North Georgia News

Legal Notices for June 13, 2012 **NOTICE OF SALE UNDER POWER**

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY SHERIFF'S SALE State of Georgia Because of default in the payment of the indebtedness, secured by a Security Deed executed by Bonnie L. Netherland to Mort-Union County Citizens South Bank Kurtis K. Kidd gage Electronic Registration Systems, Inc. as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Net-Magistrate Court 12-4754FC 12-47-94-CU
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 Chevrelet Multi Purson Von work, 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 One 2006 Chevrolet Multi-Purpose Van (HHR) Vin# 3GNDA23DX6S660466 deed and the note thereby secured, has de-clared the entire amount of said indebted-ness due and payable and pursuant to the No battery, Mileage 95002

Vehicle may be viewed approximately one
(1) hours before sale time in the North power of sale contained in said deed, will on the first Tuesday in July, 2012, during the legal hours of sale, at the Courthouse 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 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Harrison Nix All debtors and creditors of the estate of Harrison Nix. deceased. late of Union Countheir 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 7th day of May, 2012 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 Janice W. Bennett

By: Kristin Stanley Clerk of the Probate Court

N(Jun13.20.27.Jul4)B

STATE OF GEORGIA

65 Courthouse Street, Suite 8

Representative(s). This 25th day of May, 2012

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

UNION COUNTY NOTICE TO DEBTORS & CREDITORS

Representative(s). This 25th day of May, 2012 By: Kristin Stanley Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS & CREDITORS RE: Estate of James Ellard Davenport

STATE OF GEORGIA UNION COUNTY

By: Kristin Stanley Clerk of the Probate Court

N(May23,30Jun6,13)B

COUNTY OF UNION

Marie Lange.

NOTICE OF SEIZURE OF

PERSONAL PROPERTY VALUED AT LESS THAN \$25,000

Model Single Six, Serial No. 264-63568 PROPERTY SIX: LG flat screen tel

808MXVW4H599

Georgia 30512

District Attorney
Enotah Judicial Circuit
SEIZING AGENCY:

Inv. T. Miller Union County Sheriff's Office

940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By:Cathy A. Cox-Brakefield Chief Assistant District Attorney

NOTICE OF SALE UNDER POWER **GEORGIA, UNION COUNTY** This law firm is acting as a debt col-

645, Page 69, Union County, Georgia Re-

cash before the courthouse door of Union

County, Georgia within the legal hours of sale on the first Tuesday in July, 2012, the

Deed has been and is hereby declared due

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

lorem taxes (including taxes which are a

lien, but not yet due and payable), any mat-ters which might be disclosed by an accu-

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,

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

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, contain-ing 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

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 affect described records.

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

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 pro-vided in the Note and Security Deed. The

debt remaining in default, this sale will be

made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including

attorney's fees (notice of intent to collect

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

Sawmill Road, Blairsville, GA 30512 to-gether with all fixtures and personal prop-erty 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 (includ-

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 assessment liens enumbrances zoning

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

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

final confirmation and audit of the status of

BE USED FOR THAT PURPOSE. 1016-1676

NOTICE OF SALE UNDER POWER, UNION 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

#2343, dated 3/474, revised 10/30/44 and recorded in Plat Book 55 page 198 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to the road ease-

ments as shown on said plat and to all existing 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 pages 297, and in Deed Book 155 pages 29

155 page 287 and in Deed Book 155 page 591 Union County records.
The property is subject to the restrictions recorded in Deed Book 569 pages 500-504

Inion County records.

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 151 pages 378-380 Union County records.

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 tax liens. The debt secured by said Security Deed

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

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-Trisuant to October 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

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. 1016-1842

Deed first set out above.

Maltby, Jr.

N(Jun6.13.20.27)B

Deed first set out above.

NOTICE OF SALE UNDER POWER.

conveying the after-described

following described property:

Tax ID Number(s): 070C 040

T. Sticher McCalla Raymer, LLC

fees having been given). Said property be sold subject to any outstanding ad va-

65 Courthouse Street, Box 6

Blairsville, Georgia 30512

USED FOR THAT PURPOSE.

706) 439-6027

N(Jun13.20.27)B

This

PROPERTY SIX: LG flat screen televi-sion, Model No. 37LG30-UA, Serial No.

804MXKD05429
PROPERTY SEVEN: LG flat screen television, Model No. 37LG30-UD, Serial No.

PROPERTY EIGHT: Toshiba laptop computer, Serial No. Y9130S15W, Part No. PSPGOU-

day of June, 2012.

65 Courthouse Street, Suite 8

APPLICATION TO REGISTER A BUSINESS

trade name: Paradise Hills, Resort and Spa,

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-

STATE OF GEORGIA

NOTICE TO DEBTORS & CREDITORS

door in Union County, sell at public outery to the highest bidder for cash, the property described in said deed to-wit: All that tract or parcel of land lying and be ing 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 com-plete 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 ref-erenced 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 the existing gravel road from the above ref-All debtors and creditors of the estate erenced easement to the West boundary of of Janice W. Bennett, deceased, late of Union County, Georgia are hereby notified to render their demands and payments 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 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 4th day of May, 2012 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. Point of Beginning.
which has the property address of 2832
Timber Fern Drive, 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, RE: Estate of Gerald L. Hinnenkamp All debtors and creditors of the estate of Gerald L. Hinnenkamp, deceased, late of liens, and other superior matters of record nens, and other superior inaters 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 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 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 solinie L. Neuterland and the process 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 purchaser as provided in the aforementioned 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 Personal Representative(s) of the
estate according to law and all persons 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 estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal 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 Com-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 munity Mortgage Services, Inc., its succesto 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

corded 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, convey-

ing 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 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 TO BE CONDUCTED UNDER A TRADE NAME
STATE OF GEORGIA July, 2012 (July 03, 2012), the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 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 of Union County, Georgia, containing 0.72 acre more or less, and being further identified as Lot 6 of Hollow Hill Subdiviand that the nature of said business is Cabin Rental, Day Spa, Weddings and that sion, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 17, 1981, and recorded in Union said business is composed of the following corporation: PCRS, Inc., 366 Paradise Road, Blairsville, GA 30512. 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 delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. This initial registered scribed property. The debt secured by said Security Deed has been and is hereby declared due beoffice of the corporation is located at 19 G cause of, among other possible events of Cobalt Street, Blairsville, GA 30512 as its default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt reregistered agent at such address is Tina aining in default, this sale will be made 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 Pursuant to O.C.G.A. §16-13-49(n), any fees having been given). party claiming an interest in the follow-ing property is hereby notified that on the 24th day of August, 2011, said property was seized by the undersigned agency in Union County, Georgia. Said property is commonly known as 410 Hollow Hill Road, Blairsville, GA 30512 together with all fixtures and personal prop rty 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 Property Seized: PROPERTY ONE: 2001 Lexus IS300 vehicle, VIN JTHBD182X10001858 VIN J I HBD 1827 1000 1858
PROPERTY TWO: 1994 Toyota Land Cruiser
vehicle, VIN JT3D J81 W9R0087141
PROPERTY THREE: New Haven 12 gauge
shotgun, Model 600AT, Serial No. H793204
PROPERTY FOUR: Ruger .22 caliber long
rifle, Model 77/22, Serial No. 700-35695
PROPERTY FIVE: Ruger .22 caliber revolver,
Model Single Six Serial No. 264 2568 Guild or tenant or tenants. Said property will be sold subject to: (a) any outstanding ad valorem taxes (includand 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

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-

Deed first set out above.

OUSUU28
PROPERTY NINE: Acer laptop computer, Model No. ZK2, Serial No. LXASROX106907174162500
Conduct giving rise to said seizure: Said
property was found in possession of LISA
MARIE PURCELL and JASON GABRIEL
HUGHES, and in close proximity to a prohibited substance, to wit: MARIJUANA (in the
form of growing placets and other quantile.) sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. form of growing plants and other quanti-ties of marijuana intended for distribution). JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Jes-Said property was intended to facilitate the use, possession, possession with intent to distribute, and distribution of MARIJUANA, sica C. Guild Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlan-ta, Georgia 30305, (404) 994-7400. in violation of the Georgia Controlled Substances Act, or was the proceeds of said illegal activities. Further, the said property and the MARIJUANA were seized from the THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL residence occupied by LISA MARIE PUR-CELL and JASON GABRIEL HUGHES, in Union BE USED FOR THAT PURPOSE. 1031-65788 County, Georgia from which marijuana county, deorgia from which manjuana transactions were conducted.

The owner of said property is purported to be: LISA MARIE PURCELL and JASON GABRIEL HUGHES. 55 Veach Place, Blairsville, 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 deurgia 30312.
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. \$\frac{1}{3}\text{6-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News by serving said claim to the undersing design accept. 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, claim to the undersigned seizing agency said Security Deed being last transferred and the District Attorney by certified mail, return receipt requested. and assigned to U.S. Bank, National Association 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 run-ning 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 original line above-referenced; thence in a LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE South direction with the original line to the point of beginning. The above property is as shown and de-Under and by virtue of the Power of Sale contained in a Security Deed given by Donna T. Sticher to Wells Fargo Bank, N.A., dated May 5, 2006, recorded in Deed Book picted 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 cords, conveying the after-described prop-erty to secure a Note in the original princi-pal amount of SIXTY THOUSAND AND 0/100 on Becky Road. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision DOLLARS (\$60,000.00), with interest there-on as set forth therein, there will be sold at public outcry to the highest bidder for roads for ingress and egress to the above 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 payfollowing described property: SEE EXHIBIT
"A" ATTACHED HERETO AND MADE A PART
HEREOF The debt secured by said Security 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 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 ing ad valorem taxes and assessments if any: (5) unpaid water and sewage bills. that constitute liens against the property, whether due and payable or not yet due and rate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, pavable: 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:

4801 Frederica Street

Owensboro, KY 42301

PHONE: 800-365-7772

or modify said indebtedness

U.S. Bank. National Association

Nothing contained in this Notice of Sale

shall obligate Lender to negotiate, amend

To the best of the undersigned's knowledge and belief, the party in possession is Bar-

U.S. Bank, National Association, as Attor-

ney-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 Phone – (770) 392-0398 Toll Free - (866) 999-7088 Our File No. 12-02852 **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 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, 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 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

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, Union County Records. The property is subject to the powerline ent to Blue Ridge Mountain corded in Deed Book 324, page 313, Union County records. The property is subject to the 100-foot transmission right of way line as shown on Grantor grants to Grantee a non-exclusive perpetual easement for the use of the subdivision 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 paying 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 fol-

lowing: (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,

in any; (s) unpaid water and sewage bins, 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

5) unnaid water and sewage bill

D Fainuli, Mu 5366 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 CitiMortgage, Inc., as Attorney-in-fact for 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-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. 172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until 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 minal confirmation and audit of the status of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and At-torney in Fact for Sherry Warren Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlan-ta, Georgia 30305, (404) 994-7400. STATE OF GEORGIA COUNTY OF UNION THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL NOTICE OF SALE UNDER POWER
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-

Electronics Registration Systems, Inc. as nominee for United Community Bank, d/b/a 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 SERVICING, LP 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 \$ 245,471.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highpublic outry to the highest bloder 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 & ASSOCIATES, INC., DATED November 6, 1987, RECORDED IN PLAT BOOK T, PAGE 99, UNION COUNTY RECORDS, TO WHICH SAID 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 Section, Union County, Georgia, containing 1.752 acres and being shown as Lot Four-UNION COUNTY RECORDS, 10 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-Said property is known as 1454 McCombs Drive, Blairsville, GA 30512, together with 1.752 acres and being shown as Lot Four-teen (14) of Old Birch Bend on a plat of survey by Rochester & Associates, Inc., RS #2349, dated 5/4/04, revised 10/30/04 and

all fixtures and personal property attached to and constituting a part of said property, if any.
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 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 matters of record superior to the Security 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 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 indebt-edness 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

has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including Atlanta, GA 30341-3941 (770) 220-2535/KMM WWW.SWERTEGER.NET
*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL attorney's fees (notice of intent to collect 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 BE USED FOR THAT PURPOSE. and belief of the undersigned, the party (or parties) in possession of the subject propparties) in possession of the subject property 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 which the light of the payable of the light of the light

NOTICE OF SALE UNDER POWER, UNION 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 principle of the property o 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 OR LESS, AND BEING LOT 9 AND SHOWN AS TRACT I ON A PLAT OF SURVEY BY BLAIRS-VILLE 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 remaining in default this sale will be debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 2138
Wickham Lane, 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): Jayne Pardue Karr or tenant or tenants. 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

assessinetts, inelts, encountrialities, 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 lean with the holder of the Security. of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1. which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, National Associa-tion 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 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 Amos Redner, III and Earleen L. Redner to Mortgage Electronic Registra-tion Systems, Inc. in the original principal 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 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in that certain Deed to Secure bett given by James W. Patterson (the "Grantor") to Nantahala Bank & Trust Com-pany (the "Lender") dated May 9, 2008 and recorded on May 13, 2008, in Deed Book 760, Pages 307-315, Union County, Georgia 760, Pages 307-315, Union County, Georgia official records (together with any and all amendments and modifications, hereinafter referred to as the "Security Deed"), conveying the property described below to secure repayment of that certain Promissory Note dated as of June 29, 2010, payable by Grantor to the order of Lender, in the stated principal amount of \$299.172.97. gage 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 being 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

is incorporated herein, by reference hereto.

is incorporated inerein, by reference ineretu, for a full and complete description of the above described property. Grantor also grants to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the base described.

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-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 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 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 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.

South Terraces, Suite 1000

115 Perimeter Center Place Atlanta, GA 30346

Phone – (770) 392-0398

Our File No. 12-02999

Toll Free – (866) 999-7088 www.penderlaw.com

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Because of default in the payment of the

indebtedness, secured by a Security Deed executed by Charles D Tucker, Jr. and Lisa

A Tucker to Mortgage Electronic Registra-

tion Systems, Inc. as nominee for United Community Mortgage Services, Inc., its 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 indebtedness 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 being 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 incor-porated herein by reference hereto, for a full and complete description of the above described property. 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 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 incorporated 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. conveyed a non - exc ual easement for the use of the roads for ingress and egress to the above described which has the property address of 1452 Owl Roost Trail, 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, iens, 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.

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 aforementioned Security Deed.

Attorney in Fact for Charles D Tucker, Jr. and Lisa A Tucker 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. 12-03835 /FHLMC/sstojanov 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. STATE OF GEORGIA. COUNTY OF UNION NOTICE OF JUDICIAL SALE "CAVEAT EMPTOR" STATE OF GEORGIA, COUNTY OF UNION NO-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 Court-

house, at 65 Courthouse Street, at public cryout, to the highest bidder for cash, the following property:

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 II. 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 Subdivi-sion: 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 Subdivision, containing 1.0 [sic acre], and Lot 7 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 property. 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.

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 Subdivision made by Jack Stanley, dated July 13, 1981 and recorded in Union County, Georgia Records in Plat Book J, Page 117. Said plat is incorporated into this instrument by

plat is incorporated into this instrument by

reference hereto for a complete and ac-curate description of the above described (Lot 44, Coosa Walk Subdivision; Lots 4, 5 and 7 of Mountainside Subdivision; Lot 20, Poplar Ridge Subdivision and Lot 20. River-The Property will be sold subject to all prior easements, covenants, restrictions, and encumbrances of record. The aforesaid Property, or a portion thereof, may be posessed by Charles Totherow. The Property being levied on to satisfy the Fi.Fa. and the lien in favor of the Bank of Hiawassee, Bank of Blairsville, Bank of Blue Ridge and Citizens South Bank (collectively here-inafter referred to as "Plaintiff in Fi.Fa.") against the Property of Highland Build-ing 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. Citizens South Bank, successor in interest to Bank of Hiawasses Rank of Rairsville to Bank of Hiawassee, Bank of Blairsville and Bank of Blue Ridge, is foreclosing on its secured statutory lien pursuant to O.C.G.A. Section 44-3-232. Note: The judg-

O.C.G.A. Section 44-3-232. Note: The judgment holder makes no declaration or warranty of the correctness or completeness of the above information. Said Property 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 linion County Sheriff makes no warranty

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 hide made rearrelless of

ject any and all bids made, regardless of the amount, for the purchase of the above described Property. Purchaser shall pay all

costs in connection with the sale.
Govern yourself accordingly. This the 1st

day of June, 2012. Scott Stephens, Sheriff of Union County, N(Jun6.13.20.27)B

Under and by virtue of the Power of Sale contained in a Security Deed given by Charles Bougher and a/k/a Charles S Bougher to Bougner and ar//a Charles S Bougner to Mortgage Electronic Registration Systems, Inc., dated April 7, 2010, recorded in Deed Book 830, Page 502, Union County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 897, Page 586, Union County, Georgia Records, conveying the affect Accepted. Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FIVE THOUprincipal aniouni of winett-rive indu-SAND AND 0/100 DOLLARS (\$95,000.00), 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 in July, 2012, the following described prop-erty: 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 Se-

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.

curity Deed. The debt remaining in default. 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). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and navable), any matters which might be and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, 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. 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, 1-800-416-1472. Please understand that the secured creditor is not required by law to negotiate. 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 Estate of Charles Bougher or a tenant or tenants and said property is more commonly known as 298 High Range Drive, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the 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, NA as Attorney in Fact
for Charles Bougher and a/k/a Charles S Bougher McCalla Raymer, LLC 1544 Old Al-abama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/stm 7/3/12 Our file no. 5517512-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 134, containing 0.792 acre, more or less, and being Lot Seventy (70) of Meadows of lyy Log, Phase III, as shown on a plat of survey by Land Tech Services, Inc., dated 9/6/02, and recorded in Plat Book 50 page 229 Union County records, which description on said plat is hereby incorporated by refer-ence and made a part hereof. The property is subject to the road easements as shown is subject to the road easements as shown on said plat. Subject to the restrictions recorded in Deed Book 434 page 115 Union County records. Subject to easements to Blue Ridge Mountain EMC recorded in Deed Book 165 page 512 and in Deed Book 343 page 532 Union County records. Subject to set-back lines as shown on said plat. Grantor grants to grantee a non-exclusive, perpetual easement for the use of the subdivision rads for ingress and egress to the division roads for ingress and egress to the above property. MR/stm 7/3/12 Our file no. 5517512 - FT7.

therein (together with any and all amend-ments or modifications, collectively herein-after referred to as the "Secured Indebtedness"), 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 the following described parcel of real property together with all improvements, fixtures, easements, hereditaments, rights,

together with interest thereon as set forth

members, appurtenances, and personalty

located thereon and described in the Se-

All that tract or parcel of land lying and being in the Land Lot 219, 9th District, 1st Section, Union County, Georgia, containing 7.678 acres and being shown as Tract Two (2) on a plat of survey by Rochester & Asso-ciates, Inc., RS #2653, dated 03/25/96 and recorded in Plat Book 36, Page 53, Union County, Georgia records, which plat is by reference incorporated herein and made a The property is subject to the power pole as shown on aforesaid plat.
Grantor grants to Grantee a non-exclusive perpetual easement of ingress and egress to the above property running from Queens Gap Spur as shown on the aforesaid plat. The above-described property is improved property known as 7.678 Acres MOL On Patton Place, Blairsville, Georgia 30512, according to the present system of numbering property in Union County, Georgia. The Secured Indebtedness has been and is hereby accelerated and declared due because of, among other possible events of default, failure to pay the Secured Indebtedness as and when due and in the manner provided in the instruments evidencing the Secured Indebtedness and Security Deed. The Secured Indebtedness remaining in default, the sale will be made for purp of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (written notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due

and payable), any matters which might be

disclosed by an accurate survey and in-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of re-

To the best knowledge and belief of the undersigned, the party in possession of the

property is the Grantor or a tenant or ten-

property is the draintor or a tenant or ten-ants claiming through it. NANTAHALA BANK & TRUST COMPANY, Attorney-in-Fact and Agent for JAMES W. PATTERSON

Suite 1100, 171 Seventeenth Street, N.W. Atlanta, Georgia 30363

cord superior to the Security Deed.

Edwin H. Garrison

Burr & Forman LLP

Email: ehgarris@burr.com

(404) 815-3000 (404) 214-7945 The Law firm is acting as a debt col-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Jun6,13,20,27)B STATE OF GEORGIA Because of a default in the payment of the indebtedness secured by a Security Deed executed by Kai B. Schmidt and Becky Schmidt to Mortgage Electronic Registra-tion Systems, Inc. dated May 10, 2007, and recorded in Deed Book 707, Page 698, Union County Records, said Security Deed having been last sold, assigned, trans-ferred and conveyed to BANK OF AMERICA,

N.A. by Assignment, securing a Note in the original principal amount of \$178,000.00, the holder thereof pursuant to said Deed

and 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, 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 de-scribed in said Deed, to-wit:

scribed in said Deed, to-wit:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land
Lot 124 of Union County, Georgia, and being
Lot 24 of Highland Falls Cottages Subdivision, containing 0.269 acres, more or less,
as shown on a plat of survey by Landtech
Services, Inc., dated March 12, 2003, and recorded in Union County Records in Plat Book 59 , Page 278-279 . 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 easement for the use of the subdivision road for ingress and egress to the above described property. Said property is known as 4539 Highland Falls Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any. 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 might be disclosed by an accurate survey

and inspection of the property, any as-sessments, 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

terms of the Note secured by said Deed.

lect attorney's fees in accordance with the

The property, to the best information, knowledge and belief of the undersigned,

being presently in the possession of Kai B. Schmidt and Becky Schmidt or a tenant

or tenants. The proceeds of said sale will

be applied to the payment of said indebt-edness 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. BANK OF AMERICA, N.A. as Attorney-in-Fact for Kai B. Schmidt and Becky Schmidt File no. 12-031448 SHAPIRO & SWERTFEGER, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Duke Building, Suite Atlanta, GA 30341-3941 (770)220-2535/EM www.swertfeger.net
*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. 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-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 William Piechocniski and Sonya Piechocniski to Mortgage Electronic Registration Sys-tems, Inc., dated August 4, 2006, recorded in Deed Book 773, Page 764, Union County,

Georgia Records, as last transferred to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, formerly

known as Countrywide Home Loans Ser

vicing, LP by assignment recorded in Deed Book 894, Page 677, Union County, Georgia

Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND SEVEN HUNDRED EIGHTY

AND 0/100 DOLLARS (\$165,780.00), with

interest thereon as set forth therein, there

will be sold at public outcry to the highest

bidder for cash before the courthouse doo

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 de-

clared due because of, among other pos-sible 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 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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the segured creditor is not required. that the secured creditor is not required law to negotiate, amend, or modify terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the prop-erty is William A. Piechocniski and Sonya L. Piechocniski or a tenant or tenants and said property is more commonly known as 5334 lvy Log Dr, 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 foreclose the creditor's lien on real estate and this law firm will not be seeking a per-sonal money judgment against you. Bank of America, N.A., successor by Merger to BAC as Countrywide Home Loans Servicing LI as Attorney in Fact for William Piechocniski and Sonya Piechocniski McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ krc1 7/3/12 Our file no. 5186912-FT11 EX-HIBIT "A" The land referred to in this policy is situated in the State of GA, county of Union, City of Blairsville and described as follows: All that tract or parcel of land lying and being in Land Lot 83 of the 9th District,

and being in Land Lot 83 of the 9th District, Union County, Georgia, bing Lot 1, Phase III, Ivy Log Estates Subdivision, as per plat recorded in Plat Book 38, Page 256, records of Union County, Georgia, which plat is by reference incorporated herein and made a part hereof. APN: 051-012-C01 MR/krc1 7/2/1/2 Dur Blan p. 518012 - ET11

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.

USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Anthony J. Parkis to Mortgage Electronic
Registration Systems, Inc., dated April 5,
2007, recorded in Deed Book 703, Page
227, Union County, Georgia Records, as
last transferred to Bank of America, N.A.,
successor by merger to BAC Home Loans
Servicing, LP formerly known as Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book 893, Page 371,
Union County, Georgia Records, conveying

Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND AND

7/3/12 Our file no. 5186912 - FT11

TWO HUNDRED FIFTY-FIVE THOUSAND AND 0/100 DOLLARS (\$255,000.00), 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 July, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The delts secured by said 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 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 insate, as provided in security breat 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 in-spection of the property, any assessments, 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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law

(661) 951-5100. 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 Anthony J. Parkis or a tenant or tenants and said property is more commonly known as 5025 Wilson Mtn Smt, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy 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. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP as Attorney in Fact for Anthony J. Parkis McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/dt3 7/3/12 Our file no. 5131912-FT14 EXHIBIT "A" Tax ID Number: 100A-010-T Land situated in the City of Blairsville in the County of Union in the State of GA All that tract or parcel of land lying and being in the 18th of Union in the State of GA All that tract or parcel of land lying and being in the 16th District 1st Section, Land Lot 11 of Union County, Georgia, and being Lot 18 of Wilson Mountain Subdivision, as shown on a plat of survey by Rochester and Associates, Inc., dated March 26, 1991 and recorded in Union County records in Plat Book 32, Page 18. Said plat is incorporated herein, by reference hereto, for a full and complete

by reference hereto, for a full and complete described of the above described property. Commonly known as: 5025 Wilson Mtn Smt, Blairsville, GA 30512 MR/dt3 7/3/12 Our file

no. 5131912 - FT14

836, Page 187, Union County, Georgia Re-cords, conveying the after-described property to secure a Note in the original princi-pal amount of ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED EIGHTY-EIGHT AND 0/100 DOLLARS (\$144,488.00), 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 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 pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity 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

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Ramona June Campbell to Mortgage Electronic Registration Systems, Inc., dated March 25, 2009, recorded in Deed Book 798, Page 25, Union 2009.

63, Union County, Georgia Records, as last transferred to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book

USED FOR THAT PURPOSE.

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

STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given
by JIMMY W BROWN to WELLS FARGO
BANK, N.A., dated 01/23/2009, and Recorded on 01/27/2009 as Book No. 786 and
Page No. 412-423, UNION County, Georgia
records, as last assigned to WELLS FARGO
BANK, N.A., by assignment, conveying
the after-described property to secure a
Note of even date in the original principal amount of \$137,090.00, with interest
at the rate specified therein, there will be
sold by the undersigned at public outcry

at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in July, 2012, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA AND BEING LOT 14, BARON'S RIDGE SUBDIVISION, CONTAINING 0.936 ACRES, AS PER PLAT OF SURVEY RY SOILTHERN GEOSYSTEMS LTD.

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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate amend or modify the terms restrictions, covenants, and matters of reto 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 Ramona June Campbell or a tenant or ten-ants and said property is more commonly known as 85 Hollow Hill Spur, 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. Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP as Attorney in Fact for Ramona June Camp-bell McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/rao1 7/3/12 Our file no. 51515610-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 152 of Union County, Georgia, and being Lot 5 of Hollow Hill Subdivision, containing 0.918 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. Dated Lups 3.1993 and recorded in High County June 3, 1993 and recorded in Union County

Records in Plat Book 30, Page 179. Subject to a 20 foot driveway easement for ingress and egress to house and shed located on Lot 5. Running along Lot 5 northern bound-ary line and lot 7 southern boundary line as shown on above referenced plat, Subject to restrictions as recorded in Union County Records in Deed Book 217, Page 55 and in Deed Book 240, Page 331. Subject to road easements as shown on plat. MR/rao1 7/3/12 Our file no. 51515610 - FT11 **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
Because of the default in the payment of a note executed by CHARLES B. DAVIS, JR. in favor of SEASONS BANK, now known as Cadence Bank, N.A., successor by merger with Seasons Bank, in the original principal amount of \$300,000.00 secured by a Deed to Secure Debt executed by CHARLES B. DAVIS, JR. to SEASONS BANK, dated Au-gust 20, 2004, recorded in Deed Book 540, pages 357-381, Union County, Georgia Deed Records, as modified, the undersigned has declared the full unpaid amount of the indebtedness secured by said deed due and payable, and acting under the power of sale contained in said deed, for the pur-

scribed as follows: All that tract or parcel of land lying and being in Land Lot 107 of the 9th District, 1st Section, Union County, Georgia, containing 0.613 acres and being Lot 111 of Notice Landing, as shown on a plat of survey by Rochester & Associates, Inc. RS #2653 dated December 08, 2000, and recorded in Plat Book 47, page 79, Union County, Georgia Records with description on said plat, which plat is hereby incorporated herein by Subject to restrictions of record pertaining to Notla Landing as recording in Deed Book 144, pages 750-751, Union County, Georgia records. Subject to easements of record for the maintenance of utilities affecting the prop-Subject to the title to that portion of the property embraced within the boundaries of roads, highways, easements and rights Subject to reservations retained in that special warranty deed dated 05/21/58 between the United States of America and

tract of land as shown on said plat, re-

tract across adjoining property to any pub-

Together with all rights, easements, ap-

The property was conveyed by C B Davis to

Blue Mountain Financial, Inc. by Quit Claim

the first Tuesday in July, 2012, 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-

Deed on August 23, 2004, recorded in Deed Book 540, page 614, Union County, Georgia records; and conveyed by Blue Mountain Financial, Inc. to Eileen's Land, LLC by Quit Claim Deed on January 14, 2005, recorded in Deed Book 561, page 586, aforesaid re-This sale will be held subject to any out-standing ad valorem taxes (including taxes which are a lien but not yet due and pay able), any matters which might be discl by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, easements, rights of way, and matters of record superior to the Deed to Secure Debt first set out above The indebtedness remaining in default, the sale will be made for the purpose of apply-ing proceeds thereof to the payment of the indebtedness secured by the Deed to Secure Debt, accrued interest and expenses of the sale and other sums secured by the Deed to Secure Debt, and the remainder, if any, shall be applied as permitted by law. The entity that has full authority to negotiate, amend, and modify all terms of the

terms of the mortgage instrument.

attempting to collect a debt and all information obtained shall be used for that purpose. CADENCE BANK, N.A., As Attorney in Fact for D. Thomas LeFevre Stewart, Melvin & Frost, LLP P. O. Box 3280 Gainesville, GA 30503 N(Jun6,13,20,27)B **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Records, as last transferred to The Bank of

New York Mellon, as Trustee for Structured Asset Mortgage Investments II Trust 2006

AR5, Mortgage Pass-Through Certificates, Series 2006-AR5 by assignment to be re-corded in the Office of the Clerk of Superior

0/100 DOLLARS (\$600,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bid-

der 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: Tract | All

that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 59 of Union County, Georgia, containing 5.239 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated May 14, 1991 and recorded in Union County Records in Plat Book Y, Page 156. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described erty. Also conveyed herewith is a 20 wide easement running from Laurel Ridge Road to the above described property. Said easement being shown on the above referred to plat of survey. Said easement being for ingress and egress to the above described property. Subject to easement recorded in Union County Records at Deed Book 569, Pages 187-189. Tract II All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 86 of Union County, Georgia, containing 1.55 acres, more or less, and being Lot 16C as shown on a plat of survey by William F. Ro lader, dated January 9, 1990 and recorded in Union County Records in Plat Book X, Page 27. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Also conveyed is a road easement over existing subdivision roads. Tract III All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 59 & 86 of Union County, Georgia, and being Tract II, containing 2.729 acres, more or less, and Tract III, containing 6.664 acres, more

or less, as shown on a plat of survey by Rochester & Associates, Inc., dated March 29, 2003 and recorded in Union County Records in Plat Book 27, Page 209. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Tract IV All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 86 of Union County, Georgia, containing 0.66 acre more or less, and being Lot 15B of Oakridge Subdivision, and being more particularly described as follows: BEGINNING at the land lot corners common to Land Lots 58 59, 86& 87; thence South 88 degrees 22 minutes 37 seconds West 960.99 feet to an iron pin and the TRUE POINT OF BEGINNING thence South 53 degrees 48 minutes 30 seconds West 267.38 feet; thence South 67 degrees 05 minutes West 77.66 feet; thence North 16 degrees 37 minutes West 197.28 feet to an iron pin; thence South 89 degrees 50 minutes 45 seconds East 343.72 feel to the TRUE POINT OF BEGINNING, Tract II Subject to restrictions recorded in Union County Records in Deed Book 127, Page 230. Subiect to an easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Book 126

Page 227. Subject to a water agreement recorded in Union County Records in Deed Book 184, Page 785. Tract III Subject to a

water agreement recorded in Union County

Records in Deed Book 206, Pages 461-462 arid Deed Book 299, Pages 779-780. Tract

IV Subject to the road easement on the

Southern boundary. Subject to restrictions recorded in Union County Records in Deed

Book 127, Page 230, Subject to easement to

Blue Ridge Mountain Electric Membership Corporation recorded in Union County Re-

cords in Deed Bock 126, Page 227, 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 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). Homeward Residential, Inc. can be contacted at 877-304-3100 or by writing to 6501 Irvine Center Drive, Irvine, CA 92618, to discuss possible alternatives to foreclo-sure. 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. To the best knowledge and belief of the undersigned, the party in possession of the property is Patrick Graf and Christie a tenant or tenants and said prope ty is more commonly known as 883 Griffith Ridge Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under

he U.S. Bankruptcy Code

the U.S. Bankrupty Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR5, Mortgage Pass-Through Certificates, Series 2006-AR5 as Attorney in East face Detriek Code and Christical Code

in Fact for Patrick Graf and Christie L Graf Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/eca1 7/3/12 Our file no. 1108312-FT1

and (2) to fina

CUNIAINING 0.936 ACRES, AS PER PLAI OF SURVEY BY SOUTHERN GEOSYSTEMS, LTD, DATED JULY 12, 2006 AND RECORDED IN PLAT BOOK 58, PAGE 245, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REF-ERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. A PART HEREUF.
THE PROPERTY IS SUBJECT TO THE ROAD
AND WATER LINE EASEMENT AS SHOWN ON
THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO THE RE-STRICTIONS AS RECORDED IN DEED BOOK 574, PAGE 396, UNION COUNTY, GEORGIA THE PROPERTY IS SUBJECT TO THE EASE-MENTS IN FAVOR OF BLUE RIDGE MOUN-MENTS IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 526, PAGE 703, AND DEED BOOK 526, PAGE 703, AND DEED BOOK 526, PAGE 703, AND DEED BOOK 526, PAGE 704, UNION COUNTY, GEORGIA RECORDS.

THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE SUBDIVISION ROADS AS SHOWN ON THE AFORESAID PLAT TO THE ABOVE DESCRIBED PROPERTY. The debt secured by SCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority given). The emity that has bull authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: WELLS FARGO BANK, N.A., ATTN: BK DEPT - MAC #D3347-014, Foreclosure 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 803-396-6000. Please understand that the secured creditions is not required to produce a mond or tor is not required to negotiate, amend, or modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party/parties in pos-session of the subject property known as 26 DUCHESS CT, BLAIRSVILLE, GEORGIA 30512 is/are: JIMMY W BROWN or tenant/ solic is/are: Jimin's working 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-graph. WELLS FARGO BANK, N.A. as Attor-ney in Fact for JIMMY W BROWN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE, 20110169806039 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001

County Courthouse within the legal hours of sale on the first Tuesday in July, 2012, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BE-ING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 179 & 182 OF UNION COUNTY, GEORGIA, CONTAINING 0.860 ACRE, MORE OR LESS, AND BEING LOT 62 OF ARROWOOD POINTE SUBDIVISION. PHASE II. AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCI-ATES, INC., DATED 10/9/00 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 46, PAGE 137. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A **FULL AND COMPLETE DESCRIPTION OF THE** ABOVE DESCRIBED PROPERTY.
SUBJECT TO THE ROAD EASEMENTS SHOWN The Champion Paper and Fibre Company recorded in Deed Book 00, page 583. Subject to any and all mineral rights with ON THE PLAT. SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK respect to said tracts of land; provided, 357. PAGE 196-199. 357, PAGE 190-199.
SUBJECT TO THE POWER LINE EASEMENT
TO BLUE RIDGE MOUNTAIN ELECTRIC MEMBERSHIP CORPORATION RECORDED IN
UNION COUNTY RECORDS IN DEED BOOK however, the drilling rights with respect thereto shall be limited to a certain 5 acre corded in Plat Book P, page 138, together with any access easements from the 5 acre 235, PAGE 799. Subject to the building set -back line AS SHOWN ON SAID PLAT
GRANTOR ALSO GRANTS TO GRANTEE A
NOT- EXCLUSIVE PERPETUAL EASEMENT
FOR THE USE OF THE SUBDIVISION ROADS
FOR INGRESS AND EGRESS TO THE ABOVE
PERCONDETS PROPERTY. The AUTHORSON purtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among stock and all existing and future improve-ments, structures, fixtures, and replace-ments that may now, or at any time in the future he past of the great of the past of the great of the 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 refuture, be part of the real estate described

Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER

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 JOHN WESLEY TURNER AND PAMELA
SUE TURNER to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"), AS
NOMINIEE OR AMERICAN BROKERS CON.

DUIT , dated 08/31/2005, and Recorded on 09/01/2005 as Book No. 600 and Page No. 591-608, UNION County, Georgia records, as last assigned to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE

CIATION, AS TRUSTEE FOR CREDIT SUSSE-FIRST BOSTON MORTGAGE SECURITIES CORP., MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2006-3, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$420,000.00, with inter-

est at the rate specified therein, there will be sold by the undersigned at public outcry

to the highest hidder for cash at the UNION

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

penses of this sale, as provided in the Deed to Secure Debt and by law, including at-torney's fees (notice of intent to collect at-

torney's fees induce of mient to contect artorney's fees having been given). The entity
that has full authority to negotiate, amend,
and modify all terms of the mortgage with
the debtor is: AMERICA'S SERVICING COMPANY, ATTN;BK DEPT MAC#03347-014,
Foreclosure 3476 STATEVIEW BLVD, FORT
MILL, SC 29715, 800-288-3212. Please un-

derstand that the secured creditor is not required to negotiate, amend, or modify

the terms of the mortgage instrument. To the best knowledge and belief of the un-dersigned, the party/parties in possession

of the subject property known as 7105 AR-ROWOOD LANDING, BLAIRSVILLE, GEORGIA 30512 is/are: JOHN WESLEY TURNER AND PAMELA SUE TURNER or tenant/tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not vet 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 mortgage with the debtor is Cadence Bank, N.A., 17 20th Street North, Birmingham, AL 35203 (205-777-0919). Please understand limited to, assessments, liens, encumbrances, zoning ordinances, easements restrictions, covenants, etc. sale will be conducted subject to (1) confirthat the secured creditor is not required mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final conby law to negotiate, amend or modify the To the best of the undersigned's knowledge firmation and audit of the status of the loan and belief, the property is in the possession of Charles B. Davis, Jr. a/k/a C B Davis, Blue 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 Mountain Financial, Inc. or Eileen's Land. LLC and said property will be sold as the property of Eileen's Land, LLC. 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 Under Power and other foreclosure documents may not be provided until final con-firmation and audit of the status of the loan as provided in the preceding paragraph. US Bank National Association, as trustee for credit suisse first Boston Mort-Gage Securities Corp., Mortgage Passand audit of the status of the loan with the holder of the Deed to Secure Debt.

The undersigned will execute a deed to the purchaser as authorized in the aforementioned Deed to Secure Debt.

This law firm is acting as a debt collector THROUGH CERTIFICATES, SERIES 2006-3 as Attorney in Fact for JOHN WESLEY TURNER AND PAMELA SUE TURNER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 20120134000803 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. 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 TIM J. WILSON AND DARLENE WILSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR BNC MORTGAGE, INC. , dated 01/31/2007, and Recorded on 02/09/2007 as Book No. Under and by virtue of the Power of Sale contained in a Security Deed given by Pat-rick Graf and Christie L Graf to Mortgage 691 and Page No. 24-43, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUST-Electronic Registration Systems, Inc as a nominee for American Brokers Conduit, EE OF THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, dated March 3, 2006, recorded in Deed Book 634, Page 189, Union County, Georgia SERIES 2007-BC3, by assignment, conv

ing the after-described property to secure a Note of even date in the original princi-pal amount of \$207,000.00, with interest at the rate specified therein, there will be

sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours

of sale on the first Tuesday in July, 2012, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 233, 9TH DISTRICT,

1ST SECTION OF UNION COUNTY, GEORGIA CONTAINING 1.183 ACRES, MORE OR LESS

AND BEING SHOWN AS LOT FOUR (4) OF

ROSE RIDGE SUBDIVISION ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSO-

CIATES. INC., RS #1534 DATED 8/8/92, LAST

REVISED 12/1/93 AND RECORDED IN PLAT BOOK 33 PAGE 174 UNION COUNTY RE-CORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. BEING THE SAME PROPERTY CONVEYED TO TIM J. WILSON AND DARLENE WILSON
BY DEED FROM CLINTON PATTERSON AND BRENDA PATTERSON RECORDED 10/26/2001 IN DEED BOOK 392 PAGE 416, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA. 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 exthe purpose or paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: , 888-554-6599. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1360 ROSE RIDGE RD, BLAIRSVILLE, GEORGIA 30512 is/are: TIM J. WILSON AND DARLENE WIL-SON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) an lent, but not yet ude and payamet, (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, co enants, 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 foreclosure documents may not be provided until final confirmation and audit

of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST, MORTGAGE PASS-

THROUGH CERTIFICATES, SERIES 2007-BC3 as Attorney in Fact for TIM J. WILSON AND DARLENE WILSON. THIS LAW FIRM IS ACT-

ING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-

TAINED WILL BE USED FOR THAT PURPOSE

20120187500071 BARRETT DAFFIN FRAP-PIER LEVINE & BLOCK, LLP 15000 Surveyor

Boulevard Addison, Texas 75001 Telephone:

(972) 341-5398.

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER

N(Jun6,13,20,27)B

Under and by virtue of the power of sale contained in a Security Deed from OTIS YOUNG and SARA YOUNG to UNITED COM-MUNITY BANK D/B/A UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated August 9, 1998, recorded September 11, 1998, in Deed Book 298, Page 779, Union County, Georgia records, as last modified by Modification of Security Deed dated March 31, 2008, recorded in Deed Book 756, Page 279, Union County, Georgia records, said Security Deed being given to secure a Note from OTIS YOUNG and SARAH YOUNG A/K/A SARA YOUNG dated March 31, 2008, in the original principal amount of One Hundred ven Thousand Four Hundred Thirty Nine and 50/100 (\$107,439.50) 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 July, 2012, the follow-ing described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 260 of Union County, Georgia, contain-ing 0.815 acres, more or less, and being Lot #9 of Brackett Creek Subdivision as shown on a plat of survey by Rochester & Associates, Inc., dated July 13, 1995 and recorded in Union County Records in Plat Book 33, Page 171. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described prop-The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the number of naving the same debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-

disclosed by an accurate survey and in-spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and

ordinances, restrictions, coveriants, 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 OTIS YOUNG and SARA YOUNG

Or a tenant or tenants.
UNITED COMMUNITY BANK D/B/A UNION
COUNTY BANK N/K/A UNITED COMMUNITY

as attorney in Fact for OTIS YOUNG and SARA YOUNG

L. Lou Allen

L. Lou Allen
Stites & Harbison, PLLC
11 Mountain Street, Suite 8
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03298
THIS LAW FIRM IS ATTEMPTING TO COLLECT
A DEBT. ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.

NUMBER 1320 278