North Georgia News

Legal Notices for October 23, 2013

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 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

\$1,612.00 in Currency Peggy Joyce Hill 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, 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

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 conducting 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 owning 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 conducting 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 State of Georgia

County of Union
13-CV-506-RG
Notice is hereby given that Delila Echemedia 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 pages of 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. Discriping must be filed with said change. Objections must be filed with said Court within 30 days of the filing of said

This 1 day of October, 2013. Delila Echemedia Davenpor N(Oct9,16,23,30)F

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

IN RE: Estate of Albert Harper Allendorf,

All debtors and creditors of the Estate of Albert Harper Allendorf deceased, late of Union County, Georgia, are hereby noti-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 16th day of October, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(0ct23,30,Nov6,13)B

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Marshall Dellinger, De-

All debtors and creditors of the Estate of Marshall Dellinger, 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 indebted to said estate are required to make immediate payment to the Personal Representative(s). This 7th 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 STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Ellavee Allen Payne, De-

All debtors and creditors of the Estate of Ellavee Allen Payne, deceased, late of Union County, Georgia, are hereby noti-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 9th day of October, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512

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 es-tate, 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: 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-

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

All debtors and creditors of the Estate

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 N(Oct9,16,23,30)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA 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 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

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

COUNTY OF UNION IN RE: Estate of Herbert Roscoe Brinton, All debtors and creditors of the Estate 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

Herbert Roscoe Brinton, deceased, late of

65 Courthouse Street, Suite 8 Blairsville, GA 30512

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: Estate of Myrtle Marie Elliott, De-

Estate No. 13-162

An Order for Service was granted by this court on October 1, 2013, requiring the fol-TO: Glenn Dale Elliott

10: Genn 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 pleadings (objections and pleadings) (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 I(Oct9,16,23,30)B

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

Estate No. 13-161

An Order for Service was granted by this court on October 1, 2013, requiring the following: 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 pleadings (objections and pleadings) (objections and pleadings) (objections must be singed before as 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 I(Oct9,16,23,30)B NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY

Probate Court of Union County RE: Petition of Carol Roberts for Discharge as Executrix of the Estate of June Weaver, 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 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 OF PETITION TO FILE FOR YEAR'S SUPPORT
In Re: Estate of Donald Campbell Breslin,

Estate No. 13-170
The petition of Margaret R. Breslin, for a

year's support from the estate of Donald Campbell Breslin, 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 be-fore November 18, 2013, why said petition should not be granted. 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 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 withare 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(Oct23,30,Nov6,13)B NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY

Administrator to the Estate of James Michael Sedok, 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 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

Probate Court of Union County RE: Petition of Cary D. Cox for Discharge as Administrator of the Estate of James Mi-

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 OF SEIZURE OF

PERSONAL PROPERTY
VALUED AT LESS THAN \$25,000
Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 19th day of August, 2013, said property was seized by the undersigned agency in Union County, Georgia.

Property Seized: PROPERTY ONE: Nine Hundred & Seventy-eight (\$978.00) in United States Currency Conduct giving rise to said seizure: Said property was found in the possession of Justin Brown, and was found in close

proximity to a quantity of MARIJUANA, a prohibited substance, in the form of growing plants, and was, directly or indirectly, used or intended for use to facilitate the possession with intent to distribute, and/or distribution and sale of MARIJUANA or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Fur-ther, the said property and the MARIJUANA were seized from the residence of Justin Brown, while he was in possession of a quantity of MARIJUANA plants intended to be harvested and/or distributed, said loca-tion being in Union County, Georgia. The owner of said property is purported to Justin Charles Brown, 463 Roberts Road, Blairsville, Georgia 30512

Bialisville, Georgia 30512
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. \$16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation. 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.

This 17th day of October, 2013. District Attorney.

District Attorney
Enotah Judicial Circuit
SEIZING AGENCY:
Investigator T. Miller
Union County Sheriff's Office
940 Beasley Street
Rairsville, Georgia 20512 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

ADVERTISEMENT FOR BIDS
WATER SYSTEM IMPROVEMENTS
PAT HARALSON DRIVE & DEEP SOUTH FARM
ROAD AND

WATER METER REPLACEMENT PROJECT

Sealed bids will be received by the City of Blairsville, Georgia (OWNER), for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary for the construction of Water System Improvements—Pat Hazalcon Prive & Dean

provements – Pat Haralson Drive & Deep South Farm Road and Water Meter Re-placement in Blairsville, Georgia. placement in Biairsville, Georgia.
Bids will be received at Blairsville City Hall,
62 Blue Ridge Street, Blairsville, Georgia,
30512 until 2:00 p.m. on November 14,
2013. Any bid received after said time and
date of bid opening will not be considered
by OWNER. Bids will be publicly opened

by OWNER. Bids will be publicly opened and read aloud at this time and location. All bids will be evaluated by OWNER and the project will be awarded, if it is awarded, within sixty (60) days of the bid opening. If a bidder is not selected within sixty (60) days of the bid opening, any bidder that is determined by the OWNER to be unlikely of being selected for contract award shall be released from their bid.

The award of this bid proposal, if awarded, shall be based on several criteria, including prices bid, experience in the work proposed, and references. Refer to Article 14 of Section 00100 for criteria and award

metnod.
The Project consists of, but is not limited to the following major elements:
Construction of approximately 7,500 LF of 8" water main, 4,300 LF of 12" water main, 910 LF of jack and bores, fire hydrants, valves, 1,300 water meter replacements, AMB meter reading system and associated.

AMR meter reading system, and associated appurtenances.
Time of completion for all work associated with this project shall be one hundred fifty (150) consecutive calendar days from the date of a written "Notice to Proceed" from OWNER.

OWNER.
Copies of Contract Documents, Specifications, and Construction Drawings may be obtained at the office of Engineering Management, Inc., 303 Swanson Drive, Lawrenceville, Georgia 30043, upon payment of a non-refundable cost of \$150.00. Checks shall be made payable Engineering Management Inc. Management, Inc. For general information and purchasing documents regarding this project, you may call Juanita Clark

can Julinia Julinia at 1770, 962-1387, extension 100. For technical questions regarding this project, you may call Chip McGaughey at (770) 962-

1387, extension 102.
The Information for Bidders, Bid Proposal Form, Form of Agreement, Drawings, Specifications, and forms of Bid Bond, Performance Bond, Payment Bond, Bidders Qualification Forms, and other Contract Documents may be examined at the follow-Documents may be examined at the following locations: OWNER:

OWNER: City of Blairsville P. 0. Box 307 62 Blue Ridge Street Blairsville, GA 30512-3572 706-745-2000 (T) 706-745-7326 (F) Engineering Management, Inc. 303 Swanson Drive Lawrenceville, GA 30043 770-962-8010 (F) A list of percent who purches A list of persons who purchased Contract

Documents from Engineering Management, Inc. will be available from the Engineer ONLY through facsimile transmission, U.S. Mail, or from their website at www.eminc OWNER requires a bid bond* or a certified cashier's check in the amount of five per-cent (5%) of the total bid to be enclosed with the bid at the time of bid opening. Cashier's check will be made payable to the

City of Blairsville.

The successful bidder will be required to furnish OWNER with Insurance, Workman's Compensation Insurance, and Performance and Payment Bonds* in the amount of onehundred percent (100%) of the total bid. Each bid must be submitted in a SEALED ENVELOPE, addressed to the OWNER. Each sealed envelope containing a Bid must be plainly marked on the outside as, "Water System Improvements – Pat Haralson Road & Deep South Farm Road and Water Meter Replacement Project, City of of Blairsville, Georgia" and be labeled with the BIDDER'S

State of Georgia Utility Contractor License Number. If bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of the OWNER at the address previously given. All Bids must be made out on the bid form of the type bound in the Contract Documents, in accordance with the instructions in the Information for Bidders. No interlineation,

proposal form by the BIDDER. Any and all Bids received without the aforementioned qualification criteria enclosed, will be returned to the BIDDER. CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local

OWNER reserves the right to waive any in-formalities or to reject any or all Bids, to evaluate Bids, and to accept any Bid which in its opinion may be in the best interest of the OWNER. No Bid will be rejected without

just cause.
Successful Bidder will be required to perform WORK as the Prime Contractor. WORK performed by Prime Contractor shall be at a minimum 30% of the contract value. No BIDDER may withdraw his bid within

the time limit specified in the Instruction to Bidders (Section 00100). The City has acquired all necessary State and Federal permits in connection with this project. The City has acquired 50% of the easements and rights of way in connection with this project and anticipates that all such easements and rights of way will be acquired within 60 days of the date of

receiving bids receiving bids.

* Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Georgia. For Performance Bonds less than \$300,000 an irrevocable Letter of Credit from a bank as defined in O.C.G.A. Code Section 7-1-4 may be submitted in lieu of a bond. In lieu of a Payment Bond, a Cashier's Check, Certified Check, or Cash may be submitted in an amount not less

than the total amount payable by the terms

of the CONTRACT. Jim Conley, Mayor Rlairsville, Georgia

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, Illian County, Georgia Records, convey. 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 est thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due 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 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 mat-ters 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 Se-curity Deed first set out above. Green Tree Servicing LLC is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, 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 Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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 description 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 Woo-

ten 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 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 con-

tained 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 thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union 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 non-exclusive easement for ingress and egress along the twenty foot wide sub-division 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 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). 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 866-550-5705 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 (includany outstanding at valorient 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 in-spection 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 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 required by law to negotiate, amend, or modify the terms of the mortgage instrument. 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 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 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

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Chad G. Smith to 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 records; as last transferred to or acquired by Wells Fargo Bank, NA, conveying the after-described 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 November 05, 2013 (being the first Tuesday 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner proas and when both 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).

attorney's fees having been given). Said property is commonly known as 10651 Wolf Pen Gap Road, Suches, GA 30572 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Chad G. Smith or tenant or tenants or tenants. or tenants. Wells Fargo Bank, NA is the entity or indi-vidual 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 is not required by law to negotiate, amend said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any 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 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 final confirmation and audit of the status of

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-lanta, Georgia 30305, (404) 994-7400. 1000-667499932A THIS LAW FIRM MAY BE ACTING AS A DERT COLLECTOR ATTEMPTING TO COL-DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-

667499932A

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 Sys-

tems, Inc. as nominee for Suntrust Mort-gage, Inc 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 (YSNMA): conveying the affect described (?FNMA?), conveying the after-described property to secure a Note in the original principal amount of \$ 138,750.00, with inprincipal amount of \$ 138,750.00, with in-terest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash be-fore 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 property: property: ALL THAT TRACT OR PARCEL OF LAND LYING

ALL THAI THAI ON 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 DF UNE THOUSAND DAKS 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 TOCETURE THE PROPERTY IS CONVEYED TOGETHER WITH AND SUBJECT TO ROAD AND UTILITY EASEMENTS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS 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 proas and when use and in entanne 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 been given). attorney's fees having been given).
Said property is commonly known as 3385
Oakwood Drive, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): 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.

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 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 yet due and payable or not yet 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 sessessments liens encumbrances against

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 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

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 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 time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public outery to the highest bidder for cash before cry to the highest bidder for cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in November, 2013, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, but duly excuted, and recorded instrument.

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 LYING 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 RECORDED DATED FEBRUARY 2, 2005 AND RECORDED SEPTEMBER 29, 2005 IN PLAT BOOK 56, PAGES 148-149, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO 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 indebted-

ness 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 and 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 inspection of the property; any outstanding laxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon assessitems, and an outstanding units 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-LIHAN AND J. MARTY GOPREY D/B/A CAL-LIHAN QUALITY BUILT HOMES or tenant(s). 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 QUALITY BUILT HOMES Contact: Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP

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Atlanta, Georgia 30339 Telephone (770) 790-3550