

North Georgia News

Legal Notices for October 25, 2017

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Bonnie Wilma Mote,
All debtors and creditors of the estate of Bonnie Wilma Mote, 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 27th day of September, 2017.
By: Larry Edward Shuler
318 Stephens Rd. Blairsville, GA 30512
Charles Anthony Shuler
5412 Stallworth Dr.
Charlotte, NC 28226
N(Oct4,11,18,25)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Nancy Sue Tinsley,
All debtors and creditors of the estate of Nancy Sue Tinsley, 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 September, 2017.
By: Emmett J Arnold
30 Woodruff St. McDonough, GA 30253
N(Oct4,11,18,25)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Jack H. Kelley,
All debtors and creditors of the estate of Jack H. Kelley, 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 September, 2017.
By: Joyce Byers
326 Scrougetown Rd. Blairsville, GA 30512
N(Oct4,11,18,25)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Mary Frances Murray Evans,
All debtors and creditors of the estate of Mary Frances Murray Evans, 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 29th day of September, 2017.
By: Phillip Murray John Craft
PO Box 817 Young Harris, GA 30582
N(Oct4,11,18,25)B

**IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:**
M.D.
DOB: 08-09-2017
SEX: MALE
CHILD UNDER THE AGE OF EIGHTEEN
case no. 144-17J-74A
NOTICE OF DEPENDENCY HEARING
TO: SARA LAYTON AND GABRIEL DAVIS
By Order for Service by Publication dated the 28th day of September, 2017, you are hereby notified that on the 31st day of August, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to O.C.G.A. § 15-11-39.2 on the 26th day of October, 2017, at 1:30 p.m., at the Union County Courthouse, Blairsville, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The child shall appear personally before this Court at the provisional hearing. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 29th day of November, 2017, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia.

The child 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 Jeremy Clough, Judge of said Court, this 28th day of September, 2017.
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Oct11,18,25,Nov1)B

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on October 31, 2017, 11:00am at AP Storage, located at 5653 Murphy Hwy., Blairsville, GA 30512.
Larry Cook - Unit #33
John Liderto - Unit #66
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.
N(Oct18,25)P

NOTICE
This notice serves purpose that Ride Mini Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on November 4, 2017, 11:00am at Ridge Mini Storage, located at 45 Dyer Ridge Road, Blairsville, GA 30512, County of Union, State of Georgia.
Rick Davis, Unit #9
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.
N(Oct25,Nov1)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JEAN M. DAVIS, DECEASED
ESTATE NO. 17-114
NOTICE**
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Dana Davis
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before November 13, 2017.

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(Oct18-Nov8)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Roger Allen Dyer,
All debtors and creditors of the estate of Roger Allen Dyer, 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 October, 2017.
By: Pamela R. Pitts
2725 Tribble Mill Rd.
Lawrenceville, GA 30045
N(Oct18-Nov8)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Rickey M. McIlvoy,
All debtors and creditors of the estate of Rickey M. McIlvoy, 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 10th day of October, 2017.
By: Kayla Renee Majors
252 Coosa Way
Blairsville, GA 30512
N(Oct18-Nov8)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE:
MARVIN D. PRITT, JR., DECEASED
ESTATE NO. 17-115
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**
The Petition of Brandy L. Pritt for a year's support from the estate of Marvin D. Pritt, Jr. Deceased, for Decedent's (Surviving Spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 13, 2017, 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 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(Oct18-Nov8)B

ADVERTISEMENT FOR BIDS
Cook Street Water Project
for the City of Blairsville, Georgia
Sealed bids will be received by the City of Blairsville, Georgia (OWNER), for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary for the construction of the Cook Street Water Project in the City of Blairsville, Georgia.
Bids will be received at the Blairsville City Hall, 62 Blue Ridge Street, Blairsville, Georgia, 30514 until 2:00 p.m. on November 9, 2017. Any bid received after said time and date of bid opening will not be considered by OWNER. Bids will be publicly opened and read aloud at this time and location. All bids will be evaluated by OWNER and the project will be awarded, if it is awarded, within sixty (60) days of the bid opening. If a bidder is not selected within sixty (60) days of the bid opening, any bidder that is determined by the OWNER to be unlikely of being selected for contract award shall be released from their bid.
The award of this bid proposal, if awarded, shall be based on several criteria, including prices bid, experience in the work proposed, and references. Refer to Article 14 of Section 00100 for criteria and award method.
The Project consists of, but is not limited to the following major elements:
Approximately 1,800 LF of 6" C909 PVC0, 300 LF of 6" DIP, 40 LF of jack and bore with 12" steel casing and 6" DIP carrier, 5 fire hydrants and associated valves, fittings and other miscellaneous appurtenances.
Time of completion for all work associated with this project shall be sixty (60) consecutive calendar days from the date of a written "Notice to Proceed" from OWNER.

Copies of Contract Documents, Specifications, and Construction Drawings may be obtained at the office of Engineering Management, Inc., 303 Swanson Drive, Lawrenceville, Georgia 30043, upon payment of a non-refundable cost of \$150.00. Checks shall be made payable Engineering Management, Inc.
For general information and purchasing documents regarding this project, you may contact Juanita Clark at (770) 962-1387 or jclark@eminc.biz. For technical questions regarding this project, you may contact Chip McGaughey at (770) 962-1387, extension 102 or chipm@eminc.biz.
The Information for Bidders, Bid Proposal Form, Form of Agreement, Drawings, Specifications, and forms of Bid Bond, Performance Bond, Payment Bond, Bidders Qualification Forms, and other Contract Documents may be examined at the following locations:
OWNER:
City of Blairsville
62 Blue Ridge Street
Blairsville, GA 30514-0307
(706) 745-2000 (T)
(706) 745-7326 (F)
Engineering Management, Inc.
303 Swanson Drive
Lawrenceville, GA 30043
770-962-1387 (T)
770-962-8010 (F)
A list of persons who purchased Contract Documents from Engineering Management, Inc. will be available from the Engineer ONLY through facsimile transmission, U.S. Mail, or from their website at www.eminc.biz.

OWNER requires a bid bond* or a certified cashier's check in the amount of five percent (5%) of the total bid to be enclosed with the bid at the time of bid opening. Cashier's check will be made payable to the City of Blairsville, Georgia.
The successful bidder will be required to furnish OWNER with Insurance, Workman's Compensation Insurance, and Performance and Payment Bonds* in the amount of one-hundred percent (100%) of the total bid.
Each bid must be submitted in a SEALED ENVELOPE, addressed to the OWNER. Each sealed envelope containing a Bid must be plainly marked on the outside as, "Cook Street Water Project for the City of Blairsville, Georgia". If bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of the OWNER at the address previously given.
All Bids must be made out on the bid form of the type bound in the Contract Documents, in accordance with the instructions in the Information for Bidders. No interlineation, additions, or deletions shall be made in the proposal form by the BIDDER.
Any and all Bids received without the aforementioned qualification criteria enclosed, will be returned to the BIDDER.
CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local laws.
OWNER reserves the right to waive any informalities or to reject any or all Bids, to evaluate Bids, and to accept any Bid which in its opinion may be in the best interest of the OWNER. No Bid will be rejected without just cause.
Successful Bidder will be required to perform WORK as the Prime Contractor. WORK performed by Prime Contractor shall be at a minimum 30% of the contract value.
No BIDDER may withdraw his bid within the time limit specified in the Instruction to Bidders (Section 00100).
The OWNER has acquired all necessary State and Federal permits in connection with this project. The OWNER has acquired all of the easements and rights-of-way in connection with this project.

* Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Georgia. For Performance Bonds less than \$300,000 an irrevocable Letter of Credit from a bank as defined in O.C.G.A. Code Section 7-1-4 may be submitted in lieu of a bond. In lieu of a Payment Bond, a Cashier's Check, Certified Check, or Cash may be submitted in an amount not less than the total amount payable by the terms of the CONTRACT.
Jim Conley, Mayor
Blairsville, Georgia
N(Oct11,sk,25)B

**NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY**
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Christopher A. Vaughn and Candace M. Vaughn (the "Grantor") to and in favor of Charles J. Walter Jr. and Barbara Ann Walter (the "Lender") dated October 12, 2011 and recorded on October 28 2012 in Union County, Georgia records in Deed Book 883, Pages 87-89, (the "Deed to Secure Debt"); in the original principal amount of \$254,900.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned 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 November, 2017, the following described property:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 84 of Union County, Georgia, containing 1.02 acre, more or less, as shown on a plat of survey by Blairville Surveying Co., dated September 21, 2010, and recorded in Union County, Georgia records in Plat Book 64, Page 104. Said plat is incorporated herein by reference hereto for a full and complete description of the above described property.

The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CHARLES J. WALTER JR. AND BARBARA ANN WALTER 193 Coosa Valley Rd. Blairsville, GA. 30512. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 243 MT. Pleasant Church Rd, Blairsville, GA 30512 is/are: CHRISTOPHER A. VAUGHN AND CANDACE M. VAUGHN or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) 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. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOEMANN, P.C., 44B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142
N(Oct11,18,25,Nov1)P

**STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER**
Pursuant to the power of sale contained in the Security Deed executed by CAROL ANN TINDELL to REVERSE MORTGAGE USE, INC. in the original principal amount of \$235,500.00 dated October 11, 2013 and recorded in Deed Book 958, Page 201, Union County records, said Security Deed being last transferred to in Deed Book 1077, Page 156, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on November 07, 2017, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AND BEING DESIGNATED AS LOT 19 OF BEAVER RIDGE, CONTAINING 1.22 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY PREPARED BY ROBERT J. BREEDLOVE, GRLS #2228 DATED SEPTEMBER 8, 2005 AND RECORDED IN PLAT BOOK 56, PAGE 356, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SUBJECT TO THE DECLARATION OF RESTRICTIONS BY BEAVER RIDGE AS RECORDED IN DEED BOOK 648, PAGE 219, UNION COUNTY, GEORGIA RECORDS, AS FURTHER SUPPLEMENTED AND/OR AMENDED.
GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE PROPERTY RUNNING TO AND FROM HEDGECOCK ROAD, A COUNTY ROAD, AND THEN ALONG THE SUBDIVISION ROADS, AS SHOWN ON SAID PLAT.
Said property being known as: 181 BEAVER RIDGE ROAD BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CAROL ANN TINDELL or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, TX 77014
866-503-5559
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
REVERSE MORTGAGE SOLUTIONS INC., as Attorney-in-Fact for CAROL ANN TINDELL
RAS Crane LLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 17-088055 - DaJ
N(Oct11,18,25,Nov1)B

**STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER**
Under and by virtue of the power of sale contained in a Security Deed from ED CARNEY to UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated March 19, 1999, recorded March 30, 1999, in Deed Book 314, Page 553, Union County, Georgia records, as last modified by Modification of Security Deed dated March 3, 2009, recorded in Deed Book 793, page 444, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM ED CARNEY and JONI B. CARNEY dated March 3, 2009, in the original principal amount of Thirty nine Thousand Five Hundred Seventy Five and 09/100 (\$39,575.09) Dollars, with interest 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 of Union County, Georgia, within the legal hours of sale on the first Tuesday in November, 2017, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 317 of Union County, Georgia, containing 3 acres, more or less, described as follows:
Beginning at a point on Hayfield Road at the Reid Carney line; thence West 110 feet to the True Point of Beginning; thence North 430 feet; thence West 220 feet; thence South 450 feet; thence East 250 feet to the True Point of Beginning.
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, easements, 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 ED CARNEY or a tenant or tenants.
UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, as attorney in Fact for ED CARNEY
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03575

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Oct11,18,25,Nov1)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 November 07, 2017 (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.
1098-403A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1098-403A
N(Oct11,18,25,Nov1)B