North Georgia News

Legal Notices for February 6, 2013

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Lois M. Lightfoot Nichols, Deceased

All debtors and creditors of the Estate of Lois M. Lightfoot Nichols, 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 Representative(s). This 16th day of January, 2013.

By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jan23,30,Feb6,13)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Crystal Lynn Chesser, De-

All debtors and creditors of the Estate of Crystal Lynn Chesser, deceased, late of Union County, Georgia, are hereby notified to 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 11th day of January, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blaireville CA 30512

Blairsville, GA 30512 N(Jan16,23,30,Feb6)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of James Michael Sedok, De-

All debtors and creditors of the Estate of James Michael Sedok, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the 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 11th day of January, 2013. Bu: Krictin Stanley

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jan16.23.30.Feb6)E

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Phillip Warner Baxter, Sr.,

Deceased All debtors and creditors of the Estate of Phillip Warner Baxter, Sr., deceased, late of Union County, Georgia, are hereby notified to 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 11th day of January, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

Blairsville, GA 30512 N(Jan16,23,30,Feb6)E

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Laura Lavon Crowford Butt,

eased All debtors and creditors of the Estate of Laura Lavon Crowford Butt, 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 Representative(s). This 11th day of January, 2013.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

N(Jan16,23,30,Feb6)B NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of John Lexie Evans, Deceased All debtors and creditors of the Estate of An obtors always creations of the Estate of John Lexie 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 law, and all persons indebtot to acid vector are required to indebted to said estate are required to make immediate payment to the Porcenal payment to the

make immediate payment to u Representative(s). This 30th day of January, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

N(Feb6,13,20,27)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

All debtors and creditors of the Estate of Ella Battle, 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 30th day of January, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

AMENDED NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00

Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 27th day of November, 2102, said property was seized by the undersigned agency in Union County, Georgia.

Property Seized: PROPERTY ONE: 2001 Dodge van vehicle, VIN 2B6HB11X61K558311, Fla. tag no.

803LIZ PROPERTY TWO: Eleven Thousand & Fifty Dollars (\$11,050.00) in United States Cur-

Conduct giving rise to said seizure: Said Conduct giving rise to said seizure: Said property was found in possession of LISA ANN RYAN and TODD ARTHUR NIX, and in close proximity to controlled and prohib-ited substances, to wit: COCAINE, OXY-CODONE, and MARIJUANA. Said property was intended to facilitate the use, posses-sion possession with intent to distribute sion, possession with intent to distribute, and distribution of COCAINE, OXYCODONE, and MARIJUANA, in violation of the Georgia Controlled Substances Act. or was the proceeds of said illegal activities. Further, the said currency and the contraband were seized from the vehicle driven and owned by LISA ANN RYAN and occupied by TODD ARTHUR NIX, in Union County, Georgia, at the time of their arrest for Violations of the Georgia Controlled Substances Act and

other charges. The owner of said property is purported to

Lisa Ann Ryan and Todd Arthur Nix 13522 Saddleback Trail

Springhill, FL 77280 Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with 0.C.G.A. $\S16-13-49(n)(4)$ within 30 days of the second publication of this Notice of Seizure ond publication of this Notice of Seizure in the North Georgia News by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.

District Attorney Enotah Judicial Circuit SEIZING AGENCY: Inv. T. Miller Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066

By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512(706) 439-6027 N(Jan30,Feb6,13)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: Estate of Hazel Bowman Barnes, Deceased Estate No. 13-080

NOTICE An order for service was granted by this court on January 20, 2013, requiring the following:

TO: Traci Bowman

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 4, 2013. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All plead-ings/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 address/relepinone 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 N(Feb6,13,20,27)B

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from JOSEPH RAYMOND DYER to United Community Bank, dated March 10, 2003, recorded March 20, 2003, in Deed Book 458, Page 326, Union County, Georgia records, as last modified by Modification of Security Deed dated Feb-ruary 17, 2010, recorded in Deed Book 828, Page 631. Union County, Georgia records. Page 631, Union County, Georgia records, as transferred to CF SOUTHEAST, LLC by Transfer and Assignment recorded in Deed Book 866, Page 641, Union County, Georgia records, said Security Deed being given to secure a Note from JOSEPH RAYMOND DYER, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2013, the

following described property: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 133 of Union County, Georgia containing 10.10 acres, more or less, and being Tract Cas shown on a plat of survey by Paul B. Schultz, Deputy County Surveyor dated February 16, 1974 and recorded in Union County Records in Plat Book M, Page 193. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. LESS AND EXCEPT: All that tract or parcel of land lying and be-ing in District 16, Land Lot 133, Section 1, of Union County, Georgia, containing 1.18 acres, more or less, more specifically described as follows: Beginning at the intersection of the south right of way line of Craig Gap Road and the centerline of Winn Cove Road, thence North 48 degrees 21 minutes 56 seconds East, 305.85 feet to an iron pin set in the said south right of way line of Craig Gap Road marking the northwest corner of Lot 17, Winn Cove Subdivision, said iron pin being the true point of beginning. Thence with the south right of way line of Craig Gap Road six bearings and distances: North 43 degrees 13 minutes 45 seconds East, 58.84 feet; North 37 degrees 32 minutes 48 seconds East 64.00 feet: North 32 degrees 40 minutes 36 seconds East 53.62 feet; North 30 degrees 56 minutes 29 sec-onds East, 81.18 feet; North 34 degrees 25 minutes 12 seconds East, 57.13 feet; and North 35 degrees 55 minutes 40 seconds East, 54.83 feet to a culvert and branch running under Craig Gap Road; thence seven bearings and distances down said branch: South 15 degrees 28 minutes 33 seconds East, 51.37 feet; South 59 minutes 26 min-utes 55 seconds East, 28.63 feet; South 04 degrees 53 minutes 53 Seconds East, 41.09 feet; South 63 degrees 24 minutes 35 sec-onds East, 60.48 feet; South 61 degrees 37 minutes 33 seconds East. 38.51 feet: South 45 degrees 55 minutes 24 seconds East, 37.67 feet; and South 20 minutes 00 minutes 00 seconds East, 5.00 feet to the centerline of a small creek; thence down said creek six bearing and distances: South 52 degrees 40 minutes 33 seconds West. 46.69 feet; South 67 degrees 26 minutes 13 seconds West, 57.85 feet; South 54 Degrees 33 minutes 49 seconds West, 28.45 feet; South 12 degrees 32 minutes 49 seconds East, 42.45 feet; South 57 degrees 02 minutes 38 seconds West 20.96 feet; and South 44 degrees 54 minutes 41 seconds West 44 degrees 54 minutes 41 seconds West, 6.59 feet to a point on the south E-W land lot line of land lot 133; thence along said land lot line, North 88 degrees 38 minutes 04 seconds West, 52.77 feet to a flagged rock; and North 88 degrees 38 minutes 04 seconds West, 193.63 feet back to the true

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from JOSEPH RAYMOND DYER to Union County Bank *I/k/a* United Community Bank, dated July 2, 1996, recorded July 3, 1996, in Deed Book 250, Page 187, Union County, Georgia re-cords, as last modified by Modification of Security Deed Rack 828. Page 634. Union corded in Deed Book 828, Page 634, Union County, Georgia records, as transferred to CF SOUTHEAST, LLC by Transfer and Assignment recorded in Deed Book 866, Page 623, Union County, Georgia records, said Security Deed being given to secure a Note from JOSEPH RAYMOND DYER, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2013, the following de-scribed property:

All that tract or parcel of land lying and be-ing in the 16th District, 1st Section, Land Lot 133 of Union County, Georgia, containing 8 acres, more or less, and being Tract A, as shown on a plat of survey by Paul B. Schultz, Deputy County Surveyor, dated February 16, 1974 and recorded in Union County Records in Plat Book M, Page 193. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. Also enclosed is a 15 foot wide road easement across Tract B as shown on the referred to plat of survey. Said easement being for ingress and egress and the place-ment of public utilities to Tract A.

LESS AND EXCEPT: All that tract or parcel of land lying and be-ing in the 16th District, 1st Section, Land Lot 133 of Union County, Georgia, and be-ing Tract 2, containing 1.00 acres, more or less, as shown on a plat of survey by Hayes, James & Associates, Inc., dated August 27, 2009 and recorded in Union County, Georgia Records in Plat Book 63, Page 33. Said plat is incorporated herein, by reference hereto, for a full and complete description of the

above described property. The remaining property and the property that is the subject of this foreclosure is more particularly shown as Tract 3 con-sisting of 4.92 acres on that certain plat of survey prepared by Hayes James Civil Engineers, Planners and Surveyors, dated September 9, 2009 and recorded in Plat Book 63, Page 38, Union County, Georgia re-cords, and Tract 1 concisting of 1.00 acres cords. and Tract 1 consisting of 1.00 acres Hayes James Civil Engineers, Planners and Surveyors, dated August 27, 2009 and recorded in Plat Book 63, Page 33, Union County, Georgia records.

County, Georgia records. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default this sale will be debt remaining in default, this sale will be and e 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 in-spection 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 JOSEPH RAYMOND DYER or a

CF SOUTHEAST, LLC, as attorney in Fact for JOSEPH RAYMOND DYER

.. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923

THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Feb6,13,20,27)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale Under and by virue of the rower of sate contained in a Security Deed given by Mike A. Youngblood to Choice Mortgage Bank, dated June 19, 2007, recorded in Deed Book 715, Page 288, Union County, Georgia Records, as last transferred to The Bank of New York Mellon Trust Company, National Association Ecompetity Known As The Bank Association Formerly Known As The Bank of New York Trust Company, National Asso-ciation, As Trustee for Chase Mortgage Finance Trust Series 2007-S6 by assignment recorded in Deed Book 829, Page 532, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIVE HUN-DRED TWENTY-NINE THOUSAND SIX HUN-DRED AND 0/100 DOLLARS (\$529,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in March, 2013, the following described property:All that tract or parcel of land ly-ing and being in Land Lots 164 and 197, 8th District. 1st Section. Union County. Georgia. containing 5.00 acres, as being shown on plat of survey entitled "Survey for Mike A. Youngblood and Julia D. Youngblood" by Kuykendall Surveying, Inc. dated Septem-ber 28, 2004 and recorded in Plat Book 52, Page 137, Union County Records which description on said plat is incorporated herein by reference. Property is subject to matters as shown on the above plat. The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on March 5, 2013. as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719). 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 Se-curity 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 in-tent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: The Bank of New York Mellon Trust Com-pany, National Association Formerly Known As The Bank of New York Trust Company, National Association, As Trustee for Chase Mortgage Finance Trust Series 2007-S6. JPMorgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, 0H 43219, to discuss possible alternatives to foreclosure, and has the authority to ne-gotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and navable) any matters which minth be and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord 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 Mike A. Youngblood or a tenant or tenants and said property is more commonly known as 4868 St Hwy 325, Blairsville, Georgia 30512-2674. The sale will be conducted subject (1) to confirma-tion 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. The Bank of New York Mellon Trust Com-nany National Association Formerly Known pany, National Association Formerly Known As The Bank of New York Trust Company, National Association, As Trustee for Chase Mortgage Finance Trust Series 2007-S6 as Attorney in Fact for Mike A. Youngblood Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/Inc 3/5/13 Our file no. 1351211-FT20

NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA.

COUNTY OF UNION. On August 16, 2002, Joseph F. Taylor executed a Security Deed to Stephens Federal Bank securing a note of even date for One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00), said security deed being recorded in Deed Book 428, Pages 566-588, Union County Records. Said secu-rity deed conveyed the property hereinather rity deed conveyed the property hereinafter

described. By virtue of the power of sale contained in said security deed to Stephens Federal In said security deed to subpliefs readral Bank, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Union County Courthouse door in Biarsville, Georgia, during the le-gal hours of sale, being 10 a.m. until 4 p.m. Eastern Time, on the first Tuesday in March. the same being March 5, 2013 the following described property:

All that tract or parcel of land lying and being in Land Lot 18, 16th District, 1st Sec-tion, Union County, Georgia containing 6.97 acres and being shown as Lots Five (5) and Nine (9) on a plat of survey by Blairsville Surveying Co., R. S. #2228, dated 6/20/95, last revised 4/21/99 and recorded in Plat Book 42, Page 244, Union County Records which description on said plat is incorporated herein 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 attached re-strictions. The property is subject to the easement to

Blue Ridge Mountain EMC recorded in Deed Book 318, Page 35, Union County Records. The property is subject to the road right of way to Union County recorded in Deed Book 177, Page 130 Union County Records. The Agreement recorded in Deed Book 322, Page 612, Union County Records.

The grantor grants to grantee a perpetual water right to the well located on Lot # 6, and the right to run and maintain the necessary water lines to the home located on Lot # 5

The debt secured by said security deed and note has been and is hereby declared due and payable because of default for non-payment as required by the note and security deed. The debt having been de-clared due and payable and remaining un-paid, and the terms in the note and security deed remaining in default this sale will be deed remaining in default, this sale will be made for the purpose of paying the prin-cipal, accrued interest and attorney's fees pursuant to the note and security deed,

blus all expenses of this sale. Said property will be sold as the property of Joseph F. Taylor and subject to outstanding ad valorem taxes and/or easements and/or restrictive covenants appearing of record, if any. The undersigned will comply with Georgia law, O.C.G.A. Section 44-14-162.2, prior to conducting the sale.

To the best knowledge and belief of the un-dersigned, equitable title to said property is now held by Joseph F. Taylor.

The entity with full authority to negotiate, amend and modify all terms of the mort-gage with the Debtor is Stephens Federal Bank, Phone Number (706) 886-2111. The undersigned will execute a deed to the purchaser at said sale as provided in the aforementioned deed to secure debt to Ste-

aforementioned deed to secure debt to Stephens Federal Bank. Dated this 25th day of January, 2013. Stephens Federal Bank, Attorney-in-fact

for Brian C. Ranck Joseph F. Taylor Sanders & Ranck, P. C. P. O. Box 1005 Toccoa, GA 30577

706-886-7533 Attorney for Stephens Federal Bank N(Feb6,13,20,27)B

NOTICE OF SALE UNDER POWER

RUTICE OF SALE UNDER FOWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR 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 Arthur Michael Moolman to Mortgage Electronic Registration Systems, Inc., dated January 10,0006 recorded in Deed Pack Ed. Bore 10,2005, recorded in Deed Book 561, Page 299, Union County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 918. by assignment recorded in Deed Book 918, Page 693, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-ONE THOUSAND TWO HUNDRED AND 0/100 DOL-LARS (\$131,200.00), 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 h the sale on the first Tuesday in March, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity 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. Wells Fargo Bank, N.A. is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge and belief of the under-signed, the party in possession of the property is Arthur Michael Moolman or a tenant or tenants and said property is more com-monly known as 6281 Autumn Hills Drive, Blairsville, Georgia 30560. 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. Wells Fargo Bank, N.A. as Attorney in Fact for Arthur Michael Moolman McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ rcf1 3/5/13 Our file no. 558713-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 51 of Union County, Georgia, and being Lot 9 of Woodland Hills Subdivision, Unit One, containing 2.30 acres, more or less s shown on a plat of survey by Blairsville Surveying Co., dated June 07, 2001, last revised September 9, 2002, and recorded in Union County Records in Plat Book 50, Page 241. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described proper-ty. MR/rcf1 3/5/13 Our file no. 558713 - FT7 N(Feb6.13.20.27)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 JERRY HINNENKAMP to UNITED COMMUNITY BANK, dated May 7, 2008, recorded May 23, 2008, in Deed Book 761, Page 682, Union County, Georgia records, as last modified by Modification of Security Deed dated by Modification of Security Deed dated May 6, 2010, recorded in Deed Book 833, Page 233, Union County, Georgia records, said Security Deed being given to secure a Note from JERRY HINNENKAMP dated May 6, 2010, in the original principal amount of Thirty Five Thousand Eight Hundred Sixty Seven and 83/100 (\$35,867.83) Dollars with interest from date at a rate per cen per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2013, the All that tract or parcel of land lying and being in the 9th District, 1st Section, Land

Lot 75, of Union County, Georgia, containing 0.807 acre more or less, and being further identified as Lot 8 of Lake Forest Subdivision, as shown on a plat of survey by Roch-ester and Associates, Inc., dated March 22, 2005, and recorded in Union County, Geor-gia records in Plat Book 55, Page 323. Said plat is incorporated into this instrument by reference hereto for a complete and ac-curate description of the above conveyed property.

property. Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above de-scribed property. The debt secured by said Security Deed

has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The determining in default altic acts will be 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 in-spection 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 JERRY HINNENKAMP or a tenant

or tenants. UNITED COMMUNITY BANK, as attorney in Fact for JERRY HINNEN-

L. Lou Allen

Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03434 N(Feb6,13,20,27)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 GER-ALD HINNENKAMP to UNITED COMMUNITY BANK, dated July 1, 2009, recorded July 2, 2009, in Deed Book 806, Page 258, Union County, Georgia records, as last modified by Modification of Security Deed dated June 30, 2010, recorded in Deed Book 838, Page 357, Union County, Georgia records, said Security Deed being given to secure a Note from GERALD HINNENKAMP dated June 30, 2010, in the original principal amount of Twenty Nine Thousand Two Hun-dred Twenty Three and 46/100 (\$29,223.46) Dollars, with interest from date at a rate pe cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2013, the

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 70, of Union County, Georgia, containing 1.151 acres, more or less, and being further identified as Lot 1 of Lake Forest Subdivision, as shown on a plat of survey by Roch-ester and Associates, Inc., dated March 17, 2005, and recorded in Union County, Georgia records in Plat Book 56, Page 28. Said plat is incorporated into this instrument by reference hereto for a complete and ac-curate description of the above conveyed property.

Subject to an easement to Blue Ridge Mountain electric Membership Corpora-tion as recorded in Union County, Georgia

records in Deed Book 567, Page 591. Subject to restrictions as recorded in Union County, Georgia records in Deed Book 582, Pages 646-652.

Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above described property. The debt secured by said Security Deed

sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY LECTOR ATTEMPTING TO COLLECT A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

Under and by virtue of the Power of Sale contained in a Security Deed given by Mary

Nix Conley aka Mary N Conley and Charles M Conley to Beneficial Mortgage Co. of Georgia., dated August 24, 2006, recorded in Deed Book 664, Page 455, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDERS

original principal amount of ONE HUNDRED EIGHTY-EIGHT THOUSAND THREE HUN-DRED EIGHTY-ONE AND 65/100 DOLLARS

(\$188,381.65), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-

fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in March, 2013, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hearby declared due

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 re-maining in default, this sale will be made for the purpose of paying the same and all

for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity 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 va-

lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accu-

rate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants,

and matters of record superior to the Se-curity Deed first set out above. Beneficial Financial I Inc., successor by merger to

Beneficial Mortgage Co. of Georgia is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-

to negotiate, amend, and modify all terms of the mortgage with the debtor is: HSBC

Consumer Lending Mortgage Serv, 961 Weigel Drive, Elmhurst, IL 60126, 800-365-6730. To the best knowledge and belief of

the undersigned, the party in possession of the property is Charles M Conley and Mary Nix Conley or a tenant or tenants and said

property is more commonly known as 91 Margie Ln, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confir-

mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the

Ioan with the holder of the security deed. Beneficial Financial I Inc., successor by merger to Beneficial Mortgage Co. of Geor-

aka Mary N Conley and Charles M Conley aka Mary N Conley and Charles M Conley McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/mc2 3/5/13 Our file no. 557013-FT8 EXHIBIT "A" All that tract or parced fel and bring and bring in the 7th

or parcel of land lying and being in the 7th District, 1st Section, Land Lot 18 and the 8th District, 1st Section, Land Lot 307, des-

ignated as Lot No 9 of Mountain Trace, con-

taining 1.23 acres, more or less, as shown on a plat of survey by William F. Rolader,

RLS 2042, and recorded in Union County Records in Plat Book 38, Page 213, said plat is incorporated herein, by reference

hereto, for a full and complete description of the above described property. Subject to restrictions as recorded in Deees. d Book

283, Page 520, Union County Records. Tax Map or Parcel ID No: 024-029-A09 MR/mc2 3/5/13 Our file no. 557013 - FT8

GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale

Contained in a Security Deed given by Jeremy S. Sisum to The Mortgage People Co., dated April 14, 2003, recorded in Deed Book 463, Page 743, Union County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 669, Page 487, Union County, Georgia

Bank, N.A. by assignment recorded in Deed Book 699, Page 487, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-THREE THOU-SAND AND 0/100 DOLLARS (\$93,000.00), with interest thereon as set forth therein, there will be odd of unblin output to the

there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia within

the legal hours of sale on the first Tuesday

in March, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERE-

TO AND MADE A PART HEREOF The debt se-cured 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 Se-

curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this

NOTICE OF SALE UNDER POWER

N(Feb6,13,20,27)B

USED FOR THAT PURPOSE.

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

N(Feb6,13,20,27)B

IN RE: Estate of Gladys Thompson Young.

All debtors and creditors of the Estate of Gladys Thompson Young, 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 30th day of January, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 N(Feb6,13,20,27)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Jeane Elliott Estes, De-

All debtors and creditors of the Estate of Jeane Elliott Estes, 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 30th day of January, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Feb6,13,20,27)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: Estate of Jean M. Carter. Deceased Estate No. 13-01 NOTICE

AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON JANUARY 10, 2013, RE-QUIRING THE FOLLOWING:

TO: Janet Marie Carter Movle This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before February 11, 2013. this Court on or before February 11, 2013. BE NOTIFIED FURTHER: 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 no-tary public or before a probate court clerk, and filing fees must be tendered with your neadings/objections. unless you qualify to 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, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 706-439-6006 N(Jan16,23,30,Feb6)B

INVITATION FOR BIDS Coosa Water Authority will accept sealed bids on the work below at Coosa Water Authority, 4707 Blue Ridge Highway, Blairsville, GA 30512, until 2 PM local time, February 19, 2013, at which time and place all bids will be publicly opened and read aloud.

Proiect Title:

- WATER METER REPLACEMENT DWSRF 11-001 COOSA WATER AUTHORITY

UNION COUNTY, GEORGIA Funding sources for this project include: Georgia Environmental Facilities Authority (GEFA) and the following requirements shall apply: Equal Employment Opportunity; the Disadvantaged Business Enterprise program; and the Davis-Bacon Act. The project consists of:

Replacing approximately 1,550 water me-ters (3/4") with new automatic read, elec-tromagnetic flow measuring meters. Meter replacement to include replacing meters. Meter box, curb stop, backflow preventer, meter and pressure reducing valve. Replacing approximately 2,000 LF of %²¹ service line. Installing and configuring a vehicle reading system. Installing and configuring meter reading coffware and reading software and billing software. Pro-viding initial set up support and one year of technical support.

The Instructions to Bidders, Form of Bid, Form of Agreement, Specifications, and Forms of Bid Bond, Performance Bond, and other contract documents may be exam-

H & H Resources, Inc

H & H Resources, Inc 108 Blue Ridge Hwy, Suite 8 Blairsville, Georgia 30512 Copies may be obtained at the office of H & H Resources, Inc., 108 Blue Ridge Hwy, Suite 8, Blairsville, Georgia 30512 upon payment of \$75.00 for each bound set and \$25.00 for a CD of the documents in *.pdf

format. No refunds will be made The Owner reserves the rights to waive any and all informalities, to reject any and all bids, and to disregard all nonconforming, nonresponsive, unbalanced or conditioned bids.

point of beginning. The remaining property and the property that is the subject of this foreclosure is more particularly shown as Parcel C-1, Par-cel C-2 and Parcel C-3 on that certain plat of survey prepared for CF Southeast LLC, prepared by Blue Ridge Mountain Survey-ing, Inc., dated August 24, 2011, J. Jason Henson, GRLS No. 3007.

The debt secured by said Security Deed has been and is hereby declared due be-cause 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Se-curity 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 in-spection 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 JOSEPH RAYMOND DYER or a enant or tenants.

CF SOUTHEAST, LLC. as attorney in Fact for JOSEPH RAYMOND DYER

L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM190-00017

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. (Feb6,13,20,27)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of Power of Sale contained in Deed to Secure Debt ('Security Deed") from FRED S. ROBERTS ('Grantor") to BETTY JO ALLBRITTON ('Grantee"), dated November 30, 2006, recorded December 11, 2006, in Deed Book 681, Page 266, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of One Hundred Twenty Six Thousand Two Hundred Fifty Dollars and Zero Cents (\$126,250.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union

N(Feb6,13,20,27)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUPPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Geraldine J. Walker to Washington Mutual Bank, A Federal Association, dated Januarv 27, 2007, recorded in Deed Book 691, Page 45, Union County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assigned black, National Association by assigned the corded in Deed Book 910, Page 152, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THOUSAND AND 0/100 DOLLARS (\$200,000,00), with interset thereon as set (\$200,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County. Georgia within the legal hours of sale on the first Tuesday in March, 2013, the following described property:Lying and being located in the unincorporated area, County of Union, State of Georgia; all that certain parcel or tract of land known as: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lots 90 & 91 of Union County, Georgia, con & 91 of Union County, Georgia, contain-ing 0.22 acre, more or less, and being Lot 6 as shown on a plat of survey by Bruce Hunt, County Surveyor, dated June 1973 and recorded in Union County Records in Plat Book C, Page 185. Said plat is incor-porated herein by reference hereto, for a full and 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 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 Se-curity 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). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: JP-Morgan Chase Bank, National Association. JPMorgan Chase Bank, National Associa-tion can be contacted at 866-582-5208 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned the party in possession out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Geraldine J. Walker or a tenant or tenants and said property is more commonly known as 42 Twisted Pine Ln, 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 confirma-tion and audit of the status of the loan with the holder of the security deed. JPMoraan the holder of the security deed. JPMorgan Chase Bank, National Association as Attor-ney in Fact for Geraldine J. Walker Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/rat 3/5/13 Our file no. 1394812-FT20 eb6,13,20,27)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR 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 Dana Wooten and Michael L Wooten to Mort-gage Electronic Registration Systems, Inc., dated October 26, 2007, recorded in Deed Book 734, Page 528, Union County, Georgia Records, as last transferred to Green Tree Servicing LLC by assignment recorded in Deed Book 924, Page 688, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-SIX THOUSAND AND 0/100 DOLLARS (\$266,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County. Georgia within the legal hours of sale on the first Tuesday in March, 2013, the fol-lowing 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 campan other paccible success 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity 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 va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters 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 Se-curity Deed first set out above. Green Tree Servicing LLC is the holder of the Note and Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Green Tree Servicing, LLC, 4250 North Freeway, Fort Worth, TX 76137, the debtor 877-816-9125. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Dana Wooten and Michael L Wooten or a tenant or tenants and said property is more commonly known as 436 Canal Lake 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 au-dit of the status of the loan with the holder of the security deed. Green Tree Servicing LLC as Attorney in Fact for Dana Wooten and Michael L Wooten McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/kgo 3/5/13 Our file no. 566413-FT17 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 242, of Union County, Georgia, contain-ing 0.308 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. dated December 12, 2000 and recorded in Union County Records in Plat Book 47, Page 54, said plat is incorporated herein, by reference hereto for a full and complete de-scription of the above described property. Tax ID Number 070B-040 Being the same property converged to Michael L Wooth property conveyed to Michael L. Wooten and Dana Wooten by deed from Jane Woo-ten recorded 04/22/2004 in Deed Book 521 Page 546, in the Office of the Clerk of the Superior Court of Union County, Georgia. Note: For street numbering purposes known as 978 Canal Lake Road, Blairsville, GA MR/ kgo 3/5/13 Our file no. 566413 - FT17

has been and is hereby declared due be-cause 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 GERALD HINNENKAMP or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for GERALD HINNEN-KAMP

L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03435 N(Feb6,13,20,27)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 GEORGE R. SMOAK to UNITED COMMUNITY BANK, dated September 6, 2002, recorded Sep dated September 6, 2002, recorded Sep-tember 16, 2002, in Deed Book 432, Page 92, Union County, Georgia records, as last modified by Modification of Security Deed dated December 17, 2010, recorded in Deed Book 854, Page 740, Union County, Georgia records, said Security Deed being given to secure a Note from GEORGE R. SMOAK dated December 17, 2010, in the original principal amount of two Hundred Forty Einbt Thouamount of Two Hundred Forty Eight Thou-sand Fifty Eight and 74/100 (\$248,058.74) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2013, the

All that tract or parcel of land lying and being in Land Lot 157, 9th District, 1st Section, Union County, Georgia, containing 52.901 acres, as shown on a plat of sur-vey by Rochester & Associates, RS #2894, dated Al/Mo1 revised 9/5/02 and recorded dated 4/4/01, revised 9/5/02 and recorded in Plat Book 50, Page 227, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof. Also conveyed herein is a 30 feet easement

for ingress, egress and utilities as recorded in an Easement Deed dated 8/13/02 and recorded in Deed Book 428, Page 90, Union County records.

LESS AND EXCEPT: All that tract or parce of land lying and being in Land Lot 157, 9th District, 1st Section, Union County Georgia, and being Tract "B" containing 2.053 acres, as shown on a plat of survey by Land Tech Services, Inc., dated August 7, 2002, as recorded in Plat Book 50, Page 189, Union County records, which description is incorporated herein by reference and made

a part hereof. The debt secured by said Security Deed has been and is hereby declared due be-cause 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 GEORGE R. SMOAK or a tenant or tenants

UNITED COMMUNITY BANK, as attorney in Fact for GEORGE R. SMOAK L. Lou Allen Stites & Harbison, PLLC

untain Street, S Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03444

N(Feb6.13.20.27)B

STATE OF GEORGIA **COUNTY OF UNION**

COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the Power of Sale contained in a Security Deed given by Kathy K. Minter to Citifinancial Services, Inc, dat-ed May 13, 2008, recorded on May 15, 2008 in Deed Book 760, Page 650, Union County, Georgia Records, said Security Deed having been last sold, assigned, transferred and conveyed to CitiFinancial Services, Inc., the secured creditor. by Assignment conversecured creditor, by Assignment convey-ing the after-described property to secure a Note in the original principal amount of One Hundred Forty-Two Thousand Three Hundred Eighty-Two and 61/100 DOLLARS (\$142,382,61), with interest thereon as set forth therein, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebt. declared the entire amount of said indebt-

given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing 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. Wells Fargo Bank, N.A. is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162 The entity that has full authority 14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Jere-my S. Sisum or a tenant or tenants and said property is more commonly known as 4600 Kinnersley 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 bolder of the security of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Jeremy S. Sisum McCalla Raymer, LLC 1544 OId Alabama Road Roswell, Geor-gia 30076 www.foreclosurehotline.net MR/ stm 3/5/13 Our file no. 568913-FT7 EXHIBIT "A" All that tract or parcel of land lying and "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 115 of Union County, Georgia, containing 2.125 acres, more or less and being Tract One (1) as shown on a plat of sur-vey by Tamrok Associates, Inc., RS #2599, dated 7/21/95 and recorded in Plat Book 34 page 119 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the powerline The property is subject to the powerline easement as shown on said plat. Also conveyed herewith is a 20 foot wide driveway easement as shown on said plat. MR/stm 3/5/13 Our file no. 568913 - FT7

N(Feb6,13,20,27)B STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Keith P. Foster, Jr. to Mortgage Electronic Registration Systems, Inc. as nominee for Heritage Lending & Invest-ments, LLC in the original principal amount of \$180,000.00 dated 04/22/2005, and re-corded in Deed Book 579, page 27, Union County records, said Security Deed being last transferred and assigned to U.S. Bank, National Association in Deed Book 926, page 84, Union County records, the undersigned will sell at public outcry to the high-est bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of March, 2013 by U.S. Bank National Association aka U.S. Bank, N.A, as Attorney-in-Fact for Keith P. Foster, Jr. the following described prop-

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 164 of Union County, Georgia, containing 2.7 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 14, 2000 and recorded in Union County Records in Plat Book 46, Page 195. Said plat is incorporated herein by ref-erence hereto for a full and complete de-scription of the above described property. Property known as: 3313 Nottely Dam Rd, Blairsville, GA 30512

The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the pay-ment of the indebtedness secured thereby, this sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having

been given as provided by law). The property will be sold as the property of Keith P. Foster, Jr. subject to the following: all prior restrictive covenants, easements, rights-of-way or encumbrances;
all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstand-ing ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above.

ILS Bank National Association aka ILS Bank, N.A holds the Note and referenced Security Deed and services the loan on behalf of Federal Home Loan Mortgage Cor-poration, the current owner of your loan. Pursuant to 0.C.G.A. Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned is U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301 PH: 800-365-7772 Pursuant to 0.C.G.A Section 44-14-162.2,

nothing contained in this Notice of Sale shall obligate any entity to negotiate, amend, or modify said indebtedness. To the best of the undersigned's knowledge and belief, the party in possession is Keith P. Foster, Jr..

U.S. Bank National Association aka U.S. Bank, N.A, as Attorney-in-fact for Keith P. Foster, Jr.

This law firm is acting as a debt collector attempting to collect a debt, any informa-tion obtained will be used for that purpose.

Pendergast & Associates, P.C. 115 Perimeter Center Place South Terraces, Suite 1000 Atlanta, GA 30346 Phone - 770-392-0398 Toll Free - 866-999-7088 www.penderlaw.com Our File No. 12-53030-1 N(Feb6,13,20,27)B

Each bidder must deposit with his bid, se-curity in the amount of 5% and subject to the conditions provided in Section 00200 "Instructions to Bidders." All bids will remain subject to acceptance

for 60 days after the actual date of the opening thereof. Coosa Water Authority P.O. Box 804

Blairsville, GA 30514

N(Jan23, Feb6, eow)

NOTICE GEORGIA, UNION COUNTY PROBATE COURT Warren E. Randall has petitioned to be warren E. Kandall nas petitioned to be appointed Administrator(s) of the estate of Barbara Lee Randall, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said nettion should not be An interested parties are interely 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 March 4, 2013. All locatized believer with a size of before 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 Street, Suite 8 Blairsville, GA 30512

706-439-6066

the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2013, the following described real property to wit: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 79 of Union County, Georgia, and being Lot 1 of Chestnut Ridge subdivision, con-taining 2.16 acres, more or less, as shown on a plat of survey by Tim Cable Survey-ing, dated March 25, 1994 and recorded in Union County Records in Plat Book 31, Page 104. Said plat is incorporated herein, by ref-erence hereto, for a full and complete deerence hereto, for a full and complete de-Property Address: 3650 Chestnut Ridge Rd. Blairsville, GA 30512

Blairsville, GA 30512 The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' fees hav-

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 dispagame, any matters which might be dis-closed by an accurate survey and inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of Grant-ee, the above described property is in the possession of FRED S. ROBERTS, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. Betty Jo Albritton As Attorney in Fact for Fred S. Roberts

N(Feb6.13.20.27)B

NOTICE OF SALE UNDER POWER

THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR 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 Jonathan Curtis Corn and Stacey M. Corn to Mortgage Electronic Registration Systems, Inc., as nominee for Appalachian Com-munity Bank, its successors and assigns, dated May 18, 2001, recorded in Deed Book 375, Page 376, Union County, Georgia Re-cords, as last transferred to Chase Home Cords, as last transferred to Chase Home Finance, LLC by assignment recorded in Deed Book 844, Page 594, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-FOUR THOUSAND SIX HUNDRED AND 0/100 DOL-LABS (\$56 600 00) with interset thereon as LARS (\$54,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in March, 2013, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed the debt refore the courthouse door of Union County. in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity 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 mat-ters 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. JPMorgan Chase Bank, National Association suc-Chase Baink, waturian Association suc-cessor by merger to Chase Home Finance LLC is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Asso-15: JFMOTGAN CHASE Bank, Maturial Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939. To the best knowledge and belief of the undersigned, the party in possession of the property is Curtis Corn and Stacey Corn or a tenant or ten-ter the state of t ants and said property is more commonly known as 888 Hams Old Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC as Attorney in Fact for Jonathan Curtis Corn and Stacey M. Corn McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/tvl 3/5/13 Our file no. 51176604-FT18 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lots 91 & 92, 10th District, 1st Sec-tion, Union County, Georgia, containing 2.71 acres, more or less, as depicted in the plat of survey prepared for Curtis and Stacey Corn by Robert J. Breedlove, RLS #2228, dated 9/23/99, and recorded in Plat Book 45 page 241, Union County records, and said plat is incorporated herein by reference for a more complete description of the above property. Subject to the ease-ment deed between Dennis W. Garrett and the United States of America dated 1/7/82 and recorded in Deed Book 120 page 350, corrected in Deed Book 122 page 331 Union County records. Subject to mineral rights reserved by previous grantor. MR/tvl 3/5/13 Our file no. 51176604 - FT18 N(Feb6.13.20.27)B

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NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by John P Pocius III to Chase Manhattan Mortgage Corporation dated 11/27/1996 and recorded in Deed Book 259 Page 33, UNION County, Georgia records: as last transferred to JPMorgan Chase Bank, National Association, convey-ing the after-described property to secure a Note in the original principal amount of \$ 59,150.00, with interest at the rate speci-fied therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on March 05, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the followsaid

ing described property: All that tract or parcel of land lying and being in Land Lot 68, 9th District, 1st Section of Union County, Georgia, containing 1.676 acres as shown on a plat of survey by B. Keith Rochester & Associates, Inc., RS 2653, dated 11/20/96 and recorded in Plat

2653, dated 11/20/96 and recorded in Plat Book 36 page 230 Union County records which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the pow-erline easement as shown on said plat. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be 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 5294 Rocky Top Road, Blairsville, GA 30512 to-gether 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): John P Pocius III or tenant or

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 pursuant to es-tablished middling

tablished guidelines. 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 (includ-ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sew-age 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 9-13regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure 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 John P Pocius III

P Pocius III Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-69446A N(Feb6.13.20.27)B

declared the entire annount of salu medi-edness due and payable and, pursuant to the power of sale contained in said Deed, will on March 5, 2013 during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 247 of Union County, Georgia, contain-ing 1.093 Acres, more or less, and being Lot 13 of Jewell Masons Overlook Subdivision, as shown on a plat of survey by Roches-ter and Associates, Inc., dated January 9, 1997 and recorded in Union County re-cords in Plat Book 39, Page 100. Said plat is incorporated herein, by reference hereto, for a difference in the description of the sector. for a full and complete description of the above described property. Being the same fee simple property conveyed by Warranty Deed from Marshall Woodcock to Kathy K. Minter, dated 06/26/1997 recorded on 06/28/1997 in Book 273, Page 335 in Union County Records, State of GA.

Said property is known as 792 W and B Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a party of said property, if any.

Said property will be sold as the property of Kathy K. Minter, the property, to the best information, knowledge and belief of the undersigned, being presently in the pos-session of Kathy K. Minter or a tenant or tenants. Said property will be sold sub-ject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemp-tion of any taying authority any matters tion of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1,

which allows for certain procedures re-garding 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 of the audit of the status of

confirmation of the audit of the status of the loan as provided immediately above. The debt secured by said Security Deed has been and is hereby declared due be-cause 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 re-maining in default, this sale will be made for the purpose of naving the same and all for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, including, without limitation, attorneys' fees. Notice has been given of intention to collect attorneys' fees and other charges in accordance with the terms of the Note secured by eaid Deed

and other charges in accordance with the terms of the Note secured by said Deed. The balance, if any, will be distributed as provided by law. Pursuant to 0.C.G.A. 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend, or modify all terms of the above-described mortgage on behalf of the secured creditor, CitiFinancial Services. Inc.. is as follows: CitiFinancial Services, Inc., is as follows: CitiFinancial North America, Attention: Foreclosure Department, 1111 Northpoint, Suite 100 Bidg 4, Coppell, TX 75019, 888-491-8970. The foregoing notwithstand-ing, nothing in 0.6.C.A. 44-14-162.2 shall require the secured creditor to negotiate require the secured creditor to negotiate amend or modify the terms of the mortgage instrument.

CitiFinancial Services, Inc. as Attorney in Fact for Kathy K. Minter MorrislHardwicklSchneider, LLC MORTISHAROWICKISCHNEIDER, LLC 1301 Hightower Trail, Suite 305 Sandy Springs, Georgia 30350 http://foreclosure.closingsource.net THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE USED FOR THAT PURPOSE.

N(Feb6,13,20,27)B