North Georgia News

Legal Notices for March 13, 2013 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, NOTICE OF SALE UNDER POWER, UNION COUNTY NOTICE OF SALE UNDER POWER

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: Estate of Carolyn Elizabeth Holland, Estate No. 13-36 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE Angie M. Holland has petition to be ap-pointed Administrator(s) of the estate of Carolyn Elizabeth Holland, deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before April 8, 2013. All pleadings/objections must be signed un-der oath 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 filling 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 with-

out a hearing.
Dwain Brackett, Probate Judge
By: Kristin Stanley,
Probate/Deputy Clerk
65 Courthouse Street, Suite 8
Blairsville, GA 30512
706_439_6006 706-439-6006

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Because of default in the payment of the indebtedness, secured by a Security Deed executed by Ronna L. McFadden and Wil-liam E. McFadden to Mortgage Electronic Registration Systems, Inc. as nominee for Southern Highlands Mortgage, LLC, its suc-cessors and assigns dated January 10, 2007 in the amount of \$159,900.00, and recorded in Deed Book 686, Page 142, Union County, Georgia Records; as last transferred to Branch Banking and Trust Company by as-signment; the undersigned, Branch Banking and Trust Company pursuant to said deed

and the note thereby secured, has de-clared the entire amount of said indebted-ness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in April, 2013 , during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit: TRACT 1: All that tract or parcel of land lying and being in Land Lot 263, 9th District, 1st Section, Union County, Georgia, containing 1.24 acres, as shown on a plat of survey by Tamrok Engineering, Inc., Tommy J. Phillips, RS #1626, dated 7/12/91 and recorded in Plat Book Z Page 29 Union County Records, which description on said plat is hereby incorporated by reference and made a part All that tract or parcel of land lying and being in Land Lot 263, 9th District, 1st Section, Union County, Georgia, containing 1.0 acre, being described as follows: Beginning at the

point joining the NW corner of the Katsch Property, the NE corner of the Heaton Property, and the SW corner of the said property, thence N 3 00 E 118.0 feet to an iron pin; thence E 331.0 feet to an iron pin, thence S 33 30 E; thence S 14 00 E; thence S 4 15 W along Dyer Circle to an iron pin; thence S 89 30 W; thence S 86 30 W 75.0 feet; thence N 79 00 W 87: thence S 89 15 W 87.0 feet to the Point of Beginning. A plat of descrip-tion of the property is recorded in the Union County Records in Plat Book 11 Page 231, recorded 12/27/78 and is also shown on the warranty deed from Gertrude K Dyer to Ray H. Sales and Joann O. Sales dated 2/1/91. recorded in Deed Book 182 Page 462 Union All of the above property is further shown on a plat of survey by Tamrok Engineer-ing, Inc., RS #1626, dated 7/12/91, a copy

which has the property address of 691 Newton Circle, Blairsville, Georgia., together with all fixtures and other personal property conveved by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) to 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. Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Secu-

rity Deed and the note thereby secured in

accordance with O.C.G.A. Section 44-14-162.2(a).

Said property will be sold as the property of

Ronna L. McFadden and William E. McFadden and the proceeds of said sale will be ap-

a deed to the purchaser as provided in the

easement for the use of the roads for in-

gress and egress to the above described

aforementioned Security Deed.
Branch Banking and Trust Company Attorney in Fact for Ronna L. McFadden and William E. McFad-den McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News Publication Dates: 03-06-2013, 03-13-2013, 03-20-2013, 03-27-2013 File No. 12-05988 /FHLMC/mtucker THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-

run in Furruse.

Under and by virtue of the Power of Sale contained in a Security Deed given by Larry Nix Harkins to First Charter Bank, dated December 20, 2007, recorded in Deed Book 742, Page 168, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHT HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS (\$880,000.00), 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 April, 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 re-

maining in default, this sale will be made

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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. Fifth Third Mortgage Company sbm First Charter Bank 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 14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fifth Third Bank, 5001 Kingsley Drive, MD 1M0B-BW, Cincinnati, OH 45227, 800-375-1745opt3. To the best knowledge and belief of the undersigned, the party in possession of the property is Larry Nix Harkins or a tenant or tenants and said property is more com-monly known as 4203 Liberty Church 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 confirma-tion and audit of the status of the loan with the holder of the security deed. Fifth Third Mortgage Company sbm First Charter Bank as Attorney in Fact for Larry Nix Harkins McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/rla 4/2/13 Our file no. 591313-FT17 EXHIBIT "A" All that tract or

County, Georgia, containing 3.905 acres and being Tract Two (2) as shown on a plat of survey by Rochester and Associates, Inc., RS No. 2349, dated 03.02.05 and recorded in

Plat Book 56, Page 24, Union County, Geor-gia records, which recorded plat is incorpo-

rated herein by this reference and made a part of this description. Said property being known as 4203 Liberty Church Road ac-

cording to the present system of numbering property in Union County, Georgia. Grantor grants access for ingress and egress along

or about the 30 foot proposed easement

across Tracts 1A and 1B as shown on the above referenced plat serving Tract 2. MR/ rla 4/2/13 Our file no. 591313 - FT17 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 John D Ryan and Barbara A Ryan to Countrywide Bank, FSB, dated April 18, 2008, recorded in Deed Book 764, Page 226, Union County, Georgia Records, as last transferred to Nationstar Mortgage, LLC by assignment recorded in Deed Book 920, Page 65, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUN-DRED EIGHTY-NINE THOUSAND THREE HUN-DRED AND 0/100 DOLLARS (\$189,300.00), with interest thereon as set forth therein, 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

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 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). 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 re-cord superior to the Security Deed first set out above. Nationstar Mortgage, 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: Nation-Star Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is John D Ryan and Barbara A Ryan or a tenant or tenants and said property is more commonly known as 2530 Forest Ridge Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the IJ.S. Bankruntcy Code and (2) to 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. Nationstar Mortgage, LLC as Attorney in Fact for John D Ryan and Barbara A Ryan McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/mtj 4/2/13 Our file no. 525713-FT15 EXHIBIT "A" All that certain or parcel of land lying and being in the 10th District, 1st Section, Land Lot 47 of Union County, Georgia, containing 0.51 acres, more or less, and being Lot 3 and containing 0.55 acres, more or less, and being Lot 4 of the Forest Ridge Subdivision, as shown on a plat of survey by Tim Cable Surveying, and recorded in Union County Records in Plat Book 31, Page 215, said plat is incorporated herein, by reference thereto, for a full and complete description of the above described property. MR/mtj 4/2/13 Our file no. 525713 - FT15

scription 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-The property is subject to the easement to Blue Ridge Mountain EMC recorded in Deed Book 318, Page 35, Union County Records.

N(Mar6,13,20,27)B

described.

IN SECURITY DEED STATE OF GEORGIA

COUNTY OF UNION.

NOTICE OF SALE UNDER POWER

On August 16, 2002, Joseph F. Taylor ex-ecuted 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 hereinafter

By virtue of the power of sale contained in said security deed to Stephens Federal

Bank, there will be sold by the undersigned

at public outcry to the highest bidder for cash, before the Union County Courthouse

door in Blairsville. Georgia, during the legal hours of sale, being 10 a.m. until 4 p.m. Eastern Time, on the first Tuesday in April,

the same being April 2, 2013 the following described property: All that tract or parcel of land lying and be-

ing in Land Lot 18, 16th District, 1st Section, 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 de-

The property is subject to the road right of way to Union County recorded in Deed Book 177, Page 130 Union County Records. The 177, Fage 130 minif county records. The property is subject to the Joint Roadway 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 nec-essary water lines to the home located on Lot # 5. 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 declared due and payable and remaining unnaid and the terms in the note and security. paid, and the terms in the note and security 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, plus 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, 0.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 mortgage 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 Stephens Federal Bank. Dated this 22nd day of February, 2013. Stephens Federal Bank, Attorney-in-fact for Joseph F. Taylor Sanders & Ranck, P. C. P. O. Box 1005 Toccoa. GA 30577 706-886-7533 Attorney for Stephens Federal Bank

ROTHLE OF SALE UNDER FOWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSES. FOR THAT PURPOSE.

FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Austin Beer and Holly Beer to Mortgage Electronic Registration System inc, as nominee for Group One Mortgage, its successors and assigns, dated July 23, 2009, recorded in Deed Book 808, Page 315, Union County, Georgia Records, as last transferred to JP-Morran Chase Bank, National Association Morgan Chase Bank, National Association by assignment recorded in Deed Book 919, Page 201, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00), 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 April, 2013, the following described property:All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 12 of Union County, Georgia, and being Lot 6 of Coosa Creek Acres Subdivision, containing 0.86 acres, more or less, as shown on a plat of survey by North Georgia Land Surveyors, of survey by North Georgia Land Surveyors, dated October, 1981 and recorded in Union County, Georgia Records in Plat Book L, Page 232. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as

provided in Security Deed and by law, in-

cluding attorney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Associa-tion 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: Federal National Mortgage Association ("Fannie Mae"). »JPMorgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 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 payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Austin Beer and Holly Beer or a tenant or tenants and said property is more commonly known as 215 Rachel 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 confirma-tion and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association as Attorney in Fact for Austin Beer and Holly Beer Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/ef2 4/2/13 Our file no. 1790312-FT20 N(Mar6,13,20,27)B **NOTICE OF SALE UNDER POWER**

ROTICE OF SALE UNDER FOWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
THAT DUPPOCE FOR THAT PURPOSE. FOR THAI PURPUSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Donald W
Pilcher and David M Monbeck to Mortgage
Electronic Registration Systems, Inc., dated
March 7, 2007, recorded in Deed Book 696, of same being attached to Exectors Deed recorded in Book 686, Page 137. Also conveyed is a non-exclusive perpetual Page 403, Union County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 909, Page 32, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND AND 0/100 DOLLARS (\$128,000.00), with interest there-on as set forth therein, there will be sold at on as set forth therein, there will be sold as 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 April, 2013, the following described property: SEE EXHIBIT "A" AT-TACHED 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 remaining in default, this sale will be made for the pur pose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been

given). Said property will be sold subject to

any outstanding ad valorem taxes (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, replied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute strictions, covenants, and matters of record superior to the Security Deed first set out above. M&T Bank 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: M&T Bank, P.O. Box 1288, Buffalo, NY 14240, 800-724-1633. To the best knowledge and belief of the undersigned. in possession of the proper Donald W Pilcher and David M Monbeck or a tenant or tenants and said property is more commonly known as 5270 Acorn 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 confirmation and audit of the status of the loan with the holder of the security deed. M&T Bank as Attorney in Fact for Donald W Pilcher and David M Monbeck McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/sju 4/2/13 Our file no. 51154512-FT15 EXHIBIT "A" All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 131, 132 & 147 of Union County, Georgia, containing 1.86 acres, more or less, and being more particularly described as follows: Beginning at the land lot corners common to Land Lots 131, 132, 146 & 147; thence S O Degrees 51 Minutes W 50 Feet; thence N 72 Degrees 18 Minutes W 169.7 feet to the centerline of a road; thence following the centerline of the road Nine (9) courses and distances, N 24 Degrees 58 Minutes W 150.3 feet, N 68 Degrees 37 Minutes E 72.5 feet, S 58 Degrees 07 Minutes E 81.1 feet, S 70 Degrees 48 Minutes E 83.3 feet, N 86 Degrees 16 Minutes E 107.9 feet, N 77 Degrees 44 Minutes E 107.9 feet, N 77 Degrees 14 Minutes E 60.3 feet N 94 feet N 94 feet N 95 feet N N 77 Degrees 14 Minutes E 92.4 feet. N 84 Degrees 26 Minutes E 52 feet, S 84 Degrees 00 Minutes E 100 feet, S 66 Degrees 46 Minutes E 219.5 feet; thence S 30 Degrees 22

Minutes E 30 feet to an iron pin: thence S

89 Degrees 38 Minutes W 555.0 feet to the

begrees so minutes in 3000 point of beginning. Property is conveyed subject to road right of way of the aforementioned road. MR/sju 4/2/13 Our file no.

GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-

LECTOR ATTEMPTING TO COLLECT A DEBT

ANY INFORMATION OBTAINED WILL BE USED

Under and by virtue of the Power of Sale

contained in a Security Deed given by Lindsey A. Squire and Kyle R. Squire to Mort-

sey A. Squire and Kyle R. Squire to Mort-gage Electronic Registration Systems, Inc., dated October 11, 2006, recorded in Deed Book 672, Page 227, Union County, Geor-gia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 897, Page 410, Union County, Georgia Records, conveying the after-described property to secure 3 Note in the

described property to secure a Note in the

NOTICE OF SALE UNDER POWER

FOR THAT PURPOSE

original principal amount of ONE HUNDRED FIFTY-FIVE THOUSAND AND 0/100 DOLLARS (\$155,000.00), 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 April, 2013, the following described property: SEE EXHIBIT "A" AT-TACHED 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 remaining in

default, this sale will be made for the pur-

pose of paying the same and all expenses of this sale, as provided in Security Deed and

by law, including attorney's fees (notice of

intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-

ing taxes which are a lien, but not vet 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 undersigned, the party in possession of the property is Lindsey A. Squire and Kyle R. Squire or a tenant or tenants and said property is more commonly known as 3995 Souther Forest, 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. Wells Fargo Bank, N.A. as Attorney in Fact for Lindsey A. Squire and Kyle R. Squire McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/sc1 4/2/13 Our file no. 51216912-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 98 of Union County, Georgia, and being Lot 36 of Souther Mill Estates Subdivision, containing 1.133 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 2, 1995 and last revised January 13, 2004, and recorded in Union County Records in Plat Book 55, Page 136. Said plat is incorporated herein, in April, 2013, the following described prop-erty: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt seby reference hereto, for a full and complete description of the above described property.

Also conveyed is a non-exclusive perpetual

> ISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONPOINT, A DIV. OF FFFC, AN OP. SUB. OF MLB&T CO., FSB, dated February 6, 2007, recorded February 12, 2007, in Deed Book 691, Page 218, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Seven Thousand Five Hundred and 00/100 dollars (\$67,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to U.S. BANK, NATIONAL ASSOCIA-TION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, secured creditor, 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 April, 2013, all

property described in said Security Deed

easement for the use of the subdivision roads for ingress and egress to the above described property. MR/sc1 4/2/13 Our file no. 51216912 - FT7

GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in

that certain Security Deed from MICHAEL J. WHITE to MORTGAGE ELECTRONIC REG-

NOTICE OF SALE UNDER POWER

including but not limited to the following described property:
THE FOLLOWING PROPERTY TO-WIT: 3.2
ACRES LOCATED IN LAND LOT 238, 11TH.
DISTRICT, 1ST. SECTION UNION COUNTY, GEORGIA, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH I INF OF LAND LOT 238; SAID POINT BEING LO-CATED 955 FEET WEST OF THE SOUTHEAST CORNER OF SAID LAND LOT AS MEASURED ALONG SOUTH LINE OF SAID LAND LOT; THENCE NORTH 02 DEGREES 14 MINUTES EAST, 360 FEET TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTE EAST, 240 FEET TO A POINT; THENCE NORTH 02 DEGREES 14 MIN-UTES EAST, 129.1 FEET TO A POINT; THENCE NORTH 57 DEGREES 21 MINUTES WEST, 358.1 FEET TO A POINT LOCATED IN THE CENTER OF A STREAM; THENCE SOUTHWESTERLY FOLLOWING THE CENTER LINE OF SAID STREAM 683 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LAND LOT 238; THENCE SOUTH 86 DEGREES OO MINUTES EAST, 198.6 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT 1.2 acres of the above

described property heretofore conveyed from Daniel H. Woody and Mary Kathy

Woody to Kenneth L. Carlisle by that certain

Warranty Deed dated January 6, 1995 and recorded in Deed Book 227, Page 314 in the

office of the Clerk of Superior Court of Union

corded reference is hereby made for more

County, Georgia to which said deed and re

complete boundaries and description.

LESS AND EXCEPT 0.96 acre of the above described property heretofore conveyed from Mary Kathy Woody, individually and Mary Kathy Woody, Candi Woody Turner and Randy Woody as the sole surviving heirs of Daniel H. Woody to Timothy L. Carlisle by that certain Warranty Deed dated No-vember 6, 2006 and recorded in Deed Book 681. Page 535 in the office of the Clerk of Superior Court of Union County, Georgia to which said deed and recorded reference is hereby made for more complete boundaries and déscription. FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 079-029A; SOURCE OF TITLE IS BOOK Said legal description being controlling however the property is more commonly known as 12006 TRITT RD, SUCHES, GA The indebtedness secured by said Security Deed has been and is hereby declared due

because of default under the terms of said

Security Deed and Note, including but not limited to the nonpayment of the indebted-

ness as and when due. The indeptedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" basaid property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may

affect the title: any outstanding ad valorem

taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing author-ity; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MICHAEL J. WHITE, or tenants(s).

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 of the loan with the holder of the Security The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-274, Plano, TX 75024, Telephone Number: 800-720-3758 for and on behalf of the secured creditor.

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASST-BACKED CERTIFICATES, SERIES 2007-1 as Attorney in Fact for The entity having full authority to negoti-

BA 30092 Telephone Number: (877) 813-0992 Case No. BAC-12-02291-0004 Ad Run Dates 03/05/2013, 03/12/2013, 03/19/2013, 03/26/2013 www.rubinlublin.com/property-listings.php

as Attorney in Fact for MICHAEL J. WHITE THE BELOW LAW FIRM MAY BE HELD TO

BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners,

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 J.
Larry Turner and Karen Turner to Mortgage
Electronic Registration System as nominee
for United Community Mortgage Services,
Inc. its successors and assigns, dated June
2, 2008, recorded in Deed Book 763, Page
453, Union County, Georgia Records, con-

453, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SEVENTEEN THOUSAND AND 0/100 DOLLARS (\$417,000.00), 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 April, 2013, the following described property: All that tract or parcel of land lying and be-ing in Land Lot 237, 9th District, 1st Secing in Lantu Curzy, yan Ustrict, 1st Sec-tion, Union County, Georgia, containing 2.00 acres and being shown on a plat of survey by Blairsville Surveying Co., RS #2228, dated July 2, 2006, filed and recorded in Plat Book 58, page 228, Union County Records. Said plat is incorporated herein, by reference hereto, for a full and complete descrip-tion of the above described property. Said property is subject to the road easement as shown on the above referenced plat. Said property is subject to all easements, restrictions and rights of way as shown on the above referenced plat. 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 sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation 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: Federal National Mortgage Associa-tion ("Fannie Mae"). »GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation can be contacted at 800-850-4622x2365442 or by vriting to Two Ravinia Dr. Suite 500, Atlanta, 6A 30346, 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 (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, 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 J. Larry Turner and Karen Turner or a tenant or tenants and said prop-erty is more commonly known as 1492 Ledford 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. Ocwen Loan Servicing, LLC as Attorney in Fact for J. Larry Turner and Karen Turner Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/tg5 4/2/13 Our file no. 1109313-FT1

in the original principal amount of Four-Hundred Forty Seven Thousand and 00/100 Dollars (\$447,000.00), with interest thereon as provided for therein. Said Security Deed will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, 0000described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY-

ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 311 OF UNION COUNTY,

GEORGIA, AND BEING LOT 1 CONTAINING

1.10 ACRES, MORE OR LESS AND LOT 2 CONTAINING 1.21 ACRES, MORE OR LESS, OF NOTLA WOODS SUBDIVISION, AS SHOWN

ON A PLAT SURVEY BY ROCHESTER & ASSO-CIATES, INC., DATED MAY 11, 1989, REVISED

JUNE 19, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK X, PAGE 96. SAID PLAT IS INCORPORATED

HEREIN, BY REFERENCE HERETO, FOR A

FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

ALSO CONVEYED IS A NON-EXCLUSIVE PER-

PETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND

EGRESS TO THE ABOVE DESCRIBED PROP-

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in

a Security Deed (hereinafter, "Security Deed") from Wallace G. and Marion W. Loftis to United Community Banks, Inc. dba United

Community Mortgage Services dated December 18, 2009, recorded December 28, 2009 in Deed Book 822, Page 173, Union County, Georgia Records, as last trans-

ferred to Generation Mortgage Company by that certain Assignment, recorded February 1, 2010 in Deed Book 824, Page 769, afore-

said records, said Security Deed having been given to secure a Note of even date

1217 Blue Ridge Hwy, Blairsville, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness emaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees, and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants,

easements, rights-of-way, and any other matters of record superior to said Security Deed. To the best knowledge and belief of

the undersigned, the party(ies) in possession of the property Wallace G. and Marion W. Loftis or tenant(s).

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

Notice has been given of intention to col-

lect attorneys' fees in accordance with the terms of the Note secured by said Security

Deed. The law firm listed below is acting as a debt collector. Any information obtained will be used for that purpose.

Said property will be sold as the property of Wallace G. and Marion W. Loftis and the proceeds of said sale will be applied to the payment of said indebtedness, the expenses of said sale, all as provided in the Security Agreement, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Generation Mortgage Company, as Attorney-in-Fact for, Wallace G. and Marion W. Loftis. The entity having full authority to negotiate. amend, or modify all terms of the loan (al-though not required by law to do so) is: Lender Contact: Generation Mortgage Company, Loss Mit Department Lender Address: 3 Piedmont Center, 3565 Piedmont Road NE. Suite 300. Atlanta. GA Telephone Number: 866-733-6092 Attorney Contact: Dickenson Gilroy LLC, 3780 Mansell Road, Suite 140, Alpharetta, Georgia 30022 Telephone Number: (678)

DG File No. LIT-2011-00966 THE ABOVE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED

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 & Investments, LLC in the original principal amount of \$180,000.00 dated 04/22/2005, and re-

by U.S. Bank National Association aka U.S. Bank N.A., as Attorney-in-Fact for Keith P. Foster, Jr. the following described property:

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 164 of Union County, Georgia, containing

WILL BE USED FOR THAT PURPOSE. 950-07599947

COUNTY OF UNION
NOTICE OF SALE UNDER POWER

Generation/Loftis, Wallace

STATE OF GEORGIA

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 under-signed will sell at public outcry to the highest bidder for cash before the Courthouse

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 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 payment of the indebtedness secured thereby, this sale will be made for the purposes of pay-ing 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: (1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding 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 se-curity deed first set out above. U.S. Bank National Association aka U.S. Bank N.A. holds the Note and referenced Security Deed and services the loan on behalf of Federal Home Loan Mortgage Corthe name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is: U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301 PH: 800-365-7772
Pursuant to O.C.G.A Section 44-14-162.2,

To the best of the undersigned's knowledge nd belief, the party in possession is Keith U.S. Bank National Association aka U.S. Bank N.A., as Attorney-in-fact for Keith P. 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. 12-53030-2 **NOTICE OF SALE UNDER POWER** Because of default in the payment of the indebtedness, secured by a Security Deed executed by Karen Whittle to Mortgage Electronic Registration Systems, Inc. as

nominee for Countrywide Home Loans, Inc., its successors and assigns dated April 9,

2007 in the amount of \$205,800,00, and recorded in Deed Book 702, Page 647, Union County, Georgia Records; as last transferred

to Nationstar Mortgage LLC by assignment; the undersigned, Nationstar Mortgage LLC pursuant to said deed and the note thereby

secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in

said deed, will on the first Tuesday in April.

2013 , during the legal hours of sale, at the Courthouse door in Union County, sell at

public outcry to the highest bidder for cash,

nothing contained in this Notice of Sale shall obligate any entity to negotiate, amend, or modify said indebtedness.

the property described in said deed to-wit: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 83 of Union County, Georgia, containing 1.38 acres, more or less, and being Lot Five (5) of Coosa Run Subdivision as shown on a plat of survey by Rochester & Associates, Inc., dated 5/12/88, and recorded in the Union County Records in Plat Book U. Page 53, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property. Subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 151, Pages 372-374, Union County Records, Subject to the restrictions recorded in Deed Book 152, Page 740-741 and in Deed Book 160, Pages 464-465, Union County Records. Subject to the road easement as shown on which has the property address of 283 V Addington Rd, Blairsville, Georgia., together with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. 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

Notice has been given of intention to col-

lect attorneys' fees in accordance with the terms of the note secured by said deed.

Notice has been also given, in writing and

telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Secu-

rity Deed and the note thereby secured in

Said property will be sold as the property of Karen Whittle and the proceeds of said sale will be applied to the payment of said in-

ordance with O.C.G.A. Section 44-14-

y certified mail, return receipt requested, the borrower, of the name, address, and

debtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. Nationstar Mortgage LLC Attorney in Fact for Karen Whittle McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News Publication Dates: 03-06-2013, 03-13-2013, 03-20-2013, 03-27-2013 File No. 13-00022 /FHLMC/wmorgan THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE TO DEBTORS AND CREDITORS

COUNTY OF UNION
IN RE: Estate of Jean M. Carter, Deceased

All debtors and creditors of the Estate of

All debtors and creditors of the Estate of Jean M. Carter, 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 navment to the Personal

make immediate payment to the Personal Representative(s). This 15th day of February, 2013.

STATE OF GEORGIA.

All debtors and creditors of the Estate of William Horace Roberts, 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 Indepted to said estate are required to make immediate payment to the Personal Representative(s).

This 15th day of February, 2013.

By: Kristin Stanley,
Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512

COUNTY OF UNION

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

IN RE: Estate of Mary Ruth Garrett, De-All debtors and creditors of the Estate of

By: Kristin Stanley, Clerk of the Probate Court

Blairsville, GA 30512

65 Courthouse Street, Suite 8

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

IN RE: Estate of William Horace Roberts,

All deptors and creditors of the estate of Mary Ruth Garrett, 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 indepted to said estate are required to make immediate payment to the Personal Representative(s).
This 22nd day of February, 2013.
By: Kristin Stanley,
Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

IN RE: Estate of Donald A. Nelson, De-All debtors and creditors of the Estate of Donald A. Nelson, 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 By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Feb27,Mar6,13,20)B

COUNTY OF UNION

make immediate payment to the Personal Representative(s).
This 20th day of February, 2013. NOTICE OF REFERENDUM TO THE QUALIFIED VOTERS OF UNION COUNTY SCHOOL DISTRICT, GEORGIA
NOTICE IS HEREBY GIVEN that on the 19th day of March, 2013, a special election will be held at the regular polling places in all the election districts of Union County at which time there will be submitted to the

special sales and use tax for educational purposes of one percent shall be levied, imposed and collected on all sales and uses in Union County for a period of time uses in Union County for a period of time not to exceed twenty (20) calendar quarters, beginning with the calendar quarter following the calendar quarter in which the sales and use tax for educational purposes presently in effect expires, and for the purpose of raising not more than \$21,000,000, which shall go to the Union County School District, for the purposes of (i) acquiring, constructing and equipning new school constructing and equipping new school system facilities, including classroom additions, an agricultural sciences center, a field house and a multi-use auditorium. (ii) adding to, renovating, repairing, improving, and equipping existing school buildings and school system facilities, including athletic facilities, (iii) acquiring miscellaneous new equipment, fixtures and furnishings for

the school system, including instructional and administrative technology equipment and safety and security equipment, (iv) acquiring school buses, vehicles and trans-portation and maintenance equipment, (v) acquiring textbooks and other instructional materials, including hand instruments and equipment, (vi) acquiring land for school system facilities, with the maximum cost of the projects described in items (i) - (vi) payable from said tax being \$21,000,000, (vii) paying any general obligation debt of the School District in conjunction with the imposition of such sales and use tax, and (viii) paying the expenses incident to accomplishing the foregoing. The ballots to be used at such referendum shall have written or printed thereon substantially the following: Shall a special one percent sales and use tax for educational purposes be continued in Union County for a period not to exceed twenty (20) calendar quarters beginning upon expiration of the sales and use tax for educational purposes presently in effect, and for the purpose of raising not more than \$21,000,000 of net proceeds by said tax, which net proceeds shall go to the Union County School District for the purpose of (i)

acquiring, constructing and equipping new school system facilities, including class-

room additions, an agricultural sciences center, a field house and a multi-use audi-torium, (ii) adding to, renovating, repairing,

improving, and equipping existing school buildings and school system facilities, including athletic facilities, (iii) acquiring

miscellaneous new equipment, fixtures and

furnishings for the school system, including instructional and administrative technology

equipment and safety and security equip-ment, (iv) acquiring school buses, vehicles and transportation and maintenance equip-

ment, (v) acquiring textbooks and other instructional materials, including band instruments and equipment, (vi) acquiring land for school system facilities, with the

land for school system facilities, with the maximum cost of the projects described in items (i) - (vi) payable from said tax being \$21,000,000, (vii) paying any general obligation debt of the School District in conjunction with the imposition of such sales and use tax, and (viii) paying the expenses incident to accomplishing the foregoing. If the imposition of the tax is approved by the voters, such vote shall also constitute the voters, such vote shall also constitute approval of the issuance of general obligation debt of Union County School District in the principal amount of \$13,500,000 for the purposes of the Union County School District described in items (i)-(vi) and (viii) above and for the purpose of payment of a the imposition of such tax is approved by the voters, such vote shall also constitute approval of the issuance of general obliga-tion debt by the Union County School District in the aggregate principal amount not to exceed \$13,500,000 for the purposes of the Union County School District described in items (i) -(vi) and (viii) above and for the interest such general obligation debt will bear is not to exceed 6.0% per annum, and the aggregate amount of principal to be paid in each year during the life of such debt will be as follows: YEAR PRINCIPAL TO BE PAID Deed Book 802, Page 260, Union County, Georgia records, as last modified by modi-fication of Security Deed dated August 16, 2014 \$2.600.000 2017 2.900.000 2012, recorded in Deed Book 917, Page 473 John County, Georgia records, said Security Deed being given to secure a Note from ELLA LAPP dated August 16, 2012, in the original principal amount of One Hundred Fifty Six Thousand Three Hundred Forty 2018 2,500,000 Any brochures, listings, or other advertisements issued by the Union County Board of Education, or by any other person, firm, corporation, or association with the knowledge

and consent of the Board of Education, shall

be deemed to be a statement of intention of the Board of Education concerning the use

of the proceeds of the general obligation

lebt to be issued in connection with the cales and use tax for educational purposes.

The several places for holding said referen-

dum shall be at the regular and established voting precincts of the election districts of

Union County, Georgia, and the polls will be

open from 7:00 a.m. to 7:00 p.m. on the date fixed for the referendum. All polling places

The last day to register to vote in this referendum shall be February 19, 2013, through 5:00 p.m. Mail voter registration applications must be postmarked on or before February 19, 2013.

Those residents of Union County qualified a vote to such referendum shall be determined.

to vote at such referendum shall be deter-mined in all respects in accordance with

the election laws of the State of Georgia This notice is given pursuant to a resolu-tion of the Union County Board of Education adopted on December 10, 2012 This 19th day of December, 2012. Union County Election Superintendent GEORGIA, UNION COUNTY PROBATE COURT Elaine T. Stanton has petitioned to be appointed Administrator(s) of the estate of David Kukula, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before March 25, 2013. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact

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

NOTICE OF CHANGE OF CORPORATE NAME

Notice is given that articles of amendment which will change the name of: Appala-chian Trailways Inc. to Appalachian Trail

Jitney have been delivered to the Secretary

of State for filing in accordance with the Georgia Business Corporation Code. The

registered office of the corporation is lo-

THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT

ANY INFORMATION OBTAINED WILL BE USED

ted at 79 High Meadows Road, Blairsville,

may be granted without a hearing.

Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk

65 Courthouse Street, Suite 8 Blairsville, GA 30512

N(Feb27.Mar6.13.20)B

GEORGIA. UNION COUNTY

FOR THAT PURPOSE

among other

contained in a Security Deed given by Ar-thur Michael Moolman to Mortgage Elec-tronic Registration Systems, Inc., dated January 10, 2005, recorded in Deed Book 561, Page 299, Union County, Georgia Re-cords, as last transferred to Wells Fargo Bank, N.A. 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 ncipal amount of ONE HUNDRED THIRTY-E THOUSAND TWO HUNDRED AND 0/100 DOLLARS (\$131,200.00), with interest there-on 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 April, 2013, the follow-

ing described property: SEE EXHIBIT "A" AT-

TACHED 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

of, among other possible events of default, failure to pay the indebtedness as and when

due and in the manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not vet 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 undersigned, the party in pos-session of the property is Arthur Michael Moolman and Agnes Wynne Du-Preez or a tenant or tenants and said property is more commonly known as 6281 Autumn Hills Drive, Blairsville, Georgia 30560. 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. 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 4/2/13 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, as 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 property. MR/rcf1 4/2/13 Our file no. 558713 - FT7 N(Mar6,13,20,27)B IN THE SUPERIOR COURT OF UNION COUN-STATE OF GEORGIA SIDNEY C. MAHAN, JR, as EXECUTOR OF THE ESTATE OF SIDNEY C. MAHAN, SR

84.0 feet; South 51° 30 min. east 84.0 feet; South 41° 15 min. east 58.0 feet; South 36° 30 min. east 72.0 feet; South 31° 30 min. east 100.0 feet; South 36° 30 min. east 44.0 feet; South 42° 45 min. east's 45.0 feet; South 67° 30 min. east 20.0 feet to an iron pin; thence leaving the Western line of Nel-son Street and running thence South 60° 00 min. west 80.0 feet; running thence South 61° 30 min. west 88.0 feet; running thence South 59° 30 min. west 100.0 feet; running thence South 55° 15 min, west 86.0 feet to

an iron pin found; running thence along the centerline of Tanyard Branch, North 24° 30

min. west 16.0 feet to an iron pin found; running thence along the centerline of Tan-yard Branch North 24° 30 min. west 78.0

feet; running thence North 23° 30 min. west

62.0 feet; running thence North 26° 00 min west 65.0 feet to an iron pin found; run-

ning thence North 17° 30 min. west 110.0 feet; running thence North 20° 30 min. west 32.0 feet; running thence North 40° 30 min.

west 34.0 feet to an iron pin found; running

thence North 6° 00 min. west 28.0 feet; running thence North 27° 00 min. west 35.0

PLAINTIFF
CIVIL ACTION FILE NO.

BRITTANY PACK
DEFENDANT
NOTICE OF SALE BY COURT ORDER

Pursuant to an Order dated February 25, 2013, in the above action which orders the

following described property to be sold on the Union County Courthouse steps on the day for legal sales for the month of April

2013, as is done under the law for the sale

of property as if at a foreclosure at public auction and sold thereby to the highest bid-

Said tract of land is described as follows,

All that tract or parcel of land situate. Iv-

ing and being in Land Lots 273 and 274, 9th
District, 1st Section, of Union County, Georgia containing 3.503 acres, more or less
beginning at the intersection of the southern right of way Nelson Street (now Cook

Street) and Tanyard Branch and running thence along the southern, southwestern and western line of Nelson Street as fol-

lows: North 84 degrees 30 minutes east 65 feet; North 83° 15 min. east 40.0 feet; South 89° 00 min. east 45.83 feet; South 61° 15

min, east 93.0 feet: South 56° 00 min, east

der during the legal hours of sale.

12-CV-516-RG

feet; running thence North 45° 00 min. west 31.0 feet; running thence North 27° 45 min. west 43.0 feet; running thence North 28° 30 min. west 109.0 feet to the original point of Said property as shown on a plat of survey by Bruce Hunt dated June 1983 as recorded in Plat Book Y, page 77; said plat being in-corporated by reference herein. heing Man & Parc BO2-222A, Tax Bill#22894.
Said property will be conveyed subject to any state of facts as would be disclosed any state of racis as would be disclosed by a current and accurate survey of the property; all taxes for the year 2012 and subsequent years; unrecorded easements and other maters not of record which would be disclosed by a visual inspection of the property; easements to any and all utility companies for the erection and placing of poles and stringing of wire, together with incidental rights of clearing and inspec-tion; right of way deeds and easements in governmental authorities for the purpose of construction of roads and easements for of construction of roads and easements for water flowage and non-disturbance; and subject to any other matters which would affect, defeat or impair title which do not appear on the record.
It is under the power of the above described Order said property is to be sold. SO ORDERED, THE HONORABLE RAYMOND E. GEORGE, JUDGE, SUPERIOR COURT, UNION COUNTY, GEORGIA. David E. Barrett Oliver & Weidner, LLC 545 Helen Highway, Suite D Cleveland, GA 30528 706-865-9200 telephone

N(Mar6.13.20.27)B

falls on a Federal Holiday), the following described property:
All that tract or parcel of land lying and being In the 10th District, 1st Section, Land Lots 44 & 45, Union County, Georgia, containing 3.76 acres, more or less, and being the Northern portion of Lot Eighteen (18) of the Winfleid Scoff Subdivision, and being more particularly described as follows: BEGINNING at the Land Lot corners comqualified voters of Union County for their determination the question of whether a mon to Land Lots 44,45,65 & 66, thence N 07 degrees 00 minutes East 1002 feet to or lightes of minutes and took et al.

an iron pin on the Northwest right of way of County Road 253; thence North 02 degrees 55 minutes 31 seconds West 550 feet to an Iron pin, this being the TRUE POINT OF BEGINNING, thence South 81 degrees 55 minutes 12 seconds West 278.78 feet to an iron pin; thence North 01 degrees 53 to an iron pin; thence North 01 degrees 53 minutes 25 seconds East 540.49 feet to an iron pin; thence North 01 degrees 53 min-

utes 25 seconds East 15 feet to the centerline of Anderson Creek; thence following the centerline of Anderson Creek three (3) courses and distances as follows: North 68 degrees 58 minutes East 131.29 feet, North 75 degrees 47 minutes East 127.13 feet, North 61 degrees 26 minutes 41 seconds East 49.52 feet; thence South 02 minutes 55 minutes 31 seconds West 20 feet to an iron pin: thence South 02 degrees 55 minutes 31 econds West 598.83 feet to the TRUE POINT 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 pur-

Hamilton 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 prop-erty is (are): Michael D. Parks and Karen S. Parks or tenant or tenants. JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage pursuant to established guidelines.
JPMorgan Chase Bank, NA **Homeowner's Assistance Department** 3415 Vision Drive Columbus, Ohio 43219 1-866-550-5705

Said property is commonly known as 3565

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 sew-age bills that constitute a lien against the

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 foreclo-sure documents may not be provided unti 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 Michael D. Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, 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. 1031-69762A COUNTY OF UNION

will be sold by the undersigned at public outcry to the highest bidder for cash be-fore the Courthouse door at Union County, Georgia, within the legal hours of sale on

and recorded in Plat Book 29, Page 197, Union County records, which plat is incorporated herein by reference and made a part hereof. The property is conveyed with and sub-ject to a 20 foot ingress-egress easement running from Jim Berry Road to the above roperty, as shown on the above referenced plat of survey. 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 Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and pavable), any matters which might be dissed by an accurate survey and inspec tion of the property, any assessments, liens easements, encumbrances, zoning ordi-nances, restrictions, covenants, and mat-ters of record superior to the Security Deed

To the best knowledge and belief of the undersigned, the party in possession of the property is ELLA LAPP or a tenant or ten-

ants.
UNITED COMMUNITY BANK,
as attorney in Fact for ELLA LAPP
L. Lou Allen

Stites & Harbison, PLLC

Blue Ridge, Georgia 30513 (706) 632-7923

520 West Main Street

File No. 7484A-03461

ration in its Capacity as Receiver for Bank of Hiawassee dated September 30, 2011 and recorded in Deed Book 888, Page 728 Union County, Georgia records, said Secu-rity Deed being given to secure a Note from KEVIN GREEN dated December 2, 2008 in

the original principal amount of Two Hundred Eleven Thousand Six Hundred Sixty

Four and 00/100 (\$211.664.00) Dollars, with

interest from date at a rate per cent per an-num on the unpaid balance until paid; there

will be sold by the undersigned at public

outcry to the highest bidder for cash be-fore the Courthouse door at Union County,

and made a part hereof. erty is subject to the road ease ment and powerline easement as shown on said plat. LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lots 12 & 13, 16th District, 1st Section of Union County, Georgia, being shown as Lots 1, 2, 6, 7, 9, 10, 11, 12 and 17 of Owltown Vista Subdivision on a plat of B. Weatherly, RS #2814, dated 8/17/05 and recorded in Plat Book 56, Page 196, Union County records, which description on said plat is hereby incorporated by reference 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 remaining in default, this sale will be made for the pur-pose 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 dis-closed by an accurate survey and inspec-

tion of the property, any assessments, liens,

ters 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 KEVIN GREEN or a tenant or

as attorney in Fact for KEVIN GREEN and CRAIG J. STEPHENS

easements, encumbrances, zoning nances, restrictions, covenants, and

CADC/RADC VENTURE 2011-1, LLC,

L. Lou Allen

RIE C. RHODES A/K/A MARJORIE C. WINTER-MUTE to UNITED COMMUNITY BANK, dated August 1, 2008, recorded August 4, 2008. in Deed Book 770, Page 181, Union County, Georgia records, as last modified by Modification of Security Deed dated July 30, 2010. recorded in Deed Book 839, Page 712, Union County, Georgia records, said Security Deed being given to secure a Note from MARJO-RIE C. RHODES A/K/A MARJORIE C. WINTER-MUTE dated July 30, 2010, in the original principal amount of One Hundred Eleven Thousand Eight Hundred Thirty Nine and 35/100 (\$111,839.35) 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 April, 2013, the following de-

scribed property:
All that tract or parcel of land lying and be-

ing in the 9th district, 1st Section, Land Lot

299 of Union County, Georgia, containing 0.910 acre, more or less, and being Lot 4,

as shown on a plat of survey by Rochester & Associates, Inc., dated December 6, 2002 and recorded in Union County Records in Plat book 51, Page 75. Said plat is incorporated herein, by reference hereto, for a full and complete described property.

described property.
Subject to the roadway easement shown on

Grantor also grants to Grantee a non-exclu-

as shown on a plat of survey by Rochester & Associates, Inc., dated December 6, 2002, revised April 20, 2005 and July 15 2005 and recorded in Union County records in Plat Book 56, Page 55. Said plat is incorporated herein, by reference hereto for a full and complete description of the above described property. Subject to a roadway easement as shown on the plat. Subject to an easement to Blue Ridge Mountain Electric Membership Corporation and public utilities easement.
The property below the 1785 contour of Lake Nottely is subject to the TVA Easement. Grantor also grants to Grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purnaving the same and all ex 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 dis-

closed by an accurate survey and inspec-tion of the property, any assessments, liens, easements, encumbrances, zoning ordi-

nances, restrictions, covenants, and mat-

ters 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 MARJORIE C. RHODES A/K/A MARJORIE C. WINTERMUTE or a tenant or

File No. 748AA-03450 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Registration Systems, Inc. as nominee for Primary Capital Advisors LC dated 7/7/2005 and recorded in Deed Book 590 Page 626, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Association, conveying the after described property to secure ing the after-described property to secure a Note in the original principal amount of \$ 177,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on April 02, 2013 (being the first Tuesday of said month unless said date

Pursuant to the Power of Sale contained in

a Security Deed given by Michael D. Parks and Karen S. Parks to Mortgage Electronic

pose 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

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 seessments liens encumbrances anning. assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security

Deed first set out above.

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from ELLA LAPP to UNITED COMMUNITY BANK, dated May 28, 2009, recorded May 29, 2009, in

Nine and 03/100 (\$156.349.03) Dollars, with

interest from date at a rate per cent per an-num on the unpaid balance until paid; there

Georgia, within the legal hours of sale on the first Tuesday in April, 2013, the follow-ing described property: All that tract or parcel of land lying and be-ing in Land Lot 162, 16th District, 1st Sec-tion, Union County, Georgia, containing 2.55 acres, and being Tracts 1 and 2, as per plat of survey by Survey Systems and Associ-ates, Inc., dated 12/3/92, revised 7/30/93 and recorded in Plat Book 29, Page 197.

first set out above.

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 KEVIN GREEN and CRAIG J. STEPHENS to Bank of Hiawassee d/h/a Bank of Blairsville, dated March 18, 2004, recorded March 22, 2004, in Deed Book 516, Page 136, Union County, Georgia records, as last modified by Modi-fication of Deed to Secure Debt from KEVIN GREEN dated January 27, 2010 recorded in Deed Book 825, page 241, Union County, Georgia records, as transferred to CADC/ RADC VENTURE 2011-1, LLC by Assignment from the Federal Deposit Insurance Corpo

Georgia, within the legal hours of sale on the first Tuesday in April, 2013, the follow-ing described property: All that tract or parcel of land lying and be-ing in Land Lot 12, 16th District, 1st Section, Union County, Georgia, containing 21.60 acres and being shown as Tract II on a plat acres and being shown as Tract II on a plat of survey by Blairsville Surveying Co., RS #2228, dated 1/12/94, revised 5/2/95 and recorded in Plat Book 33, Page 56, Union County Records, which description on said plat is hereby incorporated by reference

Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. CA399-00CA4 N(Mar6,13,20,27)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 MARJO-

sive perpetual easement for the use of the subdivision roads for ingress and egress to the above-described property. ALSO
All that tract or parcel of land lying and be ing in the 9th District, 1st Section, Land Lot 299 of Union County, Georgia, containing 0.479 acre, more or less, and being Tract 4A of River Lake Estates Subdivision, Phase II,

UNITED COMMUNITY BANK,
as attorney in Fact for MARJORIE C. RHODES
A/K/A MARJORIE C. WINTERMUTE Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

Security Deed dated February 23, 2011, re-corded in Deed Book 860, Page 740, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM F MOORE, III and LINDA S. MOORE dated February 23, 2011, in the original principal amount of Eighty Three Thousand Five Hundred Three and 50/100 (\$83,503.50) 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 April, 2013, the All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 282, of Union County, Georgia, containing 2.0 acres, more or less, and being further described as Tract 2, as shown on a plat of survey by Rochester and Associates, Inc., dated November 15, 1999 and last revised April 8, 2003, and recorded in Union County,

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 WILLIAM F. MOORE, III and LINDA S. MOORE to
UNITED COMMUNITY BANK, dated March

3, 2005, recorded March 11, 2005, in Deed Book 570, Page 140, Union County, Georgia records, as last modified by Modification of

Georgia records in Plat Book 51, Page 213. Said plat is incorporated into this instru-ment by reference hereto for a more complete and accurate description of the above All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 282, of Union County, Georgia, being Tract 1C, containing 2.186 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc., dated November 15, 1999 and last revised April 19, 2004, and recorded in Union County, Georgia records in Plat Book 54, Page 108. Said plat is incorporated into this instrument by reference hereto for a more complete and accurate descrip-tion of the above conveyed 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 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

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 WILLIAM F. MOORE, III and LINDA S. MOORE or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for WILLIAM F. MOORE, III and LINDA S. MOORE

L. LOII Allen L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03453 N(Mar6,13,20,27)B ADVERTISEMENT FOR BIDS Project AP090-XXXX-XX (291), Union County Dates: March 1, 2013 City Of Blairsville, Georgia Separate sealed Bids for the construction of Improvements to Blairsville Municipal Air-port will be received by the City Of Blairsville, Georgia, hereinafter referred to as the Owner, at Blairsville City Hall until 2:00 P.M., local time, Monday, April 1, 2013. Bids will then be publicly opened and read aloud. Bids received after this time will not be accepted and will be returned unopened. The Work includes the following principal items at the Blairsville Municipal Airport: North Apron and Connector Taxiway Paving, Norm Apron and Connector Taxiway Paving, Tie Downs and Markings
Total Contract Time for completion of the work is 30 calendar days.
Liquidated damages for delay will be in the amount of Five Hundred Dollars (\$500.00) per calendar day that the project remains incomplete after the specified completion time Other Bidding Requirements, Contract Forms, Conditions of the Contract, Specifications, Drawings and other Bidding and Contract Documents may be examined at the office of the following: Barge, Waggoner, Sumner and Cannon, Inc., 200 Clinton Avenue, Suite 800, Huntsville, Alabama 35801, Phone (256) 533-1561 City Of Blairsville, 62 Blue Ridge Street, Blairsville, Georgia 30512 Copies of the Bidding Documents may be obtained from the Engineer, Barge, Waggoner, Sumner and Cannon, Inc., 200 Clin-

ton Avenue, Suite 800, Huntsville, Alabama

35801, Phone (256) 533-1561, upon prior payment of \$100.00 per set for printing, re-

production, handling and distribution costs. No partial or "split sets" will be issued. All checks for copies of the Bidding Documents

shall be made payable to Barge, Waggoner, Sumner and Cannon. Sumner and Cannon.
Bid Security: Each Bidder must deposit with

his Bid, as Bid Security, a Bid Bond payable to the Owner in an amount equal to five (5) percent of the total amount Bid, but in no

case more than \$10,000. Contract Security: The Successful Bidder will be required to furnish separate perfor-

mance and payment bonds payable to the Owner. Each bond shall be in an amount equal to 100% of the Contract Price as se-

curity for Contractor's faithful performance and payment of all obligations under the Contract Documents. No Bid may be withdrawn by the Bidder within ninety (90) days after actual date of opening thereof. bids in the case of corporations not char-tered in Georgia, must be accompanied by proper certificate evidencing that such corporation is authorized to do business in the State of Georgia.
Bids are to be based upon prevailing wages in Union County, Georgia; and in no case are wages considered less than those predeter-mined by the Secretary of Labor, a schedule of which is contained in the Contract Docu-The Successful Bidder whether a resident or nonresident shall be required to comply with all City, County and State licensing and/or permit laws. The Owner reserves the right to refuse to issue a proposal form to a prospective bidder should such bidder be in default for any of the following reasons:
(a) Failure to comply with any prequalification regulations of the Owner, if such regulations are cited, or otherwise included, in the proposal as a requirement for bidding. (b) Failure to pay, or satisfactorily settle, all bills due for labor and materials on former contracts in force (with the owner) at the time the owner issues the proposal to a prospective bidder. c) Contractor default under previous contracts with the Owner. (d) Unsatisfactory work on previous con-tracts with the Owner. Bids shall be on the forms included in the Bidding Documents and submitted in an opaque sealed envelope clearly identified on the outside as follows: BID FOR CONSTRUCTION OF IMPROVEMENTS TO BLAIRSVILLE MUNICIPAL AIRPORT
PROJECT APO90-XXXX-XX (291), Union County SUBMITTED BY: (Name of Bidder with Bid-der's Current Georgia General Contractor's License Number). The Bid shall be addressed to: Honorable Jim Conley, Mayor 62 Blue Ridge Street Blairsville, Georgia 30512 Bids submitted by mail shall be registered. The Owner reserves the right to reject any and all Bids, to waive any informalities or irregularities in the Bids received, and to accept the Bid which is deemed most favorable to the Owner at the time and under the conditions stipulated. CITY OF BLAIRSVILLE By: Honorable Jim Conley, Mayor GEORGIA, UNION COUNTY PROBATE COURT Tracie (Tract) A. Ivey has petitioned to be appointed Administrator(s) of the estate of William Sanders Ivey, deceased, of said

County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.)

All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must

be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before March 25, 2013. All

pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered

with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following

address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later

date. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6066 **NOTICE TO DEBTORS AND CREDITORS** IN RE: Estate of Mary Autry Warlick, De-I debtors and creditors of the Estate of Mary Autry Warlick, 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 1st day of March, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 **NOTICE TO DEBTORS AND CREDITORS** STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of June Weaver, Deceased All debtors and creditors of the Estate of June Weaver, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate,

according to law, and all persons indebted to said estate are required to make immediate payment to the Personal

Representative(s).
This 1st day of March, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Rebecca L. Conkle. De-

All debtors and creditors of the Estate of

Rebecca L. Conkle. deceased, late of Union

County, Georgia, are hereby notified to render their demands and payments to the

Personal Representative(s) of the estate,

N(Mar6,13,20,27)B

STATE OF GEORGIA, COUNTY OF UNION

according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 13th day of February, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 **NOTICE TO DEBTORS AND CREDITORS** STATE OF GEORGIA, COUNTY OF UNION
IN RE: Estate of Sue Juanita Sistrunk, De-All debtors and creditors of the Estate of Sue Juanita Sistrunk, 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 25th day of February, 2013. By: Kristin Stanley, Clerk of the Probate Court Blairsville, GA 30512 N(Mar6,13,20,27)B

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Shirley Jean Reynolds, De-

All debtors and creditors of the Estate of

Shirley Jean Reynolds, 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 1st day of March, 2013. By: Kristin Stanley,

65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

Clerk of the Probate Court

N(Mar6,13,20,27)B

STATE OF GEORGIA,

COUNTY OF UNION

STATE OF GEORGIA,

COUNTY OF UNION

IN RE: Estate of Barbara Lee Randall, De-All debtors and creditors of the Estate of Barbara Lee Randall, 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 8th day of March, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Mar13,20,27,Apr3)B LEGAL NOTICE Georgia Department of Transportation Office of Environment/Location 30-Day Public Advisory Subject: Application for Encroachment Upon 50-Foot Vegetative Stream Buffer Project: BFR00-0002-07(019) County: Union County City: Unincorporated The Georgia Department of Transportation (GDOT) Project No. BFR00-0002-07(019), P.I. No. 121385 consists of replacing a structur-ally deficient bridge over lyylog Creek. The

project is located on State Route 11, ap-proximately 6 miles northwest of Blairsville, Georgia. The proposed project is 0.72 mile

in length. The existing bridge is 138 feet long and 27.8 feet wide. The proposed new bridge would be built on new alignment ap-

proximately 10 to 20 feet southwest of the existing bridge. The proposed bridge would be 155 feet long (215 feet with approach slabs) and 43.5 feet wide with two 12-foot travel lanes. The approach road typical section would consist of two 12-foot travel lanes with 11-foot wide shoulder. 6 feet

lanes with 10-foot wide shoulders, 6 feet paved. Construction of the improvements would have unavoidable buffer impacts

along three streams: Stream 40, Stream 43, and Stream 48. The proposed project would impact approximately 19,089 square feet

(0.4 acre) and 502 linear feet of buffer along a tributaries to lvylog Creek. The project is currently scheduled to be let for construc-

tion in May 2013. Site plans for the proposed construction can be viewed at the Georgia Department

of Transportation Area Office at 942 Albert Reid Road, Cleveland, Georgia 30528 (Phone 706-348-4848).

Written comments should be submitted to: Program Manager, Non-Point Source Pro-gram, Erosion and Sedimentation Control, 4220 International Pkwy, Suite 101, Atlanta, The public is invited to comment during the 30-day period on the proposed activity. For Additional Information Contact: Cath-For Additional Information C erine Samay Environmental Specialist EPD, Water Protection Branch Non-Point Source Program 4220 International Parkway, Suite 101 Atlanta, GA 30354 Telephone: 404-675-1625 FAX: 404-675-6245