairs

ville,, dated August 23, 2002, recorded in Deed Book 429, Page 557, Union County,

Georgia Records, as last transferred to JP-Morgan Chase Bank, National Association by assignment recorded in Deed Book 929,

Page 300 Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$106,300.00, with interest there-on 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 November, 2013, the following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 99 & 118 of Union County, Georgia, containing 2.38 acres, more or less, and being Lot 9 of the Charlie Walter Subdivision, as shown on a plat of survey by Blairsville Surveying Co., dated March 29, 1993, and recorded in Union County records in Plat Book 27, Page 211. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also herein conveyed is a perpetual non-exclusive easement for ingress and egress along the twenty foot wide subdivision road (Deer Foot Road) as shown on said plat. Also conveyed herewith are grantors rights in that Water Agreement recorded in Union County records in Deed Book 204, Page 153. The debt secured by said Security Deed has been and is hereby declared due because of, among other pos sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase services the above-referenced loan on behalf of the current owner of the loan. JPMorgan Chase Bank, National Association can be contacted at 866-550-Association can be contacted at 866-550-5705 or by writing to Mail Code LA4-5555 / 700 Kansas Lane, Monroe, LA 71203, to discuss possible alternatives to foreclo-sure. 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 re-cord 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: JPMor-gan Chase Bank, National Association Mail Code LA4-5555 / 700 Kansas Lane. Monroe LA 71203, Telephone 866-550-5705. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party in possession of the property is WALTER W MERTENS Jr. and PATRICIA E MERTENS or a tenant or tenants and said property is more commonly known as 2700 CRITTER CROSSING, BLAIRSVILLE, GA 30512-0000 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. JPMorgan Chase Bank, National Association as Attorney in Fact for WALTER W MERTENS Jr. and PATRICIA E MERTENS RCO Legal, P.S. 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.rcolegal.com TS#: 76389 FEI # 1008.246489 10/09/2013, 10/16/2013, 10/23/2013,10/30/2013

UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Chad G. Smith to

**NOTICE OF SALE UNDER POWER,** 

N(0ct9,16,23,30)B

Mortgage Electronic Registration Systems, Inc. as nominee for New American Funding dated 3/2/2009 and recorded in Deed Book 793 Page 302, UNION County, Georgia re-cords; as last transferred to or acquired by Wells Fargo Bank, NA, conveying the afterdescribed property to secure a Note in the original principal amount of \$ 255,453.00, 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 of said month unless said date falls on a Federal Holiday), the following described property:
All that certain parcel of land situate in

Land Lot 46, 11th District, 1st Section of the County of Union and State of Georgia containing 1.852 acres, more or less as set forth in Plat Book 57 Page 75 in the Union County Records.

Being more fully described in Book 772 Page 361 in the Union County Records. Tax ID: 078A 011 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 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 10651 Wolf Pen Gap Road, Suches, GA 30572 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): Chad G. Smith or tenant or tenants. Wells Fargo Bank, NA is the entity or individual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortgage. Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard

Fort Mill, SC 29715 1-800-662-5014 Note, however, that such entity or individual

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record. (c) the right of redemption of 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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wells Fargo Bank, NA as agent and Attorney in Fact for Chad G. Smith Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

3975 PIEDMONT ROBD, N.E., SUITE SOU, AT-lanta, Georgia 30305, (404) 994-7400. 1000-6674999324 THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-

N(Oct9.16.23.30)B

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by James F. Forsyth to Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mort-

dated 2/5/2009 and recorded in Deed Book 789 Page 266, UNION County, Georgia re-cords; as last transferred to or acquired by Federal National Mortgage Association (?FNMA?), conveying the after-described property to secure a Note in the original principal amount of \$ 138,750.00, 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 November 05, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described ALL THAT TRACT OR PARCEL OF LAND LYING

AND BEING IN LAND LOTS 45 AND 64, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING SHOWN AS TRACT 15, CONTAINING 2.213 ACRES, MORE OR LESS, OF ONE THOUSAND OAKS SUBDIVISION ON A PLAT OF SURVEY BY WILLIAM F. ROLANDER, RS, DATED JANUARY 4, 1989, RECORDED IN PLAT BOOK U, PAGE 159, UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS CONVEYED TOGETHER WITH AND SUBJECT TO ROAD AND UTILITY EASEMENTS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RE-STRICTIONS RECORDED IN DEED BOOK 157, PAGES 574-575, UNION COUNTY, GEORGIA RECORDS. 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 provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 3385
Oakwood Drive, Blairsville, GA 30512 together with all fixtures and personal propgetner with an inxtures 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): James Forsyth or tenant Seterus, Inc. is the entity or individual designated who shall have full authority to

negotiate, amend and modify all terms of the mortgage.

Seterus, Inc.

**Loss Mitigation** 

PO Box 4121 Beaverton, OR 97076-4121 866.570.5277 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or 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. Federal National Mortgage Association (?FNMA?) as agent and Attorney in Fact for James F. Forsyth
Aldridge Connors, LLP, 15 Piedmont Center,

3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1168-1380A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1168-1380A

**NOTICE OF SALE UNDER POWER** By virtue of a Power of Sale contained in that certain Security Deed and Agreement from TERRY L. CALLIHAN AND J. MARTY GODFREY D/B/A CALLIHAN QUALITY BUILT

HOMES to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Georgia Records, assignee of the Federal Deposit Insurance Corporation as Receiver for Appalachian Community Bank) ("Community & Southern Bank"), dated April 6, 2006, filed and recorded April 7, 2006 in Deed Book 640, Page 224, Union County, Georgia Records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of ONE HUNDRED TWENTY ONE THOUSAND EIGHT HUNDRED SEVEN AND NO/100THS DOLLARS (\$121,807.00) (as amended, modified, or revised from (as amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public outcry to the highest bid-der for cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in No-vember, 2013, all property described in said Security Deed, including, but not limited to, declaraty's rights if any and without limit. declarant's rights, if any, and, without limi-tation, the following described property (or so much thereof as has not, as of said first so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 1ST SECTION, 8TH DISTRICT, LAND LOTS 120 AND 121, OF UNION COUNTY, GEORGIA, AND BEING LOT 28, CONTAINING 1.080 ACRES, MORE OR LESS, OF SCOUTS RIDGE SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY FOR SCOUTS RIDGE SUBDIVISION BY JAMES N. CASH, G.R.L.S. #2349 OF ROCHESTER & ASSOCIATES, INC., DATED FEBRUARY 2, 2005 AND

ATES, INC., DATED FEBRUARY 2, 2005 AND RECORDED SEPTEMBER 29, 2005 IN PLAT BOOK 56, PAGES 148-149, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCOR-PORATED HEREIN BY REFERENCE THERETO FOR A FULL AND COMPLETE DESCRIPTION FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED. 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 indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees

penses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note. 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 inspection of the
property; any outstanding taxes, including,
but not limited to advancem taxes, which but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for assessitelitis, and an outstanding bins for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is TERRY L. CAL-The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Community & Southern Bank and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. Community & Southern Bank as Attorney-in-Fact for TERRY L. CALLIHAN AND J. MARTY GODFREY D/B/A CALLIHAN QUAL-

ITY BUILT HOMES

Contact: Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP

3330 Cumberland Boulevard, Suite 300 Atlanta, Georgia 30339 Telephone (770) 790-3550