## North Georgia News

## Legal Notices for October 29, 2014

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William E. Creamer,
All debtors and creditors of the estate of William E. Creamer, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Demand Representative(s). tate are required to make immedia to the Personal Representative(s). This 3rd day of October, 2014. By: Lynn Creamer, 319 Maple St. Lewisburg, WV 24901

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Greg Turner,
All debtors and creditors of the estate of
Greg Turner, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s)

tate are required to make immedit to the Personal Representative(s). This 2nd day of October, 2014. By: Deborah Brittany Turner, PO Box 69 Suches, GA. 30572

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Louise Hughes,
All debtors and creditors of the estate of Louise Hughes, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).

tate are required to find an influence influence.
This 10th day of October, 2014.
By: Dean Antalik
32 Greengate Circle
East Amhurst, NY 14051

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Clara O. Smith,
All debtors and creditors of the estate of Clara All debtors and creditors of the estate of clara O. Smith, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment

tate are required to make immedia to the Personal Representative(s). This 16th day of October, 2014. By: Judith Smith Nagel, PO Box 964 Blairsville, GA. 30514 Herbert Dixon Smith 862 Jamestown Dr. Rockledge, FL. 32955 Sharon Smith Wingertsahn PO Box 2961 Blairsville, GA. 30514 N06022.28.No.5.1218

NOTICE OF INCORPORATION NOTICE OF INCORPORATION
Notice is given that articles of incorporation
incorporating Prowater Service Inc. have been
delivered to the Secretary of State for filing in
accordance with the Georgia Business Corporation Code. The initial registered office of the
corporation is located at 91 Kim St., Blairsville,
Georgia 30512 and its initial registered agent
at such address is Jorge Roush.

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ROBERT C. HARKINS,

ROBERT C. HARKINS, DECEASED ESTATE NO. 14-121 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Robyn H. Still have petitioned to be appointed Administrator of the estate of Robert C. Harkins, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. 553-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filled with the court on or before November 3, 2014. 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.

tions are filed, the peut without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 479-6706

NOTICE OF UNCLAIMED PROPERTY **VALUE AT MORE THAN \$75** WALLE AT MORE THAN \$79 Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 1, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Geor-

gia.
PROPERTY Owner
1) SMALL ALUMINUM BALL BAT UNKNOWN
2) YELLOW METAL STAMP UNKNOWN
3) SRKT FIXED BLADE KNIFE UNKNOWN
4) GPX DIGITAL MEDIA PLAYER UNKNOWN
5) SBAMES SSTA ADDIESTAN IN LINKNOWN 5) BRAVES 25th anniversary pin UNKNOWN 6) SET OF THREE THROWING KNIFES UNKNOWN

0) SET OF THACE INDUMING MITTES DIKKNOWN 7) FIXED BLADE KNIFE WITH WOODEN HANDLE & SHEATH UNKNOWN 8) METAL LETTER OPENER UNKNOWN 9) BLACK HANDLE KNIKE WITH SPIKES & BLACK SHEATH UNKNOWN

10) YELLOW NEXTEL CELL PHONE UNKNOWN

11) PLAY STATION 2 SUPER TRUCK RACING GAME UNKNOWN
11) PLAY STATION 2 SUPER TRUCK RACING
GAME UNKNOWN
12) TEAL GREEN JEWELRY BOX WITH APPROX.65

PIECES
OF JEWELRY. UNKNOWN
13) WOODEN JEWELRY BOX UNKNOWN
14) APPROX. 250 PIECES OF MISC. JEWELRY
UNKNOWN

ONANOWN 15) RUGER 22 CAL. SINGLE SIX REVOLVER SE-RIAL #26222185 UNKNOWN 16) DICKSON DETECTIVE 25 CAL.PISTOL SERIAL # 133138 UNKNOWN

# 133138 UNKNOWN 17) BERETTA 22 CAL. SHORT PISTOL SERIAL #642074 UNKNOWN 18) FENDER GUITAR CASE UNKNOWN 19) BLACK BRIEF CASE WITH PARTS TO A MAC-11 SUB-MACHINE GUN NO SERIAL NUMBER UNKNOWN

OUNDING

ANY party claiming an interest in said property 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 numbers 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

case the terms was serzed from or have value proof of purchase indicating the complete se-rial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Palarcylle, Ga. 2005. Blairsville, Ga. 3051 (706)439-6066

IN THE SUPERIOR COURT OF UNION COUNTY

Andrea Smith, Plaintiff vs.

Bradley Mitchell Smith, Defendant
Civil Action File No. 14CV493RG
NOTICE OF PUBLICATION
By Order of Service by Publication dated the
10th day of September, 2014, Bradley Mitchell
Smith, you are hereby notified that on the 4th
day of September, 2014, Andrea Smith, filed for
a Divorce in the above referenced matter.
You are required to file and Answer with the
Union County Clerk of Superior Court and serve
an answer upon the Paintiff's Attorney Don
Ferguson at PO Box 3105, Cleveland, GA 30528
within 60 days of the date of publication.
Witness the, Judge of the Superior Court of
Union County, Georgia
This the 23 day of September, 2014
Judy L. Odom
Clerk of Superior Court
Union County, Georgia
N(Octa,15,22,29)8

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF JOHN THOMAS STANFORD, JR.
FOR DISCHARGE AS EXECUTOR OF THE ESTATE
OF JOHN THOMAS STANFORD, SR., 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 10, 2014.
BE NOTIFIED FURTHER: All objections to the
petition must be in writing, setting forth the
grounds of any such objections. All pleadings/
objections must be signed before a notary
public or before a probate court clerk, and filing fees must be tendered with your pleadings/
objections, unless you qualify to file as an indigent party. Contact probate court personnel at
the following address/telephone number for the
required amount of filing fees. If any objections
are filed, a hearing will be scheduled at a later
date. If no objections are filed, the petition may
be granted without a hearing.
Dwain Brackett
Probate Judge
By Kristin Stanley.

Dwain Brackett Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, GA 30512

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000 VALUED AT LESS THAN \$25,000
Pursuant to O.C.G.A. \$16-16-2, any party claiming an interest in the following property is hereby notified that on the 5th day of August, 2014, said property was seized by the undersigned agency in UNION COUNTY, GEORGIA.

**Property Seized:** 2003 Ford Explorer

2003 Ford Explorer
VIN #. 1FMZU85W03UB51114
G.A. Tag BDK3741
Model Type: Four Door, Ford Explorer
Size: Full Size, Sport Utility Vehicle (Two Axle)
Conduct giving rise to said seizure: On the
Sth day of August, 2014, the above-referenced
property was used to facilitate a burglary at
a residence located at 133 Trackrock Branch
Lane, Blairsville, Union County, Georgia. Items
taken during the burglary were put into the
aforementioned vehicle and said vehicle was
used to transport the stolen items. Said prop-

arorementoned venicle and said venicle was used to transport the stolen items. Said property was found to have been in the possession of Rusty Lee Albietz. Rusty Lee Albietz used the subject trailer in the commission of and to facilitate the commission of a burglary at the above-referenced Union County address. The owner of said property is purported to be: Rusty Lee Albietz

Rusty Lee Added
T707 Jones Creek Road
Blairsville, GA 30512
Any party claiming and interest in said property
is hereby further notified that you must file by claim in accordance with §16-16-2(d) within 30 days of the second publication of this Notice of Seizure by serving said agency and the District Attorney by certified mail, return receipt requested. This 22nd day of October, 2014 Jeff Langley District Attorney

Enotah Judicial Circuit
BY: Buck Levins
Assistant District Attorney 48 River Street, Suite A Hiawassee, Georgia 30546 706-896-6489 SEIZING AGENCY: Staff Sergeant Daren Osborn Criminal Investigations Division Union County Sheriff's Office 378 Beasley Street Blairsville, Georgia 30512 706-745-6066

SUMMARIES OF PROPOSED CONSTITUTIONAL AMENDMENTS

CONSTITUTIONAL AMENDMENTS
Pursuant to requirements of the Georgia Constitution, Attorney General Samuel S. Olens, Secretary of State Brian P. Kemp, and Legislative Counsel Wayne R. Allen hereby provide the summaries of the proposed constitutional amendments that will appear on the November 4, 2014, general election ballot for consideration by the people of Georgia:

To prohibit an increase in the state income tax January 1, 2015. Resolution Act No. 592 Ga. L. 2014, p. 888 "() YES

Shall the Constitution of Georgia be amended to prohibit the General Assembly from increasing the maximum state income tax rate?"

This proposal prohibits the General Assembly rins proposal printing the deteral assembly from increasing the maximum marginal state income tax rate above the rate in effect on January 1, 2015. It adds a new Paragraph IV to Article VII, Section III of the Georgia Constitution. A copy of this entire proposed constitutional amendment is on file in the office of the judge of the problet court and is evallable for public of the probate court and is available for public

Adding reckless driving penalties or fees to the brain and spinal injury trust fund.
House Resolution No. 1183 Resolution Act No. 589

Ga. L. 2014, p. 887 (1) NO
Shall the Constitution of Georgia be amended

to allow additional reckless driving penalties or fees to be added to the Brain and Spinal Injury Trust Fund to pay for care and rehabilitative services for Georgia citizens who have survived neurotrauma with head or spinal cord injuries?" This proposal authorizes the General Assembly

to provide by law for the imposition of additional penalties or fees for the offense of reckless al penalties or fees for the offense of reckless driving and to provide for the allocation of such additional penalties or fees to the Brain and Spinal Injury Trust Fund, for the specified purpose of meeting any and all costs, or any portion of the costs, of providing care and rehabilitative services to citizens of this state who have survived neurotrauma with head or spinal cord injuries. It amends Paragraph VI (k) of Article III, Section IX of the Georgia Constitution.

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

SUMMARY OF PROPOSED STATE-WIDE

SUMMARY OF PROPOSED STATE-WIDE REFERENDIM QUESTION Pursuant to Code Section 21-2-4 of the O.C.G.A., the Secretary of State is authorized to include with the summaries of proposed constitutional amendments a summary of any state-wide referendum question to be voted on at the same general election:  $-\Delta$ 

Allows property owned by the University Sys-tem of Georgia and operated by providers of student housing and other facilities to remain exempt from taxation. House Bill No. 788

Act No. 613 Ga. L. 2014, p. 679

tia. L. 2014, p. 679
"() YES
() NO
Shall property owned by the University System
of Georgia and utilized by providers of college
and university student housing and other facilities continue to be exempt from taxation to

cilities continue to be exempt from taxation to keep costs affordable?" Summary This Act provides for an ad valorem tax exemption for private interests in property of the Board of Regents of the University System of Georgia that is operated by a private party and further provides that such arrangements shall not constitute special franchises for purposes of ad valorem taxation. of ad valorem taxation.
If approved by a majority of the voters, the tax exemption provided by the Act becomes effec-

tive January 1, 2015, and applies to all tax years beginning on or after that date.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA CITY OF BLAIRSVILLE,

UNION COUNTY, GEORGIA,

a body politic, and UNION COUNTY BOARD OF EDUCATION

and
ALL THE WORLD, and All persons known or unknown who may claim adversely to Petitioner's
title to a portion of Land Lot 273 of the 9th District, 1st Section of Union County, Georgia.

Respondents.
Civil Action No. 14-CV-539-MM
NOTICE OF SUMMONS
TO: UNION COUNTY, GEORGIA, UNION COUNTY
BOARD OF EDUCATION, ALL THE WORLD and all
persons known or unknown who may claim adversely to Petitioner's title to a portion of Land
Lot 273 of the 9th District, 1st Section of Union
County, Georgia.

Lot 273 of the 9th District, 1st Section of Union County, Georgia.

All that tract or parcel of land lying and being in Land Lot 273, 9th District, 1st Section, Union County, Georgia and being 1.289 acres, more or less, as shown on a plat of survey for City of Blairsville, Georgia by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated September 8, 2014 and filled of record on September 26, 2014 in Plat Book 67, Page 34 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.

run and complete description of the above described property.

You are hereby notified that the above-styled action seeking a Petition for Quiet Title Against All the World, and that by reason of an Order for Service by Publication entered by the Court on October 10, 2014, you are hereby commanded and required to file with the Clerk of said Court and serve upon Janna D. Akins, Petitioner's at-torney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, 30514, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication.

said Court. This 22nd day of October, 2014. Judy L. Odom Clerk of Superior Court, Union County

IN THE SUPERIOR COURT
OF UNION COUNTY, GEORGIA
DOCKET NO. 14-CV-565-RG

DEPARTMENT OF TRANSPORTATION

0.214 acres of land; and HD Development of Maryland, Inc., Jack Phil-lips, Patti Phillips; Jerry Henderson, John Mark Turner, Home Depot USA, Inc., and Union County Tax Commissioner. The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter

described, and all occupants, tenants, lessees, licensees and all holders, owners and users of licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:
That the above stated case, being a condemnation in rem against the property hereinafter described, was filled in said Court on the 23rd day of October, 2014; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and property laration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public ing the said described natios for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$18,400.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein are bereby required to

as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court; In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.

That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons,

sation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in

the proceedings. The said property, as thus affected, is deas follows

This 23rd day of October, 2014. Judy Odom Clerk Superior Court

Union County, Georgia Project Number: CSSTP-0007-00 (495) Union

scribed as follows:

Parcel Number: 16
CERTAIN EASEMENT RIGHTS

CENTAIN EASEMENT RIGHTS
0.214 acres of land; and
HD Development of Maryland, Inc., Jack Philips, Patti Phillips; Jerry Henderson, John Mark
Turner, Home Depot USA, Inc., and Union County
Tax Commissioner.
All that tract or parcel of land lying and being in
Land Lots 268 of the 9th Land District of Union
County Georgia being more particularly de-

County, Georgia, being more particularly de-

scribed as follows:
BEGINNING at a point on the existing northwestern right of way line of SR 2/SR 515/US 76/
Young Harris Hwy, said point being 78.04 feet
left of and opposite station 504+70.00 on the
construction centerline of SR 2/SR 515/US 76/ construction centerline of SR 2/SR 515/US 76/ Young Harris Hwy on Georgia Highway Project CSSTP-0007-00 (495); running thence north-westerly along a straight line to a point 88.00 feet left of and opposite station 504+70.00 on said centerline; thence northeasterly along a straight line to a point 97.00 feet left of and opposite station 504+83.00 on said centerline; thence northwesterly along a straight line to a point 131.00 feet left of and opposite station 504+83.00 on said centerline; thence north-easterly along a straight line to a point 131.00 feet left of and opposite station 505+16.00 on said centerline; thence southeasterly along

feet left of and opposite station 505-16.00 on said centerline; thence southeasterly along a straight line to a point 77.81 feet left of and opposite station 505-16.00 on said centerline, said point also being a point on said existing northwestern right of way line of SR 2/SR 515/US 76/Young Harris Hwy; thence southwesterly along said existing right of way line back to the point of BEGINNING.
BEGINNING at a point on the existing northwestern right of way line of SR 2/SR 515/US 76/Young Harris Hwy, said point being 77.68 feet left of and opposite station 505+44.00 on the construction centerline of SR 2/SR 515/US 76/ test of and opposite station 503+44.00 off the construction centerline of SR 2/SR 515/US 76/ Young Harris Hwy on Georgia Highway Project CSSTP-0007-00 (495); running thence northwesterly along a straight line to a point 117.00 feet left of and opposite station 505+44.00 on said centerline; thence northeasterly along a straight line to a court 117.00 feet left of and opposite station 505+44.00 on said centerline; thence northeasterly along a straight line to a court 117.00 feet left of and satu centerine; inence noticesterry along a straight line to a point 117.00 feet left of and opposite station 505+63.00 on said centerline; thence southeasterly along a straight line to a point 77.58 feet left of and opposite station 505+63.00 on said centerline, said point also better 50.00 on said centerline, said point also being a point on said existing northwestern right of way line of SR 2/SR 515/US 76/Young Harris Hwy; thence southwesterly along said existing right of way line back to the point of

BEGINNING.
Said described lands being permanent easements for the construction and maintenance of slopes and are shown colored green on the attached plats marked Annex 1-A. The title, estate or interest in the above described land, required by condemnor and now taken by condemnor for public use is as follows:

Two permanent easements are condemned for the right to construct and maintain of road to the right to construct and maintain or road to connect the newly constructed road and right of way to the condemnees remaining land and are shown colored green on the attached plats dated the 15th day of May, 2013; Last Revised Sheet Nos. 12 and 15 on June 20, 2014, and attached hereto as Annex 1-A.
Two permanent easements are condemned for the right to construct and maintain slopes with-

the right to construct and maintain slopes with-in the said easement area shown colored green on the attached plats marked Annex 1-A.

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by Linda D Lee and Frank
R Miller Jr to Mortgage Electronic Registration
Systems, Inc. as nominee for Crescent Mortgage Company dated 3/9/2007 and recorded
in Deed Book 697 Page 547, UNION County,
Georgia records; as last transferred to or acquired by Federal National Mortgage Association (Fannie Mae), a corporation organized and
existing under the laws of the United States of
America, conveying the after-described property to secure a Note in the original principal
amount of \$ 299,000.00, 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 04, 2014 (being the first
Tuesday of said month unless said date falls
on a Federal Holiday), the following described
property:
All that tract or parcel of land lying and be-

on a Federal Holiday), the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 80 of Union County, Georgia, and being Tract A, containing 1.45 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated October 29, 1993 and recorded in Union County Records in Plat Book 51, Page 172. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Also conveyed herewith is a 8 foot wide right-of-way easement across the existing road for-

of-way easement across the existing road for-merly known as Old Tanner Road, now known as Miller Cove Road, running across grantors other property to the above described property. Said road easement being shown on a plat of survey by M.E. Richards, dated June 3, 1985 and recorded in Union County records in Plat Book P, Page 168.

AND
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 80 of Union County, Georgia, and being Tract B, containing 4.24 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated October 29, 1993 and recorded in Union County Records in Plat Book 53, Page 183. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described. the above described.

hereto, for a full and complete description of the above described. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3431 Miller Cove Road, 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): Linda Darleen Lee or tenant or tenants. 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.

gage. Seterus, Inc.

Seterus, inc.
Loss Mitigation
PO Box 4121
Beaverton, OR 97076-4121
866.570.5277
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 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, zon-

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 fore-closure documents may not be provided until deorgia, he been officer rower and other inter-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Federal National Mortgage Association (Fan-nie Mae), a corporation organized and existing under the laws of the United States of America

under the laws of the United States of America as agent and Attorney in Fact for Linda D Lee and Frank R Miller Jr
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1168-2125A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-2125A
N(0cl8,15,2229)B

NOTICE OF SALE LINDER POWER

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from KENNETH E. HEALY AND MARY J. HEALY to JAMES B. NUTTER & COMPANY dated September 12, 2007, recorded in Deed Book 728, Page 363-374, UNION County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of THREE HUNDRED THOUSAND AND 00/100 DOL-LARS (U.S. \$300.000.00) with interest thereon LARS (U.S. \$300,000.00) 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, 2014 the following described property:

described property: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAI THACT ON PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 19 OF UNION COUNTY, GEORGIA, CONTAINING 0.974 ACRE, MORE OR LESS, AND BEING LOT 12 OF SILVER MAPLE SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER SHOWN ON A PLAI OF SURVEY BY HOUGHSTER & ASSOCIATES, INC., DATED OCTOBER 18, 1995 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 34, PAGE 207. SAID PLAT IS INCOR-PORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

DESCRIPTION PROPERTY.

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 the IT he 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, in-cluding attorney's fees and all other payments provided for under the terms of the Security

provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property and p property; special assessments; all outstanding bills for public utilities which constitute liens 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. James B. Nutter & Company, 4153 Broadway, Kansas City, Missouri 64111, telephone number (816)531-5642 as the secured creditor is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor. with the debtor. Please understand that the secured creditor

rease understain that the secured creation is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said Deed.

To the best knowledge and belief of the understand the terms of the secured by the secure of the secure of

signed, the party in possession of the property is KENNETH E. HEALY AND MARY J. HEALY or a tenant or tenants, and said property is more commonly known as: 7944 Silver Maple Lane, Blairsville, Georgia

The sale will be conducted subject (1) to con-Ine 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.

JAMES B. NUTTER & COMPANY

DITIONS OF THE SECURITY DEED. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT

as Attorney in Fact for KENNETH E. HEALY AND MARY J. HEALY Contact: Bonny Powell Perrie & Associates, LLC 100 Galleria Pkwy., N.W. Suite 1170 Atlanta, GA 30339 (G78) 501-5777
File No.: 2014-0116
This law firm is attempting to collect a
Debt or to enforce the terms and con-

N(0ct8,15,22,29)B

**NOTICE OF SALE UNDER POWER** 

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

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Tricia Gross to Mortgage Electronic Registration Systems, Inc as a nominee for America's Wholesale Lender its successors and assigns, dated December 1, 2006, recorded in Deed Book 680, Page 481, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 by assignment recorded in Deed Book 893. ASSET-BACKED CERTIFICATES, SERIES 200024 by assignment recorded in Deed Book 893, Page 370, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FIETY AND 0/100 DOLLARS (\$284,750.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2014, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees having been given). Said property will be sold subject to any outstanding at valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The Bank of New York Mellon FKA The Bank of New York As Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, C0 80129 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of t

NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from
Jimmy Taylor ("Grantor") and Cadence Bank,
N.A. ("Lender"), dated December 28, 2009 and
recorded in Deed Book 823, page 357 in the ofrices of the Clerk of the Superior Court of Union
County, Georgia (as modified and/or amended
from time to time, the "Deed to Secure Debt"),
the undersigned will sell at public outcry
before the door of the Courthouse of Union
County, Georgia during the legal hours of sale
on the first Tuesday in November 2014 to the
highest and best bidder for cash the following
described property (the "Premises"), to wit:
(a) All that tract or parcel of parcel of land lying and being in the 9th District, 1st Section,
Land Lot 227 of Union County, Georgia, containing 0.72 acre, more or less, and being more
particularly described as follows:
BEGINNNING at a point on the West right of
way of a private drive; said point being 983
feet from the intersection of the right of way of
U.S. Highway 19 and 129 and the private drive;
thence S 83 degrees 45 57 W 193.75 feet to an
iron piri; thence N 05 degrees 44 58
W 12.73 feet to the centerline of a ditch; thence

W 12.73 feet to the centerline of a ditch: thence courses and distances, N 80 degrees ven (/) courses and distances, N 80 degrees 41 38 £ 25.06 feet to an iron pin; N 43 degrees D 455 £ 34.41 feet to an iron pin; N 33 degrees 53.00 £ 66.84 feet to an iron pin; N 57 degrees 53.00 E 66.84 feet to an iron pin; N 57 degrees 53.07 E 14.69 feet to an iron pin; S 87 degrees 58 16 E 23.95 feet to an iron pin; S 67 degrees 51 25 E 39.51 feet to an iron pin; S 67 degrees 51 07 E 67.58 feet to an iron pin on the West right of way of the private drive; thence following the West right of way of the private drive two (2) courses and distances S 01 degrees 18 57 E 55.12 feet; S 15 degrees 05 09 W 95.64 feet to the POINT OF BEGINNING.
Together with all present and future improvements and fixtures; all tangible personal property, including, without limitation, all machinery, equipment, building materials, and goods

ery, including, without limitation, all machin-ery, equipment, building materials, and goods of every nature (excluding household goods) now or hereafter located on or used in connec-tion with the real property, whether or not af-fixed to the land; all privileges, hereditaments, and appurtenances associated with the real property, whether previously or subsequently transferred to the real property from other real property, or now or hereafter susceptible of transfer from this property to other real property; all leases, licenses and other agreements erty; all leases, licenses and other agreements pertaining to the real property; all rents, issues and profits; all water, well, ditch, reservoir and mineral rights pertaining to the real property. TO HAVE AND TO HOLD all the aforesaid property, property rights, contract rights, equipment and claims (all of which are collectively referred to herein as the "Premises") to the use heapfit and hebost of the Grantse forever. use, benefit and behoof of the Grantee, forever

The debt secured by the Deed to Secure Debt is evidenced by a Promissory Note dated December 28, 2009 from Grantor to Cadence cember 28, 2009 from transfer to Cadence Bank, N.A. in the original principal amount of \$41,918.18 (as modified, amended, restated, or replaced from time to time, the "Note"), plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason of among other noscible events of default the

terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the indebtedness evidenced by the Note has been accelerated and the Security Deed has been declared foreclosable according to its terms.

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 attorneys' fees, notice of intent to collect attorneys' fees having been given. Said property will be sold subject to any outstanding at valorem taxes and/or assessments (including taxes which are a lien but are not yet due and payable), results results the state that the state Describble results the state that the state Describble results and payable), results results the state that the state Describble results and the state of the state

and/or assessments (including taxes which are a lien but are not yet due and payable), possible redemptive rights of the Internal Revenue Service, if any, any matters which might be disclosed by an accurate survey and inspection of the property, and any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record quaerier to the Security Doed. The sole will be superior to the Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final audit and confirmation of the status of the loan and collateral with the baldweight by Court in the Security Deed. holder of the Security Deed.

holder of the Security Deed.

To the best of the undersigned's knowledge
and belief, the Premises are presently owned
by Jimmy Taylor. To the best of the undersigned's knowledge and belief, the party in
possession of the Premises is Jimmy Taylor, and tenants holding under Jimmy Taylor Cadence Bank, N.A., as Attorney-in-Fact for Jimmy Taylor.
Michael R. Wing, Esq.
Balch and Bingham, LLP
30 Ivan Allen Jr. Blvd., NW

Atlanta, Georgia 30308-3036 (404) 962-3574 This Law Firm is attempting to collect a Debt, and any information obtained will be used for that purpose.

Suite 700