LEGAL ADS

1-800-416-1472. Please understand that

the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Donna T. Sticher or a tenant or tenants and

said property is more commonly known as 21 Confidence Church Rd, 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. This law firm is seeking solely to foreclose the creditor's lien on real

estate and this law firm will not be seeking a personal money judgment against you. Wells Fargo Bank, N.A. as Attorney in Fact

for Donna T. Sticher McCalla Raymer, LLC

1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/stm

7/3/12 Our file no. 5577812-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land

Lot 287 of Union County, Georgia, containing 0.70 acres, more or less, as shown on a plat of survey by Jack Stanley Union County

Surveyor dated July 16, 1984 and recorded in Union County Records in Plat Book Q, Page 93. Said plat is incorporated herein,

by reference hereto, for a full and com-plete description of the above described

prete uescription of the above described property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. MR/stm 7/3/12 Our file no. 5577812 - FT7

UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Sherry Warren to

Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans, Inc. dat-ed 7/24/2009 and recorded in Deed Book

810 Page 245-253, UNION County, Georgia records; as last transferred to BANK OF AMERICA, N.A. by Assignment filed for

record in UNION County, Georgia records, conveying the after-described property to secure a Note in the original principal

amount of \$ 120,099.00, 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 the first

Tuesday in July, 2012 (July 03, 2012), the following described property:
Tax ID Number(s): 070C 040

Land situated in the County of Union in the

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 239, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.48 ACRE,

MORE OR LESS, AND BEING SHOWN ON A PLAT OF SURVEY PREPARED BY BLAIRS-VILLE SURVEYING CO., DATED JULY 28, 2008

AND RECORDED IN PLAT BOOK 57, PAGE 227.

UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFER-

ENCE FOR A MORE COMPLETE DESCRIPTION

OF THE ABOVE DESCRIBED PROPERTY.
Commonly known as: 890 Sawmill Road,
Blairsville, GA 30512

The debt secured by said Security Deed has been and is hereby declared due be-

cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided

in the Note and Security Deed. The debt re-maining in default, this sale will be made

for the purpose of paying the same and all

expenses of this sale, as provided in the Se-curity Deed and by law, including attorney's fees (notice of intent to collect attorney's

fees having been given). Said property is commonly known as 890 Sawmill Road, Blairsville, GA 30512 to-

gether with all fixtures and personal property attached to and constituting a part of

said property, if any. To the best knowledge

and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sherry Warren or tenant

or tenants.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) the right of redemption of any taxing authority, (c) any matters which wight be displaced by the property entrees the content of the

might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1)

rine 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 until final confirmation and audit of the status of

BANK OF AMERICA, N.A. as agent and Attorney in Fact for Sherry Warren

torney in Fact for Sherry Warren
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

NOTICE OF SALE LINDER POWER, LINION

Pursuant to the Power of Sale contained in a Security Deed given by Angelia D Maltby and Benjamin T Maltby, Jr. to Mortgage Electronics Registration Systems, Inc. as

nominee for United Community Bank, d/b/a

United Community Mortgage Service, Inc. dated 4/22/2010 and recorded in Deed

Book 831 Page 499-508, UNION County, Georgia records; as last transferred to BANK OF AMERICA, N.A., SUCCESSOR BY

MERGER TO BAC HOME LOANS SERVICING.

LP FKA COUNTRYWIDE HOME LOANS SER-VICING, LP by Assignment filed for record

in UNION County, Georgia records, convey-ing the after-described property to secure a Note in the original principal amount

of \$ 245 471 00 with interest at the rate

specified therein, there will be sold by the undersigned at public outcry to the high-

est bidder for cash before the Courthouse

door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in

July, 2012 (July 03, 2012), the following

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

ing in Land Lots 322 & 323, 9th District, 1st

ing in Land Lots 322 & 323, 9th District, 1st Section, Union County, Georgia, containing 1.752 acres and being shown as Lot Four-teen (14) of 01d Birch Bend on a plat of survey by Rochester & Associates, Inc., RS #2349, dated 5/4/04, revised 10/30/04 and

recorded in Plat Book 55 page 198 Union County records, which description on said plat is hereby incorporated by reference

The property is subject to the road ease-

ments as shown on said plat and to all ex-

isting road and utility easements. The property is subject to the restrictions recorded in Deed Book 149 pages 117-118

Union County records and to the Release From Restrictions recorded in Deed Book 155 page 287 and in Deed Book 155 page

and made a part hereof.

BE USED FOR THAT PURPOSE, 1016-1676

the loan as provided immediately above.

**NOTICE OF SALE UNDER POWER,** 

N(Jun6,13,20,27)B

NOTICE OF DUI CONVICTION Name: Shaun Christopher Evans Offense Date: 2/24/2010 Location: GA11S Case Disposition: 12 Months, Serve 10 Days,

30 Days Community Service, \$600 Fine.

NOTICE OF DUI CONVICTION Union County Superior Court Name: Andreas Neria Lozano Offense Date:

12/24/2005 Location: Tanner Road Case Disposition: 12 Months, Serve 60 Days, 30 Days Community Service, \$750 Fine.

NOTICE OF DUI CONVICTION

Union County Superior Court 12-CR-118 Name: David Floyd Knell 12/28/2011

Location: Deaver Road Case Disposition: 12 Months, Serve 35 Days, 240 Hours Community Service, \$750 Fine. SHERIFF'S SALE

State of Georgia Union County Citizens South Bank vs. Kurtis K. Kidd Magistrate Court 12-4754FC

Union County There will be sold at Public Outcry for Cash or Certified Funds on the First Tuesday of July that being July 3rd, 2012 between the hours of 10:00 am and 12:00 Noon at the Union County Court House, 65 Court House Street, Blairsville, GA the following: One 2006 Chevrolet Multi-Purpose Van (HHR) Vin# 3GNDA23DX6S660466

No battery, Mileage 95002 Vehicle may be viewed approximately one (1) hours before sale time in the North Lower Parking Lots of the Union County Court House.

Said vehicle was levied upon the property of Kurtis K. Kidd accordance with code title

Scott Stephens, Sheriff

Union County

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS

RE: Estate of Gerald L. Hinnenkamp All debtors and creditors of the estate of Gerald L. Hinnenkamp, 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 May, 2012

By: Kristin Stanley Clerk of the Probate Court 65 Courthous Blairsville, GA 30512 STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Billy Ray Ledford

All debtors and creditors of the estate of Billy Ray Ledford, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Per-sonal Representative(s) of the estate, ac-cording to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 25th day of May, 2012

By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(May30,Jun6,13,20)B STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS & CREDITORS

RE: Estate of James Ellard Davenport All debtors and creditors of the estate of James Ellard Davenport, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the 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 18th day of May, 2012

By: Kristin Stanley

Clerk of the Probate Court

Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(May23,30Jun6,13)B

NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorpora-tion that will incorporate Affordable Hear-

ing Aid Solutions, Inc. have been delivered to the Secretary of State for filing in accor-dance with the Georgia Business Corpora-tion Code. This initial registered office of the corporation is located at 144 Grand-view Ridge, Young Harris, GA 30582 and its registered agent at such address is Linda Barton. NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorpora-tion that will incorporate Beautiful Transi-

tions Thrift Boutiques, Inc. have been de-livered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. This initial registered office of the corporation is located at 19 G Cobalt Street, Blairsville, GA 30512 as its registered agent at such address is Tina Marie Lange. N(Jun6,13)P

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA COUNTY OF UNION

The undersigned hereby certifies that they are conducting a business at 366 Paradise Road, in the City of Blairsville, County of Union, in the State of Georgia, under the trade name: Paradise Hills, Resort and Spa, and that the nature of said business is Cabin Rental, Day Spa, Weddings and that said business is composed of the following corporation: PCRS, Inc., 366 Paradise Road, Blairsville, GA 30512.

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

pal amount of SIXTY THOUSAND AND 0/100 DOLLARS (\$60,000.00), 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 July, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due

because of, among other possible events of

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-

maining in default, this sale will be made

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

rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will

be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-

ters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances,

zoning ordinances, restrictions, covenants, and matters of record superior to the Se-

and matters of record superior to the Se-curity Deed first set out above. The entity

that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage, Inc., PO Box 10335, Des Moines, IA 50306,

USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale 591 Union County records. The property is subject to the restrictions recorded in Deed Book 569 pages 500-504 contained in a Security Deed given by Donna T. Sticher to Wells Fargo Bank, N.A., dated May 5, 2006, recorded in Deed Book Union County records.
The property is subject to an easement to 645, Page 69, Union County, Georgia Re-cords, conveying the after-described prop-erty to secure a Note in the original princi-

Blue Ridge Mountain EMC recorded in Deed Book 151 pages 378-380 Union County re-The property is subject to the flood hazard

area as shown on said plat. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all

expenses of this sale, as provided in the Se-curity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 93 Chimney Stone Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge

and belief of the undersigned, the party (or parties) in possession of the subject prop-erty is (are): Angelia D Maltby and Benjamin T Maltby, Jr. or tenant or tenants.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) the right of redemption of

any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1)

The sale will be conducted supper u u, 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 until final confirmation and audit of the status of the loan as provided immediately above. BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC-ING. LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP as agent and Attorney in Fact for Angelia D Maltby and Benjamin T

Maltby, Jr. Maituy, Jr.
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
BELISCH POR THAT BURDOSE 1016 1026. BE USED FOR THAT PURPOSE. 1016-1842 N(Jun6.13.20.27)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Bonnie L. Netherland to Mortgage Electronic Registration Systems, Inc. as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.), its successors and assigns dated January 9, 2007 in the amount of \$325,600.00, and recorded in Deed Book 686, Page 575, Union County, Georgia Re-cords; as last transferred to Deutsche Bank Trust Company Americas as Trustee for RALI 2007-QS6 by assignment; the undersigned, Deutsche Bank Trust Company Americas as Trustee for RALI 2007-QS6 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 July, 2012, 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:

All that tract or parcel of land lying and being in the 1st Section, 7th District, Land Lot 53 of Union County, Georgia containing 7.27 acres, more or less, as shown on a plat of survey by Roy A. Terrell, G.R.L.S. Number 1700 of North Georgia Land Surveyors, dated May, 1982 and recorded June 1, 1982 in Plat Book M, Page 70, Union County, Georgia Records. Said plat is incorporated herein, by reference hereto, for a complete description to the above described property. Also conveyed is an easement thirty feet wide along the East boundary of a 10.02 acre parcel as shown on a plat of survey made by Roy A. Terrell, G.R.L.S. #1700, dated May, 1982, and as recorded in Union County records in Plat Book Q, Page 206. Also conveyed is an easement of ingress and egress thirty feet in width over the existing road from the above referenced easement to the Northwest corner of Tract #2 of the Heilenberg property, and along the North boundary of said Tract #2 to the Northwest corner of the property herein conveyed. Also conveyed is an easement of ingress and egress thirty feet in width over the existing gravel road from the above referenced easement to the West boundary of the property herein conveyed, as shown on the plat of survey first referred to herein. Said easement fully described as follows: Beginning at the point marked B.C. on the plat of survey of the herein conveyed property; thence South 03 degrees 48 minutes 15 seconds East 30.0 feet; thence North 72 degrees 08 minutes East 241.10 feet to the centerline of the subdivision road: thence with said center line North 17 degrees 25 minutes West 30.0 feet; thence North 72

degrees 08 minutes East 241.10 feet to the Point of Beginning. which has the property address of 2832 Timber Fern Drive, Blairsville, Georgia., to-gether 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 collect attorneys' fees in accordance with the terms of the note secured by said deed. Said property will be sold as the property of Bonnie L. Netherland and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the pur-chaser as provided in the aforementioned Security Deed.
Deutsche Bank Trust Company Americas as Trustee for RALI 2007-QS6

Attorney in Fact for Bonnie L. Netherland McCurdy & Candler, L.L.C. (404) 373-1612

www.mccurdycandler.com
The North Georgia News
Publication Dates:06-06-2012, 06-13-2012, 06-20-2012, 06-27-2012 File No. 10-22581 /CONV/efisher

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, UNION

Pursuant to the Power of Sale contained in a Security Deed given by Jessica C. Guild to Mortgage Electronic Registration Systems Inc, as Nominee for United Community Mortgage Services, Inc., its successors and assigns dated 12/31/2009 and recorded in Deed Book 822 Page 634, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Asso-ciation by Assignment filed for record in UNION County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$ 119,340.00, with interest at the rate specified therein, there will be sold by the un-dersigned 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 July, 2012 (July 03, 2012), the following de-

scribed property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 152, of Union County, Georgia, containing 0.72 acre more or less, and being further identified as Lot 6 of Hollow Hill Subdivision, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 17, 1981, and recorded in Union County, Georgia records in Plat Book L, Page 152. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.

Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above de-

scribed property.

The debt secured by said Security Deed has been and is hereby declared due 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 Se-curity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 410 Hollow Hill 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): Jessica C. Guild and Michael R Guild or tenant or tenants. Said property will be sold subject to: (a) any outstanding ad valorem taxes (includ-

ing taxes which are a lien, but not yet due and payable), (b) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security

Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited

under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, National Associa-tion as agent and Attorney in Fact for Jes-

sica C. Guild
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 ILEGE FOR THAT DIRPOSE 1031 6F789. BE USED FOR THAT PURPOSE. 1031-65788 N(Jun6,13,20,27)B

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

IN DEED TO SECURE DEBT
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Barbara Colwell to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$183,000.00 dated 02/11/2008, and recorded in Deed Book 748, page 235, Union County records, said Security Deed being last transferred and assigned to U.S. Bank, National As-sociation in Deed Book 897, Page 595, the undersigned will sell at public outcry to the highest bidder for cash before the Court-house door in said County, during the legal hours of sale, on the first Tuesday of July, 2012 by U.S. Bank, National Association, as Attorney-in-Fact for Barbara Colwell the

following described property: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 235 and 9th district, 1st Section, Land Lot 252 of Union County, Georgia, containing 2.0 acres, and being more particularly described as follows: Beginning at an iron pin on the West original Line of the Dean Property and Odom Property; thence running in an East direction 420 feet to an iron pin; thence North 210 feet to an iron pin; thence in a West direction 420 feet to the cripinal line above-referenced; thence in a original line above-referenced: thence in a South direction with the original line to the point of beginning.

The above property is as shown and depicted as property of "Colwell Bros." in a plat of survey for Don and Troy Phillips dated May 8, 1975 and recorded in Plat Book E, page 29 of the Union County Superior Court Clerk's Office. This property fronts on Becky Road. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.
Property known as: Property known as: 361 Becky Road, 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 paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law).

The property will be sold as the property of

The Aforesaid Grantors subject to the fol-(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 security deed first set out above. Pursuant to O.C.G.A. Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned

indebtedness is: U.S. Bank, National Association Owensboro, KY 42301

PHONE: 800-365-7772 Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness To the best of the undersigned's knowledge and belief, the party in possession is Bar-

bara Colwell. II.S. Bank. National Association, as Attorney-in-fact for Barbara Colwell. This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose.

Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 - (770) 392-0398 Toll Free - (866) 999-7088 www.penderlaw.com Our File No. 12-02852 N(Jun6,13,20,27)B

STATE OF GEORGIA NOTICE OF SALE LINDER POWER IN DEED TO SECURE DEBT

Under and by virtue of the contained in that certain Deed to Secure Debt from Susan L. Johnson to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$93,000.00 dated 06/10/2008, and recorded in Deed Book 764, page 767, Union County records, said Security Deed being last transferred and assigned to CitiMortgage, Inc., the un-dersigned will sell at public outcry to the highest bidder for cash before the Court-house door in said County, during the legal hours of sale, on the first Tuesday of July, 2012 by CitiMortgage, Inc., as Attorney in-Fact for Susan L. Johnson the following

In-ract for Susain L. Johnson are following described property:
All that tract or parcel of land lying and being in 9th District, 1st Section, Land Lot 38 of Union County, Georgia, containing 1.124 acres, more or less, and being designated as Lot 14 lvy Mill Estates Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated September 13, 2000, and recorded in Union County Records in Plat Book 47, Page 52. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above

described property. described property.
The property is subject to road easements as shown on said plat.
The property is subject to the restrictions recorded in Deed Book 323, pages 625-628,

recorded in Deed Book 323, pages 323 525, Union County Records. The property is subject to the powerline easement to Blue Ridge Mountain EMC re-corded in Deed Book 324, page 313, Union County records. The property is subject to the 100-foot

ssion right of way line as shown or said plat.

Grantor grants to Grantee a non-exclusive perpetual easement for the use of the sub-division roads for ingress and egress to the above property.

Property known as: 544 Havenwood 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 The Aforesaid Grantors subject to the fol-

(1) all prior restrictive covenants, ease-

ments, 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 security deed first set out above Pursuant to O.C.G.A. Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is:

CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368 PHONE: 866-272-4749 Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend

or modify said indebtedness To the best of the undersigned's knowledge and belief, the party in possession is Susan L. Johnson. CitiMortgage, Inc., as Attorney-in-fact for Susan L. Johnson.

Susan L. Johnson.

This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone – (770) 392-0398

Toll Free - (866) 999-7088 www.penderlaw.com Our File No. 12-04604 N(Jun6.13.20.27)B

COUNTY OF UNION NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

Because of a default in the payment of the indebtedness secured by a Security Deed executed by John C. Honaker and Karen M. Honaker to Wells Fargo Bank, N.A. dated October 20, 2010, and recorded in Deed Book 847, Page 424, Union County Records, securing a Note in the original principal amount of \$376,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount 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, July 3. 2012, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 227 OF THE 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT 6 MORE OR LESS .42 ACRES, HOYT RAPER SUBDIVISION, AS PER SURVEY PREPARED BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED November 6, 1987, RECORDED IN PLAT BOOK T. PAGE 99. UNION COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES. BOUNDS AND COURSES DESCRIPTION.
TOGETHER WITH RIGHTS OF INGRESS/ EGRESS OVER PRIVATE ROADS IN DEVELOP-

Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if anv. rany.

Said property will be sold subject to 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, any matters which

Said property is known as 1454 McCombs

might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to

final confirmation and audit of the status of the loan with the holder of the security Notice has been given of intention to col-

lect attorney's fees in accordance with the terms of the Note secured by said Deed. The property, to the best information, knowledge and belief of the undersigned, being presently in the possession of John C. Honaker and Karen M. Honaker or a tenant or tenants. The proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law. Wells Fargo Bank, NA as Attorney-in-Fact for John C. Honaker and Karen M. Honaker

File no. 12-032228 SHAPIRO & SWERTFEGER, LLP\* Attorneys and Counselors at Law 2872 Woodcock Blvd., Duke Building, Suite

Atlanta, GA 30341-3941 (770) 220-2535/KMM \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL

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BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Jayne Pardue Karr to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of Hiawassee DBA Bank of Blairsville dated 12/11/2003 and recorded in Deed Book 502 Page 475, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Association by Assignment filed for record in UNION County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$ 52,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in July, 2012 (July 3, 2012), the fol-lowing described property: ALL THAT TRACT OR PARCEL OF LAND LY-

ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 207 OF UNION COUNTY, GEORGIA, CONTAINING 0.80 ACRES, MORE GEURGIA, CONTAINING U.80 ACRES, MORE
OR LESS, AND BEING LOT 9 AND SHOWN AS
TRACT I ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO., DATED APRIL 13,
1998 AND RECORDED IN UNION COUNTY
RECORDS IN PLAT BOOK 40, PAGE 157. SAID
PLAT IS INCORPORATED HEREIN, BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED

PROPERTY. The debt secured by said Security Deed has been and is hereby declared due because of, among other 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 reaining in default, this sale will be made for the purpose of paving the same and all expenses of this sale, as provided in the Se-curity Deed and by law, including attorney's fees (notice of intent to collect attorney's

fees having been given). Said property is commonly known as 2138 Wickham Lane, Blairsville, GA 30512 tonether with all fixtures and nersonal pronerty 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): Jayne Pardue Karr or tenant or

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) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Jayne Pardue Karr

Aldridge Connors, LLP, 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. 1031-66726

**STATE OF GEORGIA** NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT
Under and by virtue of the power of sale

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contained in that certain Deed to Secure contained in that certain Deed to Secure Debt from Amos Redner, III and Earleen L. Redner to Mortgage Electronic Registra-tion Systems, Inc. in the original principal amount of \$140,000.00 dated 01/27/2006, and recorded in Deed Book 627, page 412, Union County records, said Security Deed being last transferred and assigned to ABN AMRO Mortgage Group, Inc. in Deed Book 633, Page 30, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of July, 2012 by CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., as Attorney-in-Fact for Amos Redner, III and Earleen L. Redner the following described property: All that tract or parcel of land lying and be-

ing in the 9th District, 1st Section, Land Lots 134 and 135 of Union County, Georgia, and being Lot 33 of Meadows of Ivy Log Sub-division, Phase II, containing 0.780 acres, more or less, as shown on a plat of survey by Tamrok Associates, Inc., dated June 15. 2001, and recorded in Union County Records in Plat Book 49, Page 156. Said plat

TICE OF JUDICIAL SALE "CAVEAT EMPTOR" in the City of Blairsville, Georgia on the 3rd day of July, 2012 between the hours of 10:00 a.m. and 4:00 p.m., there will be sold on the steps of the Union County Courthouse, at 65 Courthouse Street, at public

Lot 44, Coosa Walk Subdivision; All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 47 of Union County, Georgia, containing 1.59 acres, more or less, and being Lot 44 of Coosa Walk Subdivision, as shown on a plat of survey by Lane S. Bishop R.L.S. dated August 11, 1988 and recorded in Union County Records in Plat Book U, Page 96. Said plat is incorporated herein, by reference hereto, for a full and complete description of the

above described property.

Lots 4, 5 and 7 of Mountainside Subdivision: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 99 of Union County, Georgia, and being Lot 4 of Mountainside Subdivision, containing 2.393 [sic acres], more or less, and being Lot 5 of Mountainside Subdivi-sion, containing 1.0 [sic acre], and Lot of Mountainside Subdivision, containing 0.933 [sic acres], more or less, as shown on a plat of survey by Southern Geosystems, LTD dated September 1, 2005 and recorded in Union County Records in Plat Book 56, Page 284. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described prop-

erty.
Lot 20, Poplar Ridge Subdivision: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 63 of Union County, Georgia, and being Lot 20 of Poplar Ridge Subdivision, containing 2.00 acres, more or less, as shown on a plat of survey by North Georgia Surveyors, dated May 29, 1987, and recorded in Union County Records in Plat Book P, Page 222. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Grantor also grants to grantee a non-exclu-

Lot 20, Riverbend Subdivision: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 20 of Union County, Georgia, containing 1.2 acres more or less, and being Lot 20, as shown on a plat of survey of Riverbend Subdivi-sion made by Jack Stanley, dated July 13 1981 and recorded in Union County, Geor-gia Records in Plat Book J, Page 117. Said plat is incorporated into this instrument by reference hereto for a complete and ac-curate description of the above described property.

(Lot 44, Coosa Walk Subdivision; Lots 4, 5

sive perpetual easement for the use of the

subdivision roads for ingress and egress to

the above described property.

Property known as: 306 lvy Meadow Ln,

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-

(1) all prior restrictive covenants, ease-

indebtedness is:

O'Fallon, MO 63368

CitiMortgage, Inc. 1000 Technology Drive

Pendergast & Associates, P.C.

South Terraces, Suite 1000 115 Perimeter Center Place

Phone – (770) 392-0398 Toll Free – (866) 999-7088

NOTICE OF SALE UNDER POWER

successors and assigns dated September 27, 2007 in the amount of \$85,500.00, and recorded in Deed Book 729, Page 3, Union

County, Georgia Records; as last trans-ferred to Cenlar FSB by assignment; the undersigned, Cenlar FSB 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 July, 2012 , 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:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 126 of Union County, Georgia, and be-

ing Tract IV, containing 0.57 acres, more or less, as show on a plat of survey by Blairs-ville Surveying Co., dated March 15, 1994,

and recorded in Union County Records in Plat Book 30, page 178. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described prepared.

All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 126 of Union County, Georgia, and be-

ing Tract 4, containing 1.133 acres more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated August

21, 1991 and last revised December 1, 1992, and recorded in Union County Records in Plat Book 27, Page 190. Said plat is incor-

porated herein, by reference hereto, for a full and complete description of the above

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land

Lot 126 of Union County, Georgia, and being Tract II, containing 0.34 acres, more or less, as shown on a plat of survey by Blairsville

Surveying Co., dated March 15, 1994, and recorded in Union County Records in Plat Book 30, Page 178. Said plat is incorpo-

rated herein by reference hereto, for a full and complete description of the above de-

scribed property.

Also conveyed is a non - exclusive perpetual easement for the use of the roads for ingress and egress to the above described

property. which has the property address of 1452 Owl Roost Trail, Blairsville, Georgia., to-

gether with all fixtures and other personal

taxes, assessments, rights-of-way, ease-ments, 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

Said property will be sold as the property of Charles D Tucker, Jr. and Lisa A Tucker and

the proceeds of said sale will be applied to the payment of said indebtedness, the ex-

pense of said sale, all as provided in said

deed, and the undersigned will execute a deed to the purchaser as provided in the

The North Georgia News Publication Dates:06-06-2012, 06-13-2012,

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

DEBT. ANY INFORMATION OBTAINED WILL

File No. 12-03835 /FHLMC/sstoianovic

STATE OF GEORGIA, COUNTY OF UNION

NOTICE OF JUDICIAL SALE "CAVEAT EMP-

STATE OF GEORGIA, COUNTY OF UNION NO-

cryout, to the highest bidder for cash, the

Attorney in Fact for Charles D Tucker, Jr. and Lisa A Tucker

aforementioned Security Deed.

McCurdy & Candler, L.L.C. (404) 373-1612

www.mccurdycandler.com

06-20-2012, 06-27-2012

BE LISED FOR THAT PURPOSE

terms of the note secured by said deed.

deed.

Cenlar FSB

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following property:

TO WIT:

property conveyed by said deed.
The sale will be held subject to any

described property. LESS AND EXCEPT:

GEORGIA, UNION COUNTY

Atlanta, GA 30346

www.penderlaw.com Our File No. 12-02999

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ing the same and all expenses of sale, in-cluding attorney's fees, (notice having been given as provided by law). The property will be sold as the property of The Aforesaid Grantors subject to the foland 7 of Mountainside Subdivision; Lot 20, Poplar Ridge Subdivision and Lot 20, Riverbend Subdivision will hereinafter be collecments, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters tively referred to as the "Property").

The Property will be sold subject to all prior which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, easements, covenants, restrictions, and encumbrances of record. The aforesaid Property, or a portion thereof, may be possessed by Charles Totherow. The Property is being levied on to satisfy the Fi.Fa. and the lien in favor of the Bank of Hiawassee. 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 Bank of Blairsville, Bank of Blue Ridge and to the security deed first set out above.

Pursuant to O.C.G.A. Section 44-14-162.2 Citizens South Bank (collectively here-inafter referred to as "Plaintiff in Fi.Fa.") inatter referred to as "Plaintiff in Fi.Fa.") against the Property of Highland Building Supply, Inc, Calvin Collins and Charles Totherow (collectively hereinafter referred to as "Defendant in Fi.Fa."). The Fi.Fa. and the order of foreclosure were issued in the Superior Court of Union County, Georgia. Civil Action No. 2010-SU-CV-169-LA levied on as the Property of Defendant in Fi.Fa. notice of levy and sale having been given to the Defendant in Fi.Fa. as required by law the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned PHONE: 866-272-4749

Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend the Defendant in Fi.Fa. as required by law. Citizens South Bank, successor in interest to Bank of Hiawassee, Bank of Blairsville or modify said indebtedness.

To the best of the undersigned's knowledge and belief, the party in possession is Amos Redner, III and Earleen L. Redner. CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., as Attorney-in-fact for Amos Redner, III and Earleen L. Redner. and Bank of Blue Ridge, is foreclosing on its secured statutory lien pursuant to O.C.G.A. Section 44-3-232. Note: The judgment holder makes no declaration or war-ranty of the correctness or completeness of the above information. Said Property This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. will be sold subject to all state and county delinquent taxes, and no warranty of title as to defects of title or survey or liens an encumbrances or other title defects will be made in conjunction with the sale. The Union County Sheriff makes no warranties whatsoever as to the above described Property. The Sheriff specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The Sheriff reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above described Property. Purchaser shall pay all Because of default in the payment of the indebtedness, secured by a Security Deed executed by Charles D Tucker, Jr. and Lisa costs in connection with the sale. Govern yourself accordingly. This the 1st day of June, 2012. A Tucker to Mortgage Electronic Registra-tion Systems, Inc. as nominee for United Community Mortgage Services, Inc., its Scott Stephens, Sheriff of Union County

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