North Georgia News

Legal Notices for January 28, 2015

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary Lou Whitt,
All debtors and creditors of the estate of Mary Lou Whitt, 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).
This 30th day of December, 2014.
By: Janice Carol Trandell
14 Emma Grace Ln.
Blairsville, Ga. 30512
N(Jan14,21,28,Feb4)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara P. Colwell,
All debtors and creditors of the estate of Barbara P. Colwell, 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).
This 30th day of December, 2014.
By: Leah Ann Adams
P.O. Box 113
Blairsville, Ga. 30514
Leslie Lynn Daniel
1784 Ivy Log Creek Rd.
Young Harris, GA. 30582
N(Jan14,21,28,Feb4)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Nell V. Bate,
All debtors and creditors of the estate of Nell V. Bate, 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).
This 9th day of January, 2015.
By: Sheila Chapman
49 Pruitt Circle
Blairsville, GA 30512
N(Jan14,21,28,Feb4)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elsie F. Felix,
All debtors and creditors of the estate of Elsie F. Felix, 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).
This 16th day of January, 2015.
By: Julie Felix (a.k.a. Julia Felix)
2091 Shadowood Dr.
Marietta, GA. 30066
N(Jan21,28,Feb4,11)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Leburn Hoyt Lang,
All debtors and creditors of the estate of Leburn Hoyt Lang, 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).
This 14th day of January, 2015.
By: Kevin A. Lang
1372 Bristol Hammock Cir.
Kingsland, GA. 31548
N(Jan21,28,Feb4,11)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Stacy L. Moran, Sr.,
All debtors and creditors of the estate of Stacy L. Moran, Sr., 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).
This 16th day of January, 2015.
By: Marie Tornay
606 Ravenwood Dr.
Athens, TX 75751
Stacy L. Moran, Jr.
6210 Drawdy Parkway
Ft. Pierce, FL 34951
N(Jan21,28,Feb4,11)B

NOTICE
Notice is given that articles of incorporation that will incorporate Loftis Mountain Homeowners Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 80 Town Square, Blairsville, Union County, Georgia 30512 and its registered agent at such address is Daniel J. Davenport.
N(Jan21,28)B

NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Tri-State Native American Initiative, Inc., have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 57 Sears Way, Blairsville, GA 30512 and its initial registered agent at such address is Jack Lance, Jr.
The Lance Law Firm, PC
Jack Lance, Jr., Attorney at Law
N(Jan21,28)P

NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Misty Mountain Properties, 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 55 Misty Mountain Lane, Blairsville, GA 30512 and its initial registered agent at such address is Donnie Thompson.
N(Jan21,28)P

NOTICE
State of Georgia
Union County
Notice to: Yvonne Teesateskie
A Pre-Warrant Hearing will be held in Magistrate Court on February 17, 2015 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§ 16-9-51.
By: Barbara Holbrooks, Deputy Clerk
of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
N(Jan21,28)P

NOTICE
State of Georgia
Union County
Notice to: Dennis Fredrick Teesateskie
A Pre-Warrant Hearing will be held in Magistrate Court on February 17, 2015 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§ 16-9-51.
By: Barbara Holbrooks, Deputy Clerk
of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
N(Jan21,28)P

NOTICE
State of Georgia
Union County
Notice to: Deanie Marie Hamilton
A Pre-Warrant Hearing will be held in Magistrate Court on February 17, 2015 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§ 16-9-51.
By: Barbara Holbrooks, Deputy Clerk
of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
N(Jan28,Feb4)P

NOTICE OF ARTICLES OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Harmony Bay Property Owners Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 57 Sears Way, Blairsville, GA 30512 and its initial registered agent at such address is Jack Lance, Jr.
LANCE LAW FIRM, PC
Jack Lance, Jr., Attorney at Law
N(Jan28,Feb4)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Walter Ray Trumbo,
All debtors and creditors of the estate of Walter Ray Trumbo, 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).
This 22nd day of January, 2015.
By: Penelope Renee Young
311 Deerwood Trail
Blairsville, GA. 30512
N(Jan28,Feb4,11,18)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
SHARON JOY WHEELER, DECEASED
ESTATE NO. 15-04
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
W. Jay Hughes have petitioned to be appointed Administrator of the estate of Sharon Joy Wheeler, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 16, 2015. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you 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 St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Jan28,Feb4,11,18)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
GARY S. CALLAHAN, DECEASED
ESTATE NO. 15-07
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Donna Callahan Byrd have petitioned to be appointed Administrator of the estate of Gary S. Callahan, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 23, 2015. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you 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 St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Jan28,Feb4,11,18)B

NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that Jamie Lynn White, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 8th day of January, 2015, praying for a change in the name of her minor child from Alexis J. Rogers to Alexis J. White. Notice is hereby given pursuant to law to any interested 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 8th day of January, 2015
Jamie Lynn White
J. Britt McAfee
Attorney for Petitioner
PO Box 1244
Blairsville, GA 30514
706-781-6407
N(Jan14,21,28,Feb4)P

ADVERTISEMENT FOR BIDS
PROJECT APXX-XXXX-XX (291) Union County
Dates: January 20 & 27, 2015
City of Blairsville, Georgia
Separate sealed Bids for the construction of Perimeter Fencing will be received by the City of Blairsville, Georgia, hereinafter referred to as the OWNER, at the Blairsville Town Hall until 1:00 p.m., local time, Thursday, February 19th, 2015. Bids will then be publicly opened and read aloud. Bids received after this time will not be accepted and will be returned unopened. By law the OWNER cannot accept any Bids that are not accompanied by a signed notarized affidavit required by the Georgia Security & Immigration Compliance Act affidavit.
The Work includes the following principal items at the Blairsville Municipal Airport:
Perimeter Fencing
Total Contract Time for completion of the work is thirty (30) calendar days.
Liquidated damages for delay will be in the amount of Five Hundred Dollars ($500.00) per calendar day that the project remains incomplete after the specified completion time.
Other Bidding Requirements, Contract Forms, Conditions of the Contract, Specifications, Drawings and other Bidding and Contract Documents may be examined at the office of the following:
Barge, Waggoner, Sumner and Cannon, Inc., 200 Clinton Avenue, Suite 800, Huntsville, Alabama 35801, Phone (256) 533-1561
City of Blairsville, 62 Blue Ridge Street Blairsville, Georgia 30512
Copies of the Bidding Documents may be obtained from www.bwscplans.com, upon prior deposit of $150.00 per set. This deposit will be refunded in full on the first set to each bidder submitting a bona fide bid, upon return of the documents in reusable condition within ten days of the bid date. Other sets may be obtained for the same deposit, which will be refunded as above, less $75.00 for printing, reproduction, handling and distribution. No partial or "split sets" will be issued. All checks for copies of the Bidding Documents shall be made payable to Barge, Waggoner, Sumner and Cannon. For questions about ordering documents, call Lellyett & Rogers Co. at 1-800-990-9919
Bid Security: Each Bidder must deposit with its Bid, as Security, a Bid Bond payable to the OWNER in an amount equal to five (5) percent of the total amount Bid, but in no case more than $10,000.00.
Contract Security: The Successful Bidder will be required to furnish separate performance and payment bonds payable to the OWNER. Each bond shall be in an amount equal to 100% of the Contract Price as security for CONTRACTOR'S faithful performance and payment of all obligations under the Contract Documents.
No Bid may be withdrawn by the Bidder within ninety (90) days after actual date of opening thereof.
Bids in the case of corporations not chartered in Georgia, must be accompanied by proper certificate evidencing that such corporation is authorized to do business in the State of Georgia.
Bids are to be based upon prevailing wages in Union County, Georgia; and in no case are wages considered less than those predetermined by the Secretary of Labor, a schedule of which is contained in the Contract Documents.
The Successful Bidder whether a resident or nonresident shall be required to comply with all City, County and State licensing and/or permit laws.
Any contract(s) awarded pursuant to this ADVERTISEMENT FOR BIDS may be funded in part by a grant from the U.S. Department of Transportation, Federal Aviation Administration. Neither the United States nor any of its departments, agencies or employees is or will be a party to this ADVERTISEMENT FOR BIDS or any resulting contract. This procurement will be subject to regulations contained in Airport and Airway Department Act of 1982, as amended. Bidders must comply with the following:
(a) Presidents Executive Order No. 11246 supplemented by Department of Labor regulations regarding race, creed, color, sex, or national origin;
(b) Davis Bacon Act (40 USC276a176a7) as supplemented by Department of Labor Relations (29CFR Part 5);
(c) Title VI of the Civil Rights Act of 1964 (PL 88352);
(d) Copeland "AntiKickback Act" (19 USC 874) as supplemented by Department of Labor Regulations (29 CFR Part 3);
(e) Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 USC 327333) as supplemented by Department of Labor Regulations (29 CFR, Part 5); and
(f) 49 CFR Part 26 regarding small and minority business enterprise participation. BIDDERS must certify that they do not, and will not, maintain or provide for their employees any facilities that are segregated on a basis of race, color, creed, or national origins. BIDDERS must submit with their BID an EEO Report Statement as required by 41 CFR 6017 (b).
The OWNER reserves the right to refuse to issue a proposal form to a prospective bidder should such bidder be in default for any of the following reasons:
(a) Failure to comply with any prequalification regulations of the OWNER, if such regulations are cited, or otherwise included, in the proposal as a requirement for bidding.
(b) Failure to pay, or satisfactorily settle, all bills due for labor and materials on former contracts in force (with the owner) at the time the owner issues the proposal to a prospective proposer.
(c) Contractor default under previous contracts with the OWNER.
(d) Unsatisfactory work on previous contracts with the OWNER.
Bids shall be on the forms included in the Bidding Documents and submitted in an opaque sealed envelope clearly identified on the outside as follows:
BID FOR CONSTRUCTION OF IMPROVEMENTS TO BLAIRSVILLE MUNICIPAL AIRPORT
PROJECT APXX-XXXX-XX (291) Union County
SUBMITTED BY: (Name of Bidder with Bidder's Current Georgia General Contractor's License Number
The Bid shall be addressed to:
Honorable Jim Conley, Mayor
62 Blue Ridge Street
Blairsville, Georgia 30512
Bid submitted by mail shall be registered.
The OWNER reserves the right to reject any and all Bids, to waive any informalities or irregularities in the Bids received, and to accept the Bid which is deemed most favorable to the OWNER at the time and under the conditions stipulated.
City of Blairsville
By: Honorable Jim Conley, Mayor
N(Jan21,28)B

NOTICE
State of Georgia
Union County
Notice to: Brandon Erwin Young
A Pre-Warrant Hearing will be held in Magistrate Court on February 17, 2015 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§ 16-9-51.
By: Barbara Holbrooks, Deputy Clerk
of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
N(Jan21,28)P

NOTICE OF OPPORTUNITY
FOR A PUBLIC HEARING
PRIVATE ENTERPRISE COORDINATION
RURAL PUBLIC TRANSPORTATION PROGRAM
Union County is applying for funding assistance under Title 49 U.S.C. Section 5311 of the Federal Transit Act pertaining to rural and small urban areas.
Union County will offer general public transportation to all citizens of Union County for any worthwhile purpose, including but not limited to shopping, medical treatment, social services and other purposes.
Union County solicits private sector input and participation to assure that private for-profit transportation operators have a fair and timely opportunity to participate in the development of this program.
Union County also solicits comments and concerns from the general population on local rural public transportation services.
Union County also solicits comments and concerns from the disabled population and their representatives to assure that issues relating to the disabled are addressed in the service design proposed during the planning process.
Interested persons are invited to request that a public hearing be held to discuss the services being offered or development of the application.
Written comments, requests for a public hearing and/or written notice of intent by private for-profit transportation operators to provide or participate in any or all of the above services should be submitted no later than fifteen (15) days from the date of this publication to:
Commissioner Lamar Paris
65 Courthouse Street
Blairsville, GA 30512
706-439-6000
If no response is received within the fifteen (15) days, the Department of Transportation will proceed with the application.
N(Jan28)B

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
LAYLA COTHERN
dob: 02-14-2013
sex: female
case no. 144-14J-97A
joseph ballard
dob: 07-27-2008
sex: male
CASE NO. 144-14J-96A
CHILDREN UNDER EIGHTEEN YEARS OF AGE
NOTICE OF DEPENDENCY HEARING
TO: CHRISTOPHER COTHREN, legal father of the above-named children.
JAMES WEAVER, temporary guardian of the above-named children.
By Order for Service by Publication dated the 20th day of January, 2015, you are hereby notified that on the 2nd day of October, 2014, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 3rd day of March, 2014, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia.
The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 20th day of January, 2015.
Judge Gerald W. Bruce
Union County Juvenile Court
Enotah Judicial Circuit
N(Jan28,Feb4,11,18)B

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by David Floyd to Greenfield Mortgage, Inc. dated 9/4/2002 and recorded in Deed Book 432 Page 1, Union County, Georgia records; as last transferred to or acquired by Nationstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of $ 69,000.00, 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 March 03, 2015 (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 BEING IN LAND LOT 94, 7TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 1.699 ACRES AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 10/5/99 AND RECORDED IN PLAT BOOK 49 PAGE 107 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENTS AND POWER POLES AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO THE FLOOD HAZARD AREA AS SHOWN ON SAID PLAT.
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 9106 Skeenah Gap 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): David Floyd or tenant or tenants.
Nationstar Mortgage LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Nationstar Mortgage LLC
350 Highland Dr.
Lewisville, TX 75067
1-888-480-2432
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, 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.
Nationstar Mortgage LLC as agent and Attorney in Fact for David Floyd
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1006-667501013A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-667501013A
N(Jan21,28,Feb4,11,18,25)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Daniel E. Pruitt to Mortgage Electronic Registration Systems, Inc. as nominee for Homestar Financial Corp., dated August 19, 2008, recorded in Deed Book 772, Page 656, Union County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 993, Page 411, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-TWO THOUSAND EIGHT HUNDRED FIFTY AND 0/100 DOLLARS ($142,850.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in February, 2015, the following described property: The following described real property situate in the City of Suches, County of Union, and State of Georgia, to wit: 1.15 acres, more or less, of Land Lot 308, of the 11th District, First Section of Union County, Georgia, as shown on a plan of survey made by M.E. Richards, Union County Surveyor, dated May 27, 1986, and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Plat Book R, Folio 167, and revised in Plat Book S, Folio 162, and reference is heremade to said plat of survey for a full and complete description herein. 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). Carrington Mortgage Services services the above referenced loan on behalf of the current owner of the loan. Carrington Mortgage Services can be contacted at 888-477-0193x2 or by writing to 1610 E. St. Andrew Pl #B150, Santa Ana, CA 92705, to discuss possible alternatives to foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, 1610 E. St. Andrew Pl #B150, Santa Ana, CA 92705 888-477-0193x2. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Daniel E. Pruitt or a tenant or tenants and said property is more commonly known as 12481 Wolf Pen Gap Road, Suches, Georgia 30572. 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. Carrington Mortgage Services, LLC as Attorney in Fact for Daniel E. Pruitt RCO Legal, P.S. 1587 Northeast Expressway Atlanta, GA 30329 (770)-234-9181 www.rcolegal.com 1R415814 TS#: 1R415814 FEI # 2013.02454 01/07/2015, 01/14/2015, 01/21/2015, 01/28/2015
N(Jan7,14,21,28)B

STATE OF GEORGIA
COUNTY of UNION
NOTICE OF SALE UNDER POWER
By virtue of the power of sale contained in that certain Deed to Secure Debt from ROY T. STEPP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC. dated December 6, 2010, filed for record December 28, 2010, and recorded in Deed Book 853, Page 656, UNION County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 920, Page 295, UNION County, Georgia Records, as last transferred to OCWEN LOAN SERVICING, LLC by assignment recorded in Deed Book 944, Page 552, UNION County, Georgia Records, Deed to Secure Debt having been given to secure a Note dated December 6, 2010 in the original principal sum of TWO HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED TWO AND 0/100 DOLLARS ($227,502.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at UNION County, Georgia, within the legal hours of sale on the first Tuesday in February, 2015, the following described property:
ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF UNION, AND STATE OF GEORGIA, BEING DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 46 OF UNION COUNTY, GEORGIA, AND BEING LOT 12 OF TAYLOR'S PLACE SUBDIVISION, CONTAINING 0.807 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., DATED OCTOBER 29, 1998, AN RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGE 73. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
SUBJECT TO RESTRICTIONS AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 308, PAGES 469-471.
SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 317, PAGE 413.
SUBJECT TO A 30 FOOT IN WIDTH RIGHT OF WAY EASEMENT TO UNION COUNTY, GEORGIA FOR TAYLOR'S COURT AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 466, PAGE 149.
BEING THE SAME PROPERTY CONVEYED TO ROY T. STEPP AND MARGARET L. STEPP, AS JOINT TENANTS WITH SURVIVORSHIP, AND NOT AS TENANTS IN COMMON BY DEED FROM RANDOLPH JONES RECORDED 04/02/2007 IN DEED BOOK 700 PAGE 383, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA.
To the best of the knowledge and belief of the undersigned, the party in possession of the property is ROY T. STEPP or a tenant or tenants. Said property is more commonly known as: 39 TAYLORS CT, BLAIRSVILLE, GA 30512.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is OCWEN LOAN SERVICING, LLC, 1100 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034; (887) 226-2936.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Said property will be sold as the property of ROY T. STEPP.
OCWEN LOAN SERVICING, LLC
As Attorney-in-Fact for
ROY T. STEPP
Phelan Hallinan & Jones, LLC
11675 Great Oaks Way, Suite 375
Alpharetta, GA 30022
Telephone: 770-393-4300
Fax: 770-393-4310
PH # 21525
This law firm is acting as a debt collector. Any information obtained will be used for that purpose.
N(Jan7,14,21,28)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Steven Franklin and Pamala Franklin to Appalachian Community Bank, dated February 26, 2003, recorded in Deed Book 455, Page 771, Union County, Georgia Records, as last transferred to Bank of America, National Association by assignment recorded in Deed Book 904, Page 258, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND AND 0/100 DOLLARS ($125,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2015, 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 (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Bank of America, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219 800-446-8939. To the best knowledge and belief of the undersigned, the party in possession of the property is Steven Franklin and Pamala Franklin or a tenant or tenants and said property is more commonly known as 2695 Watts Creek Road, Blairsville, 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. Bank of America, N.A. as Attorney in Fact for Steven Franklin and Pamala Franklin McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 52 of Union County, Georgia and being Tract 2, containing 1.195 acres, more or less, as shown on a plat of survey by Tamrok Associates, Inc., dated August 2, 1995 and recorded in Union County Records in Plat Book 48, Page 129. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/tvl 2/3/15
Our file no. 5735014 - FT3
N(Jan7,14,21,28)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Caroline Konkel to Mortgage Electronic Registration Systems, Inc., solely as nominee for First Horizon Home Loan Corporation, its successors and assigns, dated January 9, 2007, recorded in Deed Book 687, Page 344, Union County, Georgia Records, as last transferred to Federal National Mortgage Association by assignment recorded in Deed Book 879, Page 766, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS ($180,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in February, 2015, the following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 79 of Union County, Georgia, containing 2.148 acres, more or less, and being Lot 9 of Chestnut Ridge Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated 11/1/91 and recorded in Union County, Georgia Records in Plat Book 27, Page 156. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property. Subject to restrictions recorded in Union County, Georgia Records in Deed Book 199, Pages 390-391, re-recorded in Deed Book 200, Pages 680-681 and amended in Deed Book 203, Page 80, Union County, Georgia Records. Subject to a roadway easement as shown on the plat. Grantors also grant to grantees a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Seterus, Inc. services the above referenced loan on behalf of the current owner of the loan. Seterus, Inc. can be contacted at 888-917-3094 or by writing to 14523 S.W. Millikan Way Suite 200, Beaverton, OR 97005, to discuss possible alternatives to foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to neg