North Georgia News

Legal Notices for May 7, 2014

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

IN RE: Estate of Steve Sutton, Deceased All debtors and creditors of the Estate of Steve Sutton, deceased, late of Union Coun-ty, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, ac-cording to law, and all persons indebted to said estate are required to make immediate apyment to the Personal Representative(s).
This 8th day of April, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512

UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Joanne S. Rhodes RE: Estate of Joanne S. Knodes
All debtors and creditors of the estate
of Joanne S. Rhodes, deceased, late of
Union County, Georgia, are hereby notified
to render their demands and payment to
the Personal Representative(s) of the estate, according to the law, and all persons
indebted to said estate are required to indebted to said estate are required to make immediate payment to the Personal

make immediate payment to Representative(s). This 16th day of April, 2014. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

N(Apr23,30,May7,14)P STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Sondra McQuate aka Sondra

Dottor McQuate All debtors and creditors of the estate of Sondra McQuate aka Sondra Dottor Mc-Quate, deceased, late of Palm Beach County, Florida, are hereby notified to render their demands and payment to the Personal Rep-resentative of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

By: Gary Carl McQuate 255 Ranch Ln West Palm Beach, FL 33406

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS & CREDITORS
RE: Estate of Virginia Moose Harkins

All debtors and creditors of the estate of Virginia Moose Harkins, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment to the Personal Representative(s) of the es-tate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 23rd day of April, 2014. By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(May7,14,21,28)P STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS & CREDITORS RE: Estate of Joyce Emerine
All debtors and creditors of the estate of

Joyce Emerine, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 23rd day of April, 2014.

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

UNION COUNTY NOTICE TO DEBTORS & CREDITORS

RE: Estate of Leroy Fortenberry All debtors and creditors of the estate of Leroy Fortenberry, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment to the Personal Representative(s) of the es-

tate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 1st day of May, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512

NOTICE
STATE OF GEORGIA
UNION COUNTY
NOTICE TO Zelda Marie Key
A Pre-Warrant hearing will be held in Magistrate Court on May 28, 2014 at 2pm to
determine if sufficient probable cause exists to warrant your arrest for the offense ists to warrant your arrest for the offense
of Endangering Security Interest O.C.G.A.
SS:16-9-51.
BY: Barbara Holbrooks, Deputy Clerk
of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blaircyille GA 20512

Blairsville, GA 30512 706-439-6008 N(Apr30.Mav7)P

NOTICE State of Georgia LINION COUNTY

UNION COUNTY
NOTICE TO Michael Shane Hogsed
A Pre-Warrant hearing will be held in Magistrate Court on May 28, 2014 at 2pm to
determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§16-9-51. 8310-3-31. By: Barbara Holbrooks, Deputy Clerk

of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512

706-439-6008 N(Apr30,May7)P NOTICE

STATE OF GEORGIA UNION COUNTY NOTICE TO Steph Joseph Thompson A Pre-Warrant hearing will be held in Mag-istrate Court on May 28, 2014 at 2pm to

determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§16-9-51. By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court

65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008

NOTICE State of Georgia UNION COUNTY NOTICE TO Marie Angela Thompson

A Pre-Warrant hearing will be held in Mag-istrate Court on May 28, 2014 at 2pm to determine if sufficient probable cause exists to warrant your arrest for the offense
of Endangering Security Interest O.C.G.A.
SS:16-9-51.
BY: Barbara Holbrooks, Deputy Clerk
of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blaircyille GA 20512

Blairsville, GA 30512 N(Apr30,May7)P

NOTICE OF SEIZURE OF PERSONAL PROPERTY **VALUED AT LESS THAN \$25,000**

Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 17th day of February, 2014, said property was seized by the undersigned agency in Union County, Georgia.
Property Seized:
PROPERTY ONE: One thousand and eighty

& 00/100 (\$1080.00) in United States Cur-

PROPERTY TWO: Apple iPad mini

Conduct giving rise to said seizure: Said property was found in the possession of Sherry Marie Brooks, and was found in close proximity to a quantity of METH-AMPHETAMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE, or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said controlled substances Act. Turnier, the Salu property and the controlled substances were seized from Sherry Marie Brooks, while she was in possession of a quantity of METHAMPHETAMINE, at the time of her arrest in Union County, Georgia.

The owner of said property is purported to

Sherry Marie Brooks, 11 Cortle Drive, Rome,

Georgia 30165
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News, the legal organ

District Attorney
Enotah Judicial Circuit
SEIZING AGENCY: Sgt. T. Miller Union County Sheriff's Office 940 Beasley Street 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 (706) 439-6027

PETITION FOR LETTERS

OF ADMINISTRATION
GEORGIA, UNION COUNTY PROBATE COURT IN RE: Estate of Paula Jean Densmore, De-Estate No. 14-47

TO: Any interested parties Kathy Lynn Adkins has petitioned to be ap-pointed Administrator(s) of the estate of Paula Jean Densmore, 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 netting must granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed any such objections, and must be fled with the court on or before June 2, 2014. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following 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 N(May,14,21,28)B

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT GEORGIA, UNION COUNTY PROBATE COURT IN RE: Estate of George Edwin Rohrbaugh,

Estate No. 14-41 The petition of Sharon Odom Rohrbaugh, for a year's support from the estate of

George Edwin Rohrbaugh, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before May 12, 2014, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be sentence. An 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 with-

out a hearing.
Dwain Brackett, Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, Ga. 30512
706_473_6006 706-439-6006 IN THE SUPERIOR COURT

OF UNION COUNTY STATE OF GEORGIA

IN RE: L.M.C., Plaintiff TO: Jeremy Chase Civil Action No. RG12-A-10-8 NOTICE OF PUBLICATION

NOTICE OF PUBLICATION
By Order for Service by Publication date
the 10th day of April, 2014, you are hereby
notified that on the 1st day of October 2012,
Tammy Mason filed suit against you for
Termination of Parental Rights and Step-

Parent Adoption.
You are required to file with the Clerk of the Superior Court and to serve upon plaintiff's attorney, Gayle S. Graziano, PO Box 767, Hiawassee, GA 30546 an Answer in writing within sixty (60) days of the date of the order for whilesten. der for publication. Witness, the Honorable Raymono Georgia, Judge of this Superior Court

This the 15th day of April, 2014 NOTICE OF INTENT TO

NOTICE OF INTENT TO
VOLUNTARILY DISSOLVE A CORPORATION
Notice is given that a notice of intent to
dissolve Dover South, Inc., a Georgia corporation with its registered office at 7076
Murphy Hwy, Blairsville, Georgia 30512,
will be delivered to the Secretary of State
for filing in accordance with the Georgia
Business Corporation Code. It is hereby
requested that all nersons or entities with requested that all persons or entities with claims against Dover South, Inc. present the amount and date of such claim and the reason or underlying transaction for such claim in a written statement and send such statement to Dover South, Inc. c/o Paige P. Baker, Esq. at 2 Ravinia Drive, Suite 1200, Atlanta, Georgia 30346. Except for claims which are contingent or arise after the time at which Dover South, Inc. files its Notice of Intent to Dissolve with the Secretary of State, a claim against Dover South, Inc. not otherwise barred will be barred unless a proceeding to enforce such claim is commenced within two years after the publication of this notice.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from ANNA WOO-DIN AND EDWARD WOODIN to MORTGAGE **ELECTRONIC REGISTRATION SYSTEMS, INC.** AS NOMINEE FOR COUNTRYWIDE BANK, FSB, dated August 17, 2007, recorded August 23, 2007, in Deed Book 724, Page 32-48, , Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety Thousand and 00/100 dollars (\$90,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Court-house, within the legal hours of sale on the first Tuesday in June, 2014, all property described in said Security Deed including but not limited to the following described

Property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST
SECTION, LAND LOT 218 OF UNION COUNTY,
GEORGIA, CONTAINING 0.50 ACRES, MORE
OR LESS, AS SHOWN ON A PLAT OF SURVEY
VENT BOCHECTER & ASSOCIATES. BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED JUNE 11, 1987, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 89. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

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-

Said legal description being controlling, however the property is more commonly known as 1604 NOTTELY DAM RD, BLAIRS-VILLE. 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. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses 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" basis without any representation, warranty or recourse against the above-named 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 authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; 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 ANNA WOO-DIN AND EDWARD WOODIN , 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

Deed.

Nationstar Mortgage LLC., holds the duly endorsed Note and is the current assignee of the Security Deed to your property. Nationstar Mortgage LLC, acting on behalf of and, as necessary, in consultation with Federal Home Loan Mortgage Corporation the current investor on your lead is the the current investor on your loan), is the entity with the full authority to negotiate, amend, and modify all terms of your loan. Pursuant to 0.C.G.A. § 44-14-162.2, you may contact Nationstar Mortgage LLC at:
Nationstar Mortgage LLC 350 Highland Drive 350 Highland Drive Lewisville, TX 75067 888-480-2432

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of

NATIONSTAR MORTGAGE LLC as Attorney in Fact for Anna Woodin and Edward Woodin 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 pur-

Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092

Telephone Number: (877) 813-0992 Case No. NAT-14-01876-1 Ad Run Dates 05/07/2014, 05/14/2014, 05/21/2014, 05/28/2014 www.rubinlublin.com/property-listings.

N(May7,14,21,28)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DONALD LOCKE to MORTGAGE ELECTRONIC DONALD LOCKE to MONTAGUE ELECTIONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S FIRST MORT-GAGE LENDING CO., dated 04/24/2009, and Recorded on 04/30/2009 as Book No. 799 and Page No. 148-156, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION (the Secured Creditor) by assignment conveying the af-Creditor), by assignment, conveying the af-ter-described property to secure a Note of even date in the original principal amount of \$139,397.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Court-house within the legal hours of sale on the first Tuesday in June, 2014, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 125 OF UNION COUNTY, GEORGIA, CONTAINING 0.884 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED APRIL 21, 1988, AND RECORDED IN UNION CITY, GEORGIA RECORDS IN PLAT BOOK V, PAGE 242. SAID PLAT IS INCORPORATED INTO THIS INSTRU-MENT, BY REFERENCE HERETO, FOR A COM-PLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY IS SUBJECT TO THE ROAD

EASEMENT AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC
AS RECORDED IN DEED BOOK 215, PAGE
146, DEED BOOK 144, PAGE 177-178, DEED
BOOK 155, PAGE 575-576, UNION COUNTY
PECCARDS RECORDS.

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY TO UNION CITY, GEORGIA AS RE-CORDED IN DEED BOOK 177, PAGE 114 AND DEED BOOK 117, PAGE 115, UNION COUNTY RECORDS.

GRANTOR GRANTS TO GRANTEE A PER-SONAL WATER RIGHT TO WATER FROM THE GRANTORS REMAINING PROPERTY AS SHOWN ON THE WARRANTY DEED RECORD-

SHOWN ON THE WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA RECORDS.

TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION CITY, GEORGIA BEING SHOWN AS TRACT TWO (2) CONTAINING 0.055 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES INC. DATED 04/11/02 AS TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIP-TION IS INCORPORATED HEREIN BY REFER-

THOM IS INCORPORATED HEREIN BY REFER-ENCE AND MADE A PART HEREOF. LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT ONE (1) CONTAINING 0.059 ACRES
AS SHOWN ON A PLAT OF SURVEY BY LAND
TECH SERVICES, INC. DATED 04/11/02, AS
RECORDED IN PLAT BOOK 48, PAGE 85,
UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFER-ENCE AND MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). U.S. BANK NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. U.S. BANK NATIONAL ASSOCIATION, acting U.S. BANK NATIONAL ASSUCIATION, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, U.S. BANK NATIONAL ASSOCIATION may be contacted at: U.S. BANK NATIONAL ASSOcontacted at: U.S. BANN NATIONAL ASSU-CIATION, 4801 FREDERICA ST, OWENSBORO, KY 42301, 855-698-7627. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party/parties in possession of the subject property known as 2514 BALD MOUNTIAN CREEK ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: DONALD LOCKE or tenant/tenants. Said property will be sold subject to (2) any auttanding ad valorem subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1)
confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until

final confirmation and audit of the status of the loan as provided in the preceding para-graph. U.S. BANK NATIONAL ASSOCIATION

SA Attorney in Fact for DONALD LOCKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004316246 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Rouleyard Addison. Tevas

15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA

COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Real Estate Deed to Secure Debt from Archway Properties LLC to Bank of Hiawassee dated November 9, 2007, filed November 13, 2007 and recorded in Deed Book 735, Page 43, in the offices of the Clerk of the Superior Court of Union County, Georgia; as assigned to Citizens South Bank by that certain Master Assign-ment recorded in Deed Book 853, Page 642, aforesaid record; (as same may have been modified from time to time, hereinafter collectively referred to as "Security Deed"); the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Security Deed in the Highest and Security Deed in the Courthouse of Union County, Security August 1981, 1 Georgia, during the legal hours of sale, on the first Tuesday in June, 2014, the follow-ing described real property, to wit: ALL THAT TRACT OR PARCEL OF LAND LY-

ING AND BEING IN THE 8TH DISTRICT, 1st SECTION, LAND LOT 22 OF UNION COUNTY, GEORGIA, CONTAINING 10.0 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY JACK STANLEY, UNION COUNTY, GEOR-BY JACK STANLEY, JUNIOUN COUNTY, GEORGIA SURVEYOR, DATED JUNE 28, 1982, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK M, PAGE 139, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY PROPERTY.

ALSO CONVEYED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR THE USE OF THE ROADS FOR INGRESS AND EGRESS TO THE RUADS FUR INGRESS AND EGRESS ID THE ABOVE DESCRIBED PROPERTY ALSO CONVEYED IS A 1998 CAVALIER MOBILE HOME VIN NUMBERS ALCA0398556541498B. PROPERTY IS MORE COMMONLY KNOWN CONTRACTOR OF THE PROPERTY OF THE PR

AS 9448 HAWKSCLAW ROAD, MORGANTON,

GEORGIA 30560.
The debt secured by the Security Deed is evidenced by a Renewal Note dated November 9, 2007 from Archway Properties LLC to Bank of Hiawassee, in the original principal amount of \$140,047.50, as as signed to Park Sterling Bank, and as the same has been reduced to judgment as

evidenced by that certain Default Judg-ment filed January 9, 2014 in Civil Action File No. 13A47827-S, in the State Court of Union County, State of Georgia (the Note as reduced to judgment is hereinafter referred to as the "Note"); plus interest from date on the unpaid balance until paid, and other interests. indebtedness.

Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to the terms.

to its terms. The above-described real property will be sold to the highest and best bidder for cash as the property of Archway Properties LLC, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all prior assessments, easements, restrictions or matters of record.

To the best of the undersigned's knowledge

and belief, the real property is presently owned by Archway Properties LLC. To the best of the undersigned's knowledge and belief, the party in possession of the real property is Archway Properties LLC, and tenants holding under it. Park Sterling Bank, successor by merger to Citizens South Bank, as successor in inter-est to Bank of Hiawassee, as Attorney-in-

Fact for Archway Properties LLC. M. Todd Westfall, Esquire Howick, Westfall, McBryan & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale contained in that Deed to Secure Debt given by Union Performance Group, LLC to Nantahala Bank & Trust Company, being dated October 20, 2008, recorded in Deed Book 778 Pages 120-128, Union County Georgia records, as subsequently modified in Deed Book 852 Pages 69-72, Union County, Geor-gia records, and under and by virtue of the Power of Sale contained in that Deed to Secure Debt given by Union Performance Group, LLC to Nantahala Bank & Trust Company, being dated October 20, 2008, record-ed in Deed Book 778 Pages 131-139, Union County, Georgia records, as subsequently modified in Deed Book 852 Pages 65-68, Union County Georgia records, (both of the above referenced Deeds to Secure Debt, as modified shall beginning the referred as modified, shall hereinafter be referred to as "Security Deeds"), 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 June, 2014, the Following described real property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 301, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING A TOTAL OF 4.868 ACRES,
AND BEING SHOWN AS TRACT ONE(1)(1.124
ACRES) TRACT TWO(2)(1.617 ACRES)

ACRES), TRACT TWO(2)(1.617 ACRES), TRACT THREE(3)(1.187 ACRES) AND TRACT FOUR(4)(0.940 ACRES), ON A PLAT OF SUR-VEY BY CLEVELAND & COX LAND SURVEY-ING, LLC, DATED 10/02/2008, RECORDED IN PLAT BOOK 61 PAGE 145 UNION COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

BY REFERENCE AND MADE A PART HEREOF.
TRACTS 1, 2, AND 4 ARE SUBJECT TO THE
PROPOSED EASEMENT SERVING TRACT 3,
AS SHOWN ON SAID PLAT.
A PORTION OF TRACT 1 IS SUBJECT TO AN
EASEMENT RECORDED IN DEED BOOK 126
PAGE 151 UNION COUNTY RECORDS.
A PORTION OF TRACT 1 IS SUBJECT TO A
RIGHT OF WAY DEED RECORDED IN DEED
BOOK 124 PAGE 600 UNION COUNTY RECORDS. CORDS.

CORDS.
A PORTION OF TRACT 1 IS SUBJECT TO THE RIGHT OF WAY DEEDS RECORDED IN DEED BOOK 124 PAGE 748, DEED BOOK 139 PAGE 722 AND IN DEED BOOK 141 PAGE 476 UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO ALL TERMS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE AFFIDAVIT BY THE CITY OF BLAIRSVILLE, DATED 4/23/03 AND RECORDED IN DEED BOOK 464 PAGE 52 UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN DEED BOOK 541 PAGES 566-571, UNION COUNTY RECORDS.
The debt secured by the Deed to Secure

The debt secured by the Deed to Secure Debt as recorded in Deed Book 778 Pages 120-128, as subsequently modified in Deed Book 852 Pages 69-72, Union County, Georgia records is evidenced by that certain Renewal Promissory Note dated March 1, 2013 from Union Performance Group LIC 2013, from Union Performance Group, LLC to Nantahala Bank & Trust Company, in the original amount of \$526,708.78 (as same may have been further modified, renewed or amended), plus interest from date on the unpaid balance until paid, and other indebtedness. The debt secured by the Deed to Secure Debt as recorded in Deed Book 778 Pages 131-139, Union County, Georgia records, as subsequently modified in Deed Book 852 Pages 65-68, Union County Geor-gia records is evidenced by that certain gla records is evidenced by that certain Renewal Promissory Note dated March 1, 2013, from Union Powersports, Inc. to Nantahala Bank & Trust Company, in the original amount of \$289,973.75 (as same may have been further modified, renewed or amended), plus interest from date on the unsaid balance until paid and other in. the unpaid balance until paid, and other in-debtedness. Both of the above referenced notes, as they may have been further modi-

fied, renewed, or amended are hereinafter collectively referred to as notes. The debts secured by said Security Deeds, have been and are hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the notes and Security Deeds. The debts 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 Deeds, 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Security Deeds, first set out above. The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Tim Hubbs of Nantahala Bank & Trust Com-pany, 120 Siler Road, Franklin, NC 28734; (828)-369-2265. Please understand that the secured creditor is not required to ne-gotiate, amend, or modify the terms of the

goulate, anients, of indumy the terms of the mortgage instruments.

Said property will be sold as the property of Union Performance Group, LLC. To the best knowledge and belief of the undersigned, the party in possession of the property is Union Performance Group, LLC, or a tenant or tenants.

or tenants. Nantahala Bank & Trust Company, as attor-ney in fact for Union Performance Group, LLC.

Bruce L. Ferguson Bruce L. Ferguson, P.C. 150 S. Main Street, Ste. D Hiawassee, GA 30546 (706)-896-9699 THIS LAW FIRM IS ATTEMPTING TO COL-

THIS LAW FIRM IS AT LEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOW-EVER, IN THE EVENT YOU HAVE FILED FOR BANKRUPTCY PROTECTION, THIS COMMU-NICATION IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING ISSUED PURSUANT TO GEORGIA PREFORECLOSURE REQUIRE-MENTS. N(May7,14,21,28)B

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF POWER OF SALE

NOTICE OF POWER OF SALE
Under and by virtue the power of sale
contained in "Lien for Homeowners Association Dues and/or Assessment(s)" in the
principal amount of \$3,080.00, Entered on
Lien Docket L14, at Page 12, Union County
Records; the undersigned has declared the
full unpaid amount of the indebtedness
secured by said "lien for Homeowners" secured by said "Lien for Homeowners Association Dues and/or Assessment(s)" due and pay and payable, and acting under the power of sale under said Lien, for the purpose of paying said indebtedness, will on the first Tuesday in June, 2014, during the legal hours of sale at the Courthouse in Union County, Georgia, sell at public outcry to the highest bidder for cash, the land and all improvements thereon, the property de-scribed as follows: All that tract of parcel of land lying and being in Land Lots 67 & 68, District 9, Sec-

being in Land Lots of & so, bistrict 9, Sec-tion 1, Union County, Georgia, and being Lot Twenty-Four (24) of Arrowhead Valley RV Park, Phase II, as shown on a plat of sur-vey by J.A. Long & Associates, RS #1579, DATED July 15, 1990, 1994, recorded in Plat Book "Y", Page 70, Union County records. The description on said plat is incorpo-rated herein by reference thereto for a full and complete description of the property and complete description of the property hereby conveyed.

The property is conveyed subject to the Declaration of Covenants, Conditions, & Restrictions for the Arrowhead Valley RV Park, as recorded in Deed Book 179, Pages

784-787, Union County records. This sale will be held subject to any unpaid taxes or other assessments, which may be

liens against said property, and all easements and covenants of record.

The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the lien for Homeoweners Association Dues

Lien for Homeowners Association Dues and/or Assessment(s), accrued interest and expenses of the sale and other sums secured by the Lien for Homeowners As-sociation Dues and/or Assessment(s), and the remainder, if any, shall be applied as To the best of the undersigned's knowledge and belief, the property is in the possession of STEPHEN E. HULTBERG and GLORIA F. HULTBERG, and said property will be sold as the property of STEPHEN E. HULTBERG and GLORIA F. HULTBERG.

This law firm is acting as a debt collector attempting to collect a debt and all information obtained shall be used for that

Dames L. Bass, P.C., P.O. Box 609, Blue Ridge, Georgia, 30513. (706) 632-3001 N(May7,14,21,28)B