Legal Notices for April 16, 2014

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Burton D. Cathell, Deceased
All debtors and creditors of the Estate of Burton D. Cathell, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 28th day of March, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
63 Courthouse Street, Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Mary Swain Andrews, Deceased
All debtors and creditors of the Estate of Mary Swain Andrews, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 21st day of March, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
63 Courthouse Street, Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Mary Elizabeth Rhodes, Deceased
All debtors and creditors of the Estate of Mary Elizabeth Rhodes, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of said estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 21st day of March, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
63 Courthouse Street, Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Loretta Taylor Henea, deceased
All debtors and creditors of the Estate of Loretta Taylor Henea, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of said estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 21st day of March, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
63 Courthouse Street, Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Opal L. Campbell, Deceased
All debtors and creditors of the Estate of Opal L. Campbell, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to pay immediately to the Personal Representative(s).
This 21st day of March, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
63 Courthouse Street, Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Virginia E. Sylvia, Deceased
All debtors and creditors of the Estate of Virginia E. Sylvia, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 28th day of April, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
63 Courthouse Street, Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Steve Sutton, Deceased
All debtors and creditors of the Estate of Steve Sutton, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of said estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 8th day of April, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
63 Courthouse Street, Suite 8
Blairsville, GA 30512

IN THE PROBATE COURT
STATE OF GEORGIA
COUNTY OF UNION
Tabith Lee Pratt, Deceased
ESTATE NO. 14-34
NOTICE
Arthur Jeffery Estes, Deceased
ESTATE NO. 14-36
NOTICE
NOTICE FOR SERVICE WAS GRANTED BY THIS COURT ON MARCH 25, 2014, REGUARDING THE FOLLOWING: (Fee paid in fee is required to be served by publication)
TO: Arthur Jeffery Estes
(List here all heirs having unknown addresses to be served by publication)
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2014.
FURTHERMORE: 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 will be granted without a hearing.
63 Courthouse Street, Suite 8
Blairsville, GA 30512
706-439-6006
Brian Brackett
Probate Judge
By: Kristin Stanley
Probate Court Clerk
63 Courthouse Street
Blairsville, GA 30512
706-439-6006
Publish: April 16, 23, 30, May 7, 2014

NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
Probate Court of Union County
IN: Petition of Bill Jim Reed, If Discharge, as Executor of the Estate of Dollie Ruth Davidson Reed, 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 April 28, 2014.
FURTHERMORE: 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 will be granted without a hearing.
63 Courthouse Street, Suite 8
Blairsville, GA 30512
706-439-6006
Brian Brackett
Probate Judge
By: Kristin Stanley
Probate Court Clerk
63 Courthouse Street
Blairsville, GA 30512
706-439-6006
Publish: April 16, 23, 30, May 7, 2014

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
SALE FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Keith Evans and Michelle Evans to Mortgage Electronic Registration Systems, Inc., solely as nominee for Lenders Mortgage Corp. Inc. its successors and assigns, dated March 26, 2004, recorded in Deed Book 761, Page 781, Union County, Georgia Records, as last transferred to The Bank of New York Mellon Trust Co. The Bank of New York, as Trustee for the certificate holders of the CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7 by assignment of record in the aforesaid records, conveying the after-described property to secure the payment of a promissory note in the original principal amount of TWO HUNDRED SIXTY-THREE THOUSAND DOLLARS AND 0/100 DOLLARS ($263,700.00), with interest thereon as set forth therein, the undersigned will sold at public outcry to the highest and better bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated by law at the time of sale, on the First Tuesday in May, 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 when due and when due in the manner provided in said Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees if applicable). Said property will be sold subject to any outstanding ad valorem 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 Trust Co. The Bank of New York, as Trustee for the certificate holders of the CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7 is the holder of the note secured by the property in accordance with GCSL § 4-44-162 and authority to negotiate, amend, and modify the terms of the mortgage. Land Lot Section: Land Lot Section Georgia, 874 Lucent Blvd. STE 300, Highlands, NC 28741 800-306-8059. To the best knowledge and belief of the undersigned, the property in possession of the property is Keith Evans and Michelle Evans or a tenant or tenants. Said property is more commonly known as 138 Eagle Rock Road, Blairsville, GA 30512-1817. 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. Branch Banking and Trust Company, by Green Tree Servicing LLC, as Servicer with delegated authority under the transaction documents as attorney-in-fact for Sammy J. Guy
Cordelas & Newberry, PC.
Post Office Box 2599
Rincon, Georgia 31326
912-826-7100
Publish: 3/19,3/26,4/16

NOTICE OF SALE UNDER POWER IN SECURITY DEED
STATE OF GEORGIA
COUNTY OF UNION
By virtue of the power of sale contained in that certain Security Deed from BIRDIE M. WHITE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMARY CAPITAL ADVISORS, LC dated June 8, 2003, filed for record in Deed Book 948, Page 55, Union County, Georgia Records and Adds Page 475, Page 359, UNION County, Georgia Records, and re-recorded in the Deed Book 406, Page 197, UNION County, Georgia Records, last transferred to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS PASS-THROUGH CERTIFICATES, SERIES 2005-2 by assignment recorded in Deed Book 958, Page 472, UNION County, Georgia Records, conveying the after-described property to secure the payment of a note in the original principal amount of TWO HUNDRED NINETEEN THOUSAND AND NO/100 DOLLARS ($219,250.00), with interest from date at the rate stated in the note on the unpaid principal balance until paid, there will be sold by the undersigned at public outcry to the highest and bidder for cash before the courthouse door of UNION County, Georgia, within the hours of sale on the first Tuesday in May, 2014, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 1ST DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING A PORTION OF THE 0.501 ACRE AND TRACT TWO (2) CONTAINING 0.65 ACRE, AS SHOWN ON PLAT OF SURVEY BY BLAIRS-VILLE SURVEYING, INC., RS. #2208, DATED JUNE 2, 1997, LAST REVISED JUNE 6, 1997, AND RECORDED IN PLAT BOOK 57, PAGE 19, UNION COUNTY RECORDS.
SUBJECT TO THE RIGHT OF ROAD AND UTILITY EASEMENT AS SHOWN ON PLAT.
SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 264, PAGE 437, UNION COUNTY RECORDS.
SUBJECT TO AN EASEMENT TO TVA BELOW THE 1780 CONTOUR OF LAKE NOTTELY AS SHOWN ON PLAT.
To the best of the knowledge and belief of the undersigned, the party in possession of the property is BIRDIE M. WHITE or a tenant or tenants. Said property is more commonly known as: 6890 KONASHA DRIVE, 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 as when due and when the same shall be due and payable. The debt remaining in default, this sale will be made for the purpose of paying the same, all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees if applicable). Said property will be sold subject to any outstanding ad valorem 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. (successor by merger to BAC Home Loans Servicing, LP f.k.a. Countrywide Home Loans Servicing LP) is the holder of the note secured by the Security Deed to the property in accordance with GCSL § 4-44-162 and authority to negotiate, amend, and modify the terms of the mortgage. Land Lot Section: Land Lot Section Georgia, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047 800-628-2693. To the best knowledge and belief of the undersigned, the property in possession of the property is Bobby D. Hardy or a tenant or tenants. Said property is more commonly known as 69 Cedar Branch Drive, 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