

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary C. Payne,
All debtors and creditors of the estate of Mary C. Payne, 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 August, 2014.
By: Lyndie B. Gail Murphy,
3045 Jones Creek Rd.
Blairsville, GA. 30512
NJSep10,17,24,Oct11B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Warren Herron Spiva,
All debtors and creditors of the estate of Warren Herron Spiva, 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 August, 2014.
By: Henry Eugene Spiva,
4070 Indian Town Rd.
Marietta, GA 30066
NJSep10,17,24,Oct11B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Adith P. Everett,
All debtors and creditors of the estate of Adith P. Everett, 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 August, 2014.
By: Helena C. Kemp,
65 Terrace Trail,
Hiram, GA 30141
NJSep10,17,24,Oct11B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of John W. Yount,
All debtors and creditors of the estate of John W. Yount, 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 21st day of August, 2014.
By: Lynda B. Yount,
110 12 Pl. Rd.
Blairsville, GA. 30512
NJSep10,17,24,Oct11B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Virgil Edward Whitten,
All debtors and creditors of the estate of Virgil Edward Whitten, 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 25th day of August, 2014.
By: Edythe D. Whitten,
260 Brown Mtn Ln.
Blairsville, GA. 30512
NJSep10,17,24,Oct11B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Adele B. Pawlowski,
All debtors and creditors of the estate of Adele B. Pawlowski, 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 21st day of August, 2014.
By: Barbara Hobbrooks, Deputy Clerk of the Union County Magistrate Court,
58 Randwood Dr.
Getzville, NY. 14068
By: Susanne Lee,
56 Coosa Valley Rd.
Blairsville, GA. 30512
NJSep10,17,24,Oct11B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Athol Bullock,
All debtors and creditors of the estate of Athol Bullock, 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 28th day of August, 2014.
By: Amy Shortall,
1100 West 1st Terrace
Overland Park, KS 66209
NJSep10,17,24,Oct11B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sylvia Ann Davenport,
All debtors and creditors of the estate of Sylvia Ann Davenport, 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 23rd day of September, 2014.
By: Enid K. Jackson,
Erica Davenport
288 Davenport Mtn Rd.
Blairsville, GA. 30512
NJSep10,17,24,Oct11B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ruby Lee Daniel,
All debtors and creditors of the estate of Ruby Lee Daniel, 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 2nd day of September, 2014.
By: Susan Daniel Porter,
PO Box 271,
Waco, GA 30182
NJSep10,17,24,Oct11B

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF CHARLES ROBERT SATTERFIELD FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ALLINE EMMALOU LOVELL, 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 September 22, 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
Probate Court Clerk
65 Courthouse Street
Blairsville, GA. 30512
(706)439-6006
NJSep10,17,24,Oct11B

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
RE: PETITION OF KIMBERLY FAITH JONES FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF EVELYN KAY JONES, 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 September 22, 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
Probate Court Clerk
65 Courthouse Street
Blairsville, GA. 30512
(706)439-6006
NJSep10,17,24,Oct11B

NOTICE OF UNCLAIMED PROPERTY
VALUE AT MORE THAN \$75
Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that if you want a lawyer retained 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 28th day of August, 2014.
Judge Gerald W. Bruce
Juvenile and Probate Court
Enoch Judicial Circuit
NJSep10,17,24,Oct11B

NOTICE OF UNCLAIMED PROPERTY
VALUE AT MORE THAN \$75
Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that on January 1, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.
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 September 22, 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
Probate Court Clerk
65 Courthouse Street
Blairsville, GA. 30512
(706)439-6006
NJSep10,17,24,Oct11B

NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Staorluite Mountain Subdivision Homeowners' 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. THE LANCE LAW FIRM, P.C.
Jack Lance, Jr., Attorney at Law
NJSep10,10B

NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Staorluite Mountain Subdivision Homeowners' 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. THE LANCE LAW FIRM, P.C.
Jack Lance, Jr., Attorney at Law
NJSep10,10B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO: RAYANETTE LYNNE WHEELER
A Pre-Warrant hearing will be held in Magistrate Court on September 30, 2014 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 Hobbrooks, Deputy Clerk of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
NJSep10,17,19

STATE OF GEORGIA
UNION COUNTY
NOTICE TO: TERRY LYNN GREENE
A Pre-Warrant hearing will be held in Magistrate Court on September 30, 2014 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 Hobbrooks, Deputy Clerk of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
NJSep10,17,19

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF STANLEY RAY LYNN, DECEASED
ESTATE NO. 14-111
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT.
The Petition of RITA P. LYNN, for a year's support from the estate of STANLEY RAY LYNN, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before September 29, 2014, 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 on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
65 Courthouse St., Ste. 8
Blairsville, GA 30512
Address:
(706) 439-6006
Telephone Number
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
NJSep10,17,24,Oct11B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF GREG TURNER, DECEASED
ESTATE NO. 14-111
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Deborah Britt Turner have petitioned to be appointed Administrator of the estate of Greg Turner, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers under the will O.C.G.A. §§3-12-26.) 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 September 29, 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.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
NJSep10,17,24,Oct11B

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF: ERIK LAMPARELLI DOB: 06/01/1997 SEX: MALE
CASE NO. 144-144-68A LIBERTY LAMPARELLI DOB: 10/13/2001 SEX: FEMALE
CASE NO. 144-144-69A SKYLAR LAMPARELLI DOB: 02/02/2000 SEX: MALE
CASE NO. 144-144-14J-CHILDREN UNDER AGE OF EIGHTEEN YEARS OF AGE
NOTICE OF DEPENDENCY HEARING
TO: CHRISTINE LAMPARELLI, mother of the above-named children.
By Order for Service by Publication dated the 28th day of August, 2014, you are hereby notified that on the 28th day of August, 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 4th day of November, 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 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 28th day of August, 2014.
Judge Gerald W. Bruce
Juvenile and Probate Court
Enoch Judicial Circuit
NJSep10,17,24,Oct11B

NOTICE OF UNCLAIMED PROPERTY
VALUE AT MORE THAN \$75
Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that if you want a lawyer retained 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 28th day of August, 2014.
Judge Gerald W. Bruce
Juvenile and Probate Court
Enoch Judicial Circuit
NJSep10,17,24,Oct11B

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WITNESS, the Honorable Gerald Bruce, Judge of said Court, this 28th day of August, 2014.
Judge Gerald W. Bruce
Juvenile and Probate Court
Enoch Judicial Circuit
NJSep10,17,24,Oct11B

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Enoch Judicial Circuit
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WITNESS, the Honorable Gerald Bruce, Judge of said Court, this 28th day of August, 2014.
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Enoch Judicial Circuit
NJSep10,17,24,Oct11B

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WITNESS, the Honorable Gerald Bruce, Judge of said Court, this 28th day of August, 2014.
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Enoch Judicial Circuit
NJSep10,17,24,Oct11B

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WITNESS, the Honorable Gerald Bruce, Judge of said Court, this 28th day of August, 2014.
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Enoch Judicial Circuit
NJSep10,17,24,Oct11B

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WITNESS, the Honorable Gerald Bruce, Judge of said Court, this 28th day of August, 2014.
Judge Gerald W. Bruce
Juvenile and Probate Court
Enoch Judicial Circuit
NJSep10,17,24,Oct11B

NOTICE OF UNCLAIMED PROPERTY
VALUE AT MORE THAN \$75
Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that if you want a lawyer retained 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 28th day of August, 2014.
Judge Gerald W. Bruce
Juvenile and Probate Court
Enoch Judicial Circuit
NJSep10,17,24,Oct11B

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Tony Medeiros and Carol A. Medeiros to Mortgage Electronic Registration Systems, Inc., as nominee for United Commercial Mortgage, Series 2013-1-NH of 4/8/2009 and recorded in Deed Book 796 Page 264, Union County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 221,000.00, with interest at the rate specified herein, 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 October 07, 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 being in the 8th District, 1st Section, Land Lot 85 of Union County, Georgia, and being Tract "A", containing 1.00 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated June 20, 2006, and recorded in Union County Records in Plat Book 58, Page 218. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
And All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85 of Union County, Georgia, and being Tract "B", containing 0.94 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated June 20, 2006, and recorded in Union County Records in Plat Book 58, Page 218. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Also conveyed is a nonexclusive perpetual easement for the use of the roads for ingress and egress, running from Cook Henry Road and Old Morganton Highway to the above described property, as shown on above described plat recorded in Plat Book 58, Page 218.
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).
Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Ocwen Loan Servicing, LLC
Foreclosure Loss Mitigation
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409
1-877-596-8580
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 and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Ocwen Loan Servicing, LLC as agent and Attorney in Fact for Tony Medeiros and Carol A. Medeiros
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1017-657110A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-657110A
NJSep10,17,24,Oct11B

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in that certain Security Deed from ANNA WOODIN AND EDWARD WOODIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE BANK FFS, dated August 17, 2007, recorded August 23, 2007, in Deed Book 724, Page 32-48, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety Thousand and 00/100 dollars (\$90,000.00), with interest thereon as provided therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in October, 2014, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 218 OF UNION COUNTY, GEORGIA, CONTAINING 0.50 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED JUNE 11, 1987 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 89. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
THE BELOW LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1087-726A
NJSep10,17,24,Oct11B

NOTICE OF FORECLOSURE SALE UNDER POWER, UNION COUNTY, GEORGIA
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 Sherry Warren to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc., dated July 24, 2009, and recorded in Deed Book 810, Page 245, Union County, Georgia Records, as last transferred to MCM Capital Partners, LLC as Trustee for Ventures Trust 2013-1-NH by assignment recorded on March 28, 2014 in Book 970 Page 703 in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Twenty Thousand Ninety-Nine and 01/100 dollars (\$120,999.00), 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 October 7, 2014, the following described property:
All that certain tract or parcel of land lying and being in Land Lot 239, 9th District, 1st Section of Union County, Georgia, containing 0.48 acre, more or less, and being shown on a plat of survey prepared by Blairsville Surveying, Co., dated July 28, 2008 and recorded in Plat Book 57, Page 227, Union County, Georgia Records. Said plat is incorporated herein by reference for a more complete description of 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).
Your mortgage servicer can be contacted at (800) 327-7861 - Loss Mitigation Dept, or by writing to 7500 Midwaytown Road, Suite 1350, Bethesda, Maryland 20814, to discuss possible alternatives to avoid 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.
To the best knowledge and belief of the undersigned, the party in possession of the property is Sherry Warren or tenant(s); and said property will be sold 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).
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
MCM Capital Partners, LLC as Trustee for Ventures Trust 2013-1-NH as Attorney in Fact for Sherry Warren.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-788-2666
B&S file no.-14-14177
NJSep10,17,24,Oct11B

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Pamela Santiago to Danny L. Matheson to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender dated 6/8/2007 and recorded in Deed Book 714 Page 513, Union County, Georgia records; as last transferred to the Trustee by The Bank of New York Mellon Bank, N.A. as Trustee for the certificate holders of the CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10, conveying the after-described property to secure a Note in the original principal amount of \$ 193,600.00, 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 October 07, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
Situating in the City of Blairsville, Union County and State of Georgia, ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 320 OF UNION COUNTY, GEORGIA, CONTAINING 1.11 ACRES, MORE OR LESS, AND BEING LOT 4 OF QUEEN GAP ACRES SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY JACK STANLEY SURVEYOR, DATED AUGUST 23, 1982, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 263. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
Also, an easement of ingress and egress and for utilities 60.0 feet in width as shown on after described plat of survey.
PARCEL # 039 073
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 6514 Bonnie Lane, 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): Pamela K. Santiago or tenant or tenants.
Specialized Loan Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Specialized Loan Servicing
Customer Assistance
8742 Lucent Blvd
Suite 300
Highlands Ranch, CO 80129
980-306-6099
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 for the certificateholders of the CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10 as agent and Attorney in Fact for Pamela Santiago and Danny L. Matheson
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1087-726A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1087-726A
NJSep10,17,24,Oct11B

NOTICE OF FORECLOSURE SALE UNDER POWER, UNION COUNTY, GEORGIA
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 Sherry Warren to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc., dated July 24, 2009, and recorded in Deed Book 810, Page 245, Union County, Georgia Records, as last transferred to MCM Capital Partners, LLC as Trustee for Ventures Trust 2013-1-NH by assignment recorded on March 28, 2014 in Book 970 Page 703 in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Twenty Thousand Ninety-Nine and 01/100 dollars (\$120,999.00), 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 October 7, 2014, the following described property:
All that certain tract or parcel of land lying and being in Land Lot 239, 9th District, 1st Section of Union County, Georgia, containing 0.48 acre, more or less, and being shown on a plat of survey prepared by Blairsville Surveying, Co., dated July 28, 2008 and recorded in Plat Book 57, Page 227, Union County, Georgia Records. Said plat is incorporated herein by reference for a more complete description of 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).
Your mortgage servicer can be contacted at (800) 327-7861 - Loss Mitigation Dept, or by writing to 7500 Midwaytown Road, Suite 1350, Bethesda, Maryland 20814, to discuss possible alternatives to avoid 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.
To the best knowledge and belief of the undersigned, the party in possession of the property is Sherry Warren or tenant(s); and said property will be sold 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).
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
MCM Capital Partners, LLC as Trustee for Ventures Trust 2013-1-NH as Attorney in Fact for Sherry Warren.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-788-2666
B&S file no.-14-14177
NJSep10,17,24,Oct11B

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Pamela Santiago to Danny L. Matheson to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender dated 6/8/2007 and recorded in Deed Book 714 Page 513, Union County, Georgia records; as last transferred to the Trustee by The Bank of New York Mellon Bank, N.A. as Trustee for the certificate holders of the CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10, conveying the after-described property to secure a Note in the original principal amount of \$ 193,600.00, 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 October 07, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
Situating in the City of Blairsville, Union County and State of Georgia, ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 320 OF UNION COUNTY