

North Georgia News

Legal Notices for March 28, 2018

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF LEWIS THOMAS MURPHY JR., DECEASED
ESTATE NO. 18-19
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE
Sonja J. Murphy has/have petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. 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 April 2, 2018. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Mar7,14,21,28)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mikael Raed-Suhayle Kaser, All debtors and creditors of the estate of Mikael Raed-Suhayle Kaser, 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 26th day of February, 2018.
By: Eveningstar Rudi-Marie Ray-Terry
18 4 Point Trail
Blairsville, GA 30512
N(Mar7,14,21,28)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Benjamin William Jones, All debtors and creditors of the estate of Benjamin William Jones, 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 26th day of February, 2018.
By: Wanda Joyce Jones
77 Shaw Rd.
Blairsville, GA 30512
N(Mar7,14,21,28)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF RUTH ANN JOHNSON a/k/a BETTY ANN JOHNSON, DECEASED
ESTATE NO. 18-26
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Any Unknown Heirs
Wendy L. Mascoe has petitioned for (Letters of Administration) to be appointed Administrator(s) of the estate of Ruth Ann Johnson a/k/a Betty Ann Johnson deceased, of said County. 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 April 2, 2018. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St. Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Mar7,14,21,28)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Chanel Willene Hilliard, All debtors and creditors of the estate of Chanel Willene Hilliard, 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 26th day of February, 2018.
By: Eva Knight Underwood
589 Jim Maloy Rd.
Helena, GA 31037
N(Mar7,14,21,28)B

NOTICE OF ARTICLES OF INCORPORATION
Notice is given that Articles of Incorporation that will incorporate Tru-Trinity 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 46 Damascus Road, Blairsville, Georgia 30512, and its initial registered agent at such address is Larry D. Truelove.
N(Mar21,28)P

NOTICE
Notice is hereby given that the Articles of Incorporation that will incorporate A Taste of the Mountains Blairsville have been delivered to the Secretary of State in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 121 Meeks Avenue, Blairsville, GA 30512 and the initial registered agent at such address is Renee Deibert.
N(Mar28,Apr4)P

STATE OF GEORGIA UNION COUNTY
NOTICE TO: Kathleen Leonard
A Pre-Warrant hearing will be held in Magistrate Court on April 18, 2018 at 10:00 a.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Theft of Services O.C.G.A. §16-9-5.
By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
N(Mar28,Apr4,11)P

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald Frederick Weaver, All debtors and creditors of the estate of Donald Frederick Weaver, 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 12th day of March, 2018.
By: Bonnie Jill Weaver
1143 Forest Dr.
Blairsville, GA 30512
N(Mar21,28,Apr4,11)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Letha Alean Teague, All debtors and creditors of the estate of Letha Alean Teague, 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 March, 2018.
By: Randall Teague
3245 Mulkey Gap Rd.
Blairsville, GA 30512
N(Mar21,28,Apr4,11)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Flora Nelle Price, All debtors and creditors of the estate of Flora Nelle Price, 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 15th day of March, 2018.
By: Barbara Andrea Freeman
4177 Pepperdine Dr.
Decatur, GA 30034
N(Mar21,28,Apr4,11)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Eugene Francis Nix, All debtors and creditors of the estate of Eugene Francis Nix, 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 13th day of March, 2018
By: Hattie A. Jackson
1573 John Deer Ln.
Hiawassee, GA 30546
N(Mar21,28,Apr4,11)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Shelly Muriel Eby, All debtors and creditors of the estate of Shelly Muriel Eby, 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 8th day of March, 2018.
By: Jessica Anne Tolbe
87-2087 Pakeke St.
Wainae, HI 96792
N(Mar21,28,Apr4,11)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jessie May Collins, All debtors and creditors of the estate of Jessie May Collins, 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 8th day of March, 2018.
By: Judith W. Collins Snow
54 Cozy Cove Place
Blairsville, GA 30512
N(Mar21,28,Apr4,11)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sandra Kay Bradley, All debtors and creditors of the estate of Sandra Kay Bradley, 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 6th day of March, 2018
By: Kenneth Wayman Bradley
31 Bradley Farm Rd.
Blairsville, GA 30512
N(Mar21,28,Apr4,11)B

LEGAL NOTICE
Chattahoochee-Oconee National Forests Timber For Sale
The Forest Health South Re-Ad 2 Integrated Resource Timber Contract is located in Lumpkin County, Georgia. The area is located approximately 9 miles west of Dahlonega, GA, and also includes an area approximately 5 miles northeast of Dahlonega, GA. The Forest Service will receive sealed bids at the Blue Ridge Ranger District Office in Blairsville, GA before 11:00 AM local time on Thursday, May 10, 2018 for a combination of timber and stewardship service work items associated with the project. Timber to be cut within the project area includes an estimated 2,639 CCF of Southern Yellow Pine sawtimber, 62 CCF of Hardwood sawtimber, 885 CCF of Eastern White Pine sawtimber, 1,356 CCF of Combined Softwoods pulpwood and 245 CCF of Combined Hardwoods pulpwood. This Integrated Resource Stewardship Contract also includes one (1) mandatory stewardship project that will be completed in relation to timber removal at a price determined by the bidder. This stewardship project consist of 2.0 miles of road reconditioning on Forest Service Road 135. Bids will be evaluated on a best value basis where bidders must submit a technical proposal describing how stewardship service work will be completed, as well as, unit bid rates for the timber and the per unit rate for completing each stewardship service work item. Offers will not be publicly opened or disclosed. The Forest Service reserves the right to reject any and all bids. A prospectus, bid form, blank technical proposal form and complete information concerning the timber, the service work required in this contract and the process to submit bids is available to the public at the Blue Ridge Ranger District Office at 2042 Highway 515 West, Blairsville, GA 30512 or phone 706-745-6928. Information can also be obtained on-line at <http://www.fs.usda.gov/goto/conf/timber-sales>. The USDA is an equal opportunity provider and employer.
N(Mar28)B

NOTICE OF PETITION TO CHANGE NAME GEORGIA, UNION COUNTY
18-CV-73-SG.
Notice is hereby given that Brittany Collins filed a Petition for Change of Name of Minor in the Superior Court of Union County, Georgia on the 19th day of March, 2018, praying for a change in the name of the minor child from Peyton Marie Snow to Peyton Marie Collins. Notice is hereby given pursuant to the law to any interested or affected party to appear in said Court and file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
N(Mar28,Apr4,11,18)B

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Eugene Francis Nix, All debtors and creditors of the estate of Eugene Francis Nix, 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 13th day of March, 2018.
By: Hattie A. Jackson
1573 John Deer Ln.
Hiawassee, GA 30546
N(Mar21,28,Apr4,11)B

ADVERTISEMENT FOR BIDS
City of Blairsville Airport is receiving bids for a 12,000 gallon Jet A fuel tank. Sealed bids will be received through Friday, March 30, 2018 at City Hall located at 62 Blue Ridge Street, Blairsville. Bid opening will take place at the same location on Tuesday, April 3, 2018 at 2:00 p.m. All bids must be done by the following specs:
1 – 12,000 Gallon – UL142 AST, D/W Tank, Saddles, Jet-A Lined, Ladders, E-Vents
1 – MOR 354-0300 AV – 3” Updraft Vent
1 – MOR 9095AA3300AEVR – O.V.P. Valve
1 – MOR 918C-0100 AG – Clock Gauge w/ Alarm

1 – 918GH – 12,000 Gallon Tank Label
1 – MOR 178GSP0100AC – 2” Stick Port Cap
1 – MOR 800A-A0400 1C – 2” Fill Adaptor (Floating Suction)
1 – MOR 800DCA0400 1C – 2” Dust Cap (Floating Suction)
3 – MOR 184-2500 MB – 4” x 2” x 2” D.T. Bushing
1 – EBW 606-300-01 – 1” Anti-Siphon Valve
3 – MOR 691B-0500 2U – 1” Ball Valve
1 – GPI 114000-10 – Hand Pump HP-100
1 – MOR 286FDI3400 AS – 60 Mesh Line Strainer
2 – MOR 246DRF0300 AV – 3” Swing Check Valve
1 – MOR 800A-A0600 1C – 3” Fill Adaptor
1 – MOR 800CA0600 1C – 3” Dust Cap
1 – MOR 711-0075 1V – ¾” Solenoid Valve
4 – NIBCO NLD32223M – 3” Butterfly Valve
1 – NIBCO NLD32223K – 2” Butterfly Valve
1 – MOR 346FDI-0300 AV – 3” Ext Emergency Valve

1 – BLACKMER 5 HR – Pump-5 HP Motor
1 – ALT SC2A1-75 – Ground Reel
1 – LT SR715-1 – Sump Recovery Vessel
1 – LES Motor Starter – Assembly
1 – LES Exproof Light – Fixture and Bulb
1 – MOR 710F-240-300 1V – Solenoid Valve
1 – PMC M25-C-2M – LC Meter Assembly
1 – RCI 3905-25-10-12FF – 1 ¼” x 75’ Hose Reel
1 – ALT 543742-040-075 – 1 ¼” x 75’ Hose
1 – OPW 2955AJ-0200 – Overwing Nozzle
1 – OPW 764-0065 – 3” Floating Suction
1 – CP-WP-120-07 – Water Defense Probe
1 – PECOFacet HCS-333-1436 – Coalescer/Separator Vessel Assembly
1 – Krueger K-2-96” – Interstitial Leak Gauge
1 – Decal Package – Labels, Signs
1 – NewPig #KIT202 – Spill Kit
2 – Fire Extinguishers – 40-B

1 – ALT GTP-917-1 – 2” Q.D. Swivel Coupler
2 – ALT GTP-918-1 – 2” x 1.5” Male Actuators
1 – ALT GPT-8392-8-X-50 – Mini Deadman
1 – ALT 347GF-R4CM100QD20 – Single Point Nozzle
1 – Freight
Scope of Work: 1. Deliver Fuel System; 2. Set Tank on Concrete Slab (furnished by others); 3. Make Final Connection on Electrical; 4. Start System Up; 5. Circulate Jet-A (one and one half times); 6. Secure Sample for Soak Test; 7. System Warranty for 12 Months; 8. Furnish State Fire Marshal Permits.
If you have any questions, contact Mayor Jim Conley at 706-745-2000.
N(Feb28-Mar28)B

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00
Pursuant to O.C.G.A. 9-16-11(a)
TAKE NOTICE that on the 26th day of January, 2018, law enforcement officers of the Union County Sheriff’s Office constructively seized the following real property, to wit: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 244 of Union County, Georgia, containing 0.750 acres, more or less, and being in Lot 11 of Fernbrook Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., RS #2653, dated 7/30/97 and recorded in Union County Records in Plat Book 40, Page 184. Said Plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. And 2001 Meadbrook Fleetwood Mobile Home attached to said property. Subject Property Address is 353 Fern Valley Road, Blairsville, Union County, Georgia, 30512. This description is contained in Special Warranty Deed Contained in the Union County Records in Deed Book 779 Page 415, as is hereinafter referred to as “the seized property.” The seized property was taken into custody following an investigation into the distribution and sale of controlled substances at 353 Fern Valley Lane, Blairsville, Union County, Georgia, Union, Georgia.

The seized property was directly or indirectly used or intended for use to facilitate the possession with intent to distribute and sale cocaine (a/k/a “crack cocaine”), a listed Schedule II Controlled Substance, the distribution and sale of Carisprodol, a listed Schedule IV Controlled Substance, as possession with intent to distribute and sale well as Oxycodone Hydrochloride, a listed Schedule IV Controlled Substance, the possession with the intent to distribute and sale of and Hydrocodone Acetaminophen, a listed Schedule II Controlled Substance, all constituting violations of O.C.G.A. 16-13-30(b) and/or is proceeds derived or realized therefrom and/or was found in close proximity said Controlled Substances and is therefore property which is subject to forfeiture pursuant to the provisions of O.C.G.A. 16-13-49 (b) pursuant to the provisions of the Georgia Uniform Civil Procedure Act at O.C.G.A. 9-16-1.

FURTHER TAKE NOTICE
The purported owner[s] or claimant[s] of said property is said to be:
Bertha Emma Carryer
353 Fern Valley Road
Blairsville, Georgia 30512
C/O The Union County Law Enforcement Detention Center;
378 Beasley Street, Blairsville, Union County, 30512
AND FURTHER TAKE NOTICE that the owner or interest holder, or any other individual holding a claim to said property, may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, GA 30512 by certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's possession supporting his or her claim; and 7) Any additional facts supporting his or her claim.
This 16th day of March, 2018
Jeff Langley
District Attorney
Enotah Judicial Circuit
BY: Buck Levins
Assistant District Attorney
48 River Street, Suite A
Hiawassee, GA 30546
(706) 896-6489
SEIZING AGENCY:
Office of the Sheriff of Union County
378 Beasley Street
Blairsville, GA 301512
N(Mar21,28)B

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Lewis Kenneth Jordan to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Financial Group, Inc. dated 12/23/2013 and recorded in Deed Book 964 Page 523 Union County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$123,469.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 03, 2018 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 34, of Union County, Georgia, and being Lot 7, of Chapel Hill Subdivision, containing 1.059 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated August 14, 1995, and recorded in Union County, Georgia records in Plat Book 34, Page 142. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.
Subject to all easements and restrictions of record; if any, as recorded in Union County, Georgia records in Deed Book 229, Pages 572-573. Subject to matters appearing on Plat as recorded in Union County, Georgia records in Plat Book 34, Page 142.

Subject to a Transmission Line Easement as recorded in Union County, Georgia records in Deed Book 90, Page 281.
Subject to an easement to Blue Mountain EMC as recorded in Union County, Georgia records in Deed Book 229, Page 213.
Grantors also grant to Grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, 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: Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, 561-682-8000. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Douglas Alan Dowdy, Sara A. Dowdy or a tenant or tenants.
JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
JPMorgan Chase Bank, NA
Homeowner's Assistance Department
3415 Vision Drive
Columbus, Ohio 43219
1-866-550-5705
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.
JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Lewis Kenneth Jordan
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1031-903A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-903A

N(Mar7,14,21,28)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 Douglas Alan Dowdy and Sara A. Dowdy to Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corp, dated 02/28/2005, recorded in Deed Book 569, Page 585, Union County, Georgia records, as last transferred to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2005 ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-HE1 by assignment recorded or to be recorded in the Union County, Georgia records conveying the after-described property to secure a Note in the original principal amount of Three Hundred Twenty-Seven Thousand and 00/100 DOLLARS (\$327,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash at the usual place for conducting Sheriff's sales in Union County, Georgia, within the legal hours of sale on the first Tuesday in April 2018, the following described property:

All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road easement as shown on said plat. The property is subject to the restrictions recorded in Deed Book 142 pages 28-31, amended in Deed Book 365 Page 477 Union County records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records.

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.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, 561-682-8000. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Douglas Alan Dowdy, Sara A. Dowdy or a tenant or tenants.
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.
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2005 ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-HE1
as Attorney in Fact for Douglas Alan Dowdy, Sara A. Dowdy
Weissman PC
Attn: Lender Services
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, GA 30326
Our File# 017237-01061
N(Mar7,14,21,28)B

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Sylvia Blocker to Mortgage Electronic Registration Systems, Inc., as nominee for COUNTRYWIDE HOME LOANS, INC. dated 7/31/2006 and recorded in Deed Book 659 Page 739 Union County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-32CB), conveying the after-described property to secure a Note in the original principal amount of \$100,000.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 03, 2018 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lots 177 & 190, 16th District, 1st Section, Union County, Georgia, containing 2.04 acres and being shown as a portion of Lot Twenty-Six (26) of the Hoyt Alexander Subdivision, on a plat of survey by Griffin Land Surveying, Inc. RS #2503, dated 10/27/04 and recorded in Plat Book 52, page 134, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.

Also conveyed herewith is the right to use water from the well located on Lot 25, as previously conveyed on the warranty deed recorded in Deed Book 89, page 185, Union County records. By acceptance of this right to use water, grantees agree to pay one-third of the expense of maintenance of water pump located on said Lot 25.
Also conveyed herewith is the road right of way and easement across Lot 25 as shown on the warranty deed recorded in Deed Book 107, page 283, Union County records.
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 6694 Ga 180, , 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): Sylvia Blocker or tenant or tenants.
Bayview Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Bayview Loan Servicing, LLC
Bayview Loan Counselor
4425 Ponce De Leon Blvd
5th Floor
Coral Gables, FL 33146
1.800.771.0299

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.
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-32CB) as agent and Attorney in Fact for Sylvia Blocker
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1098-429A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1098-429A

N(Mar7,14,21,28)B