North Georgia News

Legal Notices for August 15, 2012 NOTICE OF SALE UNDER POWER

IN RE: Estate of Carlton F. Henry, Deceased All debtors and creditors of the Estate of Carlton F. Henry, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 18th day of July, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Thomas A. Figueroa

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

All creditors of the Estate of Thomas A. Figueroa, deceased, late of Union County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me. This 3rd day of August, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Irene Jones All creditors of the Estate of Irene Jones, deceased, late of Union County, Georgia, are hereby notified to render their demands

to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me. This 3rd day of August, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Aug8,15,22,29)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA. COUNTY OF UNION IN RE: Estate of Nell Berrong Turner All creditors of the Estate of Nell Berrong Turner, deceased, late of Union County, Georgia, are hereby notified to render their

demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me. This 2nd day of August, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION RE: Estate of Eloise Addington Gray All creditors of the Estate of Eloise Addington Gray, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of July, 2012.

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

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Virginia Mae Prikryl All creditors of the Estate of Virginia Mae Prikryl, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according Representative(s) or the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 24th day of July, 2012.

Pur Victor Stanlay By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 LEGAL NOTICE Dorothy Brown Temporary Road Use USDA Forest Service Chattahoochee-Oconee National Forests Union County, Georgia On August 3, 2012, District Ranger Andrew

a temporary Special Use Permit to authorize

the reconstruction of an old logging road in Union County, Georgia to use for hauling

timber products from private property. The

completely surrounded by National Forest land. The road will be maintained accord-ing to Georgia Best Management Practices (BMPs) for Forestry and will be decommis-

sioned and closed once hauling activities

This decision is not subject to appeal pur-

suant to 36 CFR 215.12(e) (1).
Implementation of the decision may occur

anytime following publication of the legal notice regarding this activity in the papers of record, the North Georgia News, Blairs-

ville, Georgia and the News Observer, Blue

are complete.

decision or the Forest Service appeal pro-cess, contact Andrew L. Baker at the Blue Ridge Ranger District, 2042 Highway 515 W, Blairsville, GA 30512; telephone 706-745-6928. NOTICE OF ARTICLES OF INCORPORATION Notice is given that Articles of Incorpor tion which will incorporate JT'S VICTORY EXPRESS, INC., will be delivered to the Sec-retary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 2140 Mulkey Gap Road, Blairsville, Ga. 30512 and its initial registered agent at such address is Johnny Thomas. **NOTICE** Georgia, Union County Probate Court

Edith Garrett has petitioned to be appoint-ed Administrator of the estate of Ella Mae Ingram, deceased, of said County. (The

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

interested parties are hereby notified to

interested parties are nereby notinied to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 20, 2012. All pleadings/objections must be signed before with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairs 400 600 30512 706-439-6066 NOTICE GEORGIA, UNION COUNTY PROBATE COURT Kristin Krieger has petitioned to be appoint

ed Administrator of the estate of Michael

Dale Kinnett, deceased, of said County. (The petitioner has also applied for waiver

of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of anv such objections, and must be filed with the court on or before September 3, 2012. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 STATE OF GEORGIA. COUNTY OF UNION RE: Estate of Mary Pauline Stephens All creditors of the Estate of Mary Pauline Stephens, 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 the law, and all persons indebted to said

estate are required to make immediate

payment to the Personal Representative(s). This 26th day of July, 2012.

Richard W. Putnam, Secretary/Treasurer

NOTICE GEORGIA, UNION COUNTY PROBATE COURT

Glenda C. Taylor has petitioned to be ap-pointed Administrator of the estate of Anne Narcissa Cooley, deceased, of said County. (The petitioner has also applied for waiver

of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All

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

NOTICE OF INTENT TO DISSOLVE The name of the corporation is Choestoe Enterprises, Inc., the date the dissolution was authorized was June 5, 2012. The dissolution of the corporation was duly approved by the shareholders in accordance with O.C.G.A. § 14-2-1402. In witness whereof, the undersigned has executed this Notice of Intent to Dissolve on 8/10/12,

Blairsville, GA 30512

contained in U.C.G.A. § 33-12-201.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 27, 2012. All pleadings/objections must be signed before pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6066 IN THE SUPERIOR COURT **OF UNION COUNTY State of Georgia** Branch, Banking and Trust Co.,

NOUCE OF PUBLICATION
BY Order for Service by Publication dated
the 11th day of January, 2012, you are
hereby notified that on the 5th day of Feb-ruary, 2010, BRANCH, BANKING AND TRUST
CO., filed suit against you for Confirmation CO., filed suit against you for Confirmation of Foreclosure Sale.

Respondent shall appear in the Superior Court of Union County and show cause why the relief requested in Petitioner's Application for Confirmation and Approval of Foreclosure Sale should not be granted before the Monardal N. Stanley Country Courtroop the Honorable N. Stanley Gunner, Courtroom on the 9th day of October, 2012, at 9 a.m. Witness the Honorable N. Stanley Gunner, Judge of this Superior Court This 24th day of July, 2012 Judy L. Odom, Clerk of Superior Court Union County, Georgia NOTICE OF SEIZURE OF Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the follow-ing property is hereby notified that on the 6th DAY OF JUNE, 2012, said property was

JEREMY D. ADAMS.

Notice of Publication

Respondent Civil Action File No: 10-CV-110

Conduct giving rise to said seizure: Said property was found in the possession of James Carlos Sparks, and was found in close proximity to a quantity of METHAM-PHETAMINE, and was, directly or indirectly, used or intended for use to facilitate the used of interiode for use to facilitate the possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE, or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property was being used to transport the controlled substance by James Carlos Sparks at the time of his arrest at the Union Sparks at the time of his arrest at the Union County Courthouse, said location being in Union County, Georgia. The owner of said property is purported to James Carlos Sparks, 299 Ivy Log Creek Road, Blairsville, Georgia 30512 Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the secglo-13-49(n)(4) within 30 days of the sec-ond publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receint requested

receipt requested.

This __ day of ____,
District Attorney
Enotah Judicial Circuit

SEIZING AGENCY: Inv. T. Miller Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512

seized by the undersigned agency in Union County, Georgia.

Property Seized: PROPERTY ONE: 2002 Harley Davidson mo-torcycle, VIN 1HD1BMY162Y075968

(706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 NOTICE OF SALE UNDER POWER GEORGIA. UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Mike A. Youngblood to Choice Mortgage Bank, dated June 19, 2007, recorded in Deed Book 715, Page 288, Union County, Georgia Records, as last transferred to The Bank of New York Mellon Trust Company, National Association Formerly Known As The Bank Association Formerly Known As The Bank of New York Trust Company, National As-sociation, As Trustee for Chase Mortgage

Finance Trust Series 2007-S6 by assign-ment recorded in Deed Book 829, Page 532, Union County, Georgia Records, convey-ing the after-described property to secure

a Note in the original principal amount of FIVE HUNDRED TWENTY-NINE THOU-SAND SIX HUNDRED AND 0/100 DOLLARS

(\$529,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the court of t the first Tuesday in September, 2012, the following described property:All that tract or parcel of land lying and being in Land Lots 164 and 197, 8th District, 1st Section, Union County, Georgia, containing 5.00 acres, as being shown on plat of survey entitled "Survey for Mike A. Youngblood and Julia D. Youngblood" by Kuykendall Surveying, Inc. dated September 28, 2004 and recorded in Plat Book 52, Page 137, Union County Records which description on said plat is incorporated herein by reference. Property is subject to matters as shown on the above plat. The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on September 4, 2012, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719). The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, curry Deed. The uebt renaming in detail, 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 with the collect attorney in the collect attorney's fees having been with the collect attorney in the collect attorney is the collect attorney in the collect attorney in the collect attorney is the collect attorney in the collect attorney in the collect attorney is the collect attorney in the collect attorney is the collect attorney in the collect attorney is the collect attorney is the collect attorney in the collect attorney is the collect attorney in the collect attorney is the coll

igner). PyMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: The Bank of New York Mellon Trust Company National Association Formerly Known pany, National Association Formerly Known As The Bank of New York Trust Company, National Association, As Trustee for Chase Mortgage Finance Trust Series 2007-S6.
JPMorgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the full authority to negotiate, amend or modify the terms of the negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property any assessments. spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-

restrictions, covenants, and matters of re-cord superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Mike A. Youngblood or a tenant or tenants and said property is more commonly known as 4868 St Hwy 325, Blairsville, Georgia 30512-2674. The sale will be conducted subject (1) to confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. The Bank of New York Mellon Trust Company, National Association Formerly Known As The Bank of New York Trust Company, National Association. As Trustee for Chase Mortgage Finance Trust Series 2007-S6 as Attorney in Fact for Mike A. Youngblood Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1351211-FT20

NUTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Laura

Ferguson and Anne Ferguson to JPMorgan Chase Bank, NA, dated December 16, 2005, recorded in Deed Book 621, Page 609, Union County, Georgia Records, convey-ing the after-described property to secure a Note in the original principal amount of FORTY-FIVE THOUSAND AND 0/100 DOL-LAPS (\$68, 000.00) with interest thereon as LARS (\$45,000.00), with interest thereon as set forth therein, there will be sold at public 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 September, 2012, the following described property: Parcel ID Number: 035A-008 All that tract and parcel of land lying and being in Land Lot 75, 9th District, 1st Section, Union County, Georgia containing 1.24 acres, more or less, and being Lot Twenty (20) of Madisons Point as shown Twenty (20) of Madisons Point as shown on a plat of survey by Lane S. Bishop Associates, dated April 3, 1988, last reviewed April 16, 1994 and recorded in Plat Book 31, Page 127, Union County Records which description on said plat is hereby incorporated by reference and made a part hereof rated by reference and made a part hereof. The property is subject to a roadway easement as shown on said plat. The property is subject to the restrictions recorded in Deed Book 160, Pages 40-41, modified in Deed Book 164, Page 633 and in Deed Book 166, Page 532, Union County Records. The property is subject to the powerline easement to Blue Ridge Mountain EMC recorded in Deed Book 158, Page 665, Union County Records. The property is subject to those reserva-tions retained by the TVA in that special warranty deed dated May 21, 1658 between the U.S.A. and Champion Fiber Company recorded in Deed Book 00, Pages 585-586, Union County Records. The property is sub-ject to the right of way to Union County, Georgia, recorded in Deed Book 325, Page 684, Union County Records. Grantor grants the grantee the above described property subject to the easement as shown on the aforementioned plat, said easement shall be for lake access only for lots in Madi-sons Point and not contiguous with Lake

Nottely. 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 intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above referenced and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: JPMorgan Chase Bank, National Association can be contacted at 866-582-5208 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the full authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and 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 Laura Ferguson and Anne Ferguson or a tenant or tenants and said property is more com-monly known as 207 Marie Ln, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association aka JPMorgan Chase Bank, NA as Attorney in Fact for Laura Ferguson and Anne Ferguson Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1389912-FT20 NOTICE OF SALE UNDER POWER

ROTIGE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in
Deed to Secure Debt ("Security Deed") from
JAMES CARLOS SPARKS, JR ("Grantor") to
CHASE AND LEVI d/b/a A CLASS BONDING

("Grantee"), dated June 7, 2012, recorded June 11, 2012, in Deed Book 905, Page 413,

Union County, Georgia Records, said Secu-

even date in the original principal amount

of Thirty-Three Thousand Nine Hundred Fif-

teen and 00/100 Dollars (\$33,915.00), with interest from date at the rate as provided

therein on the unpaid balance until paid.

the Courthouse door in Blairsville, Union

County, Georgia, within the legal hours

of sale on the first Tuesday in September,

2012, the following described real property

Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before

ing in Land Lot 132 of the 9th District, 1st Section of Union County, Georgia, containing 10 acres, more or less, and being more particularly described as follows Beginning at corner #4 of U.S.A. Tract 1658 property line follows the meanders of ridgetop in the general Northeast direc-tion 310 ft. to a planted stone in a mound of stones. Thence 335 degrees 18 ft. 1600 ft. to a planted stone thence 156 degrees 16 ft. 1225.3 ft. to point of beginning.
Property Address: Land Lot 132, 9th Dis trict, 1st Section, Union County, GA 30512 The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default. failure to comply with the terms of the Note and Security Deed. The debt remaining in default, this sale will be made for the purose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' 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 inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out To the best knowledge and belief of Grant-ee, the above described property is in the possession of James Carlos Sparks, Jr., or a tenant or tenants, and will be sold subject

to the outstanding ad valorem taxes and/or

chase and Levi, LLC d/b/a A Class Bonding As Attorney in Fact for James Carlos Sparks, Jr.

Under and by virtue of the Power of Sale contained in that certain Security Deed

and Agreement from Joseph P. Doxev and

Elena Doxey ("Grantors") to Community & Southern Bank, as successor in interest to

Appalachian Community Bank, by virtue of Assignment from the FDIC, as Receiver for Appalachian Community Bank ("Grantee")

dated March 24, 2009, filed March 25

2009, recorded in Deed Book 793, Page

552, Union County, Georgia Records (the

"Security Deed"), conveying the after-described property to secure that certain Universal Note dated March 24, 2009, from

Grantors payable to Appalachian Commu-nity Bank, in the original principal amount of Two Hundred Fifty-Three Thousand Two

Lot 246 of Union County, Georgia, and be-

ing Tract 1B, containing 1.01 acres, more or less, as shown on a plat of survey by Landtech Services, Inc., dated February 2,

2007 and recorded in Union County Records

N(Aug8,15,22,29)B

GEORGIA. UNION COUNTY

Hundred Sixty-Five and 08/100 Dollars (\$253,265.08), with interest thereon as set forth therein (as modified and renewed, the "Note"), 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 September, 2012, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land

in Plat Book 59, Page 158. Said plat is in-corporated herein by reference hereto, for a full and complete description of the above described property.
TOGETHER WITH a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described The indebtedness secured by said Security Deed has been and is hereby declared due and payable 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. 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 as provided by law). The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed. outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, and easements against the property, if any, and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and pavable. The sale will be conducted as set forth herein 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.

Grantee reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed.

To the best of the undersigned's knowledge and belief the property is the property in the security Deed.

and belief, the property is located at 3118

Pat Colwell Road, Blairsville, Union County,

Pat Colwell Road, Blairsville, Union County, Georgia 30512 and the parties in possession of the property are Joseph P. Doxey and Elena Doxey, or their tenant or tenants. COMMUNITY & SOUTHERN BANK, as successor in interest to Appalachian Community Bank, by virtue of Assignment from the FDIC, as Receiver for Appalachian Community Bank, as Attorney-in-Fact for Joseph P. Doxey and Elena Doxey

Doxey and Elena Doxey Thompson, O'Brien, Kemp & Nasuti, P.C. 40 Technology Parkway South, Suite 300 Norcross, Georgia 30092 (770) 925-0111

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Barbara Colwell to Mortgage Electronic Registration Systems, Inc. in the Electronic Registration Systems, Inc. in the original principal amount of \$183,000.00 dated 02/11/2008, and recorded in Deed Book 748, page 235, Union County records, said Security Deed being last transferred and assigned to U.S. Bank, National Association in Deed Book 897, Page 595, 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 September, 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 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 South direction with the original line to the point of beginning. The above property is as shown and de-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 on Becky Road. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.

Property known as: 361 Becky Road, Blairsville. GA 30512 The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law).

The property will be sold as the property of The Aforesaid Grantors subject to the fol-

(1) all prior restrictive covenants. 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. U.S. Bank, National Association holds the Note and referenced Security Deed and services the loan on behalf of Federal Home services the loan on benail of rederal home Loan Mortgage Corporation, the current owner of your loan. Pursuant to O.C.G.A Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is: U.S. Bank, National Association 4801 Frederica Street Owensboro, KY 42301 PHONE: 800-365-7772 Nothing contained in this Notice of Sale shall obligate the holder and/or owner to negotiate, amend, or modify said indebted-To the best of the undersigned's knowledge and belief, the party in possession is Barbara Colwell. U.S. Bank, National Association, as Attor-U.S. Bank, National Association, as Attorney-in-fact for Barbara Colwell.

This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. 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. 12-02852 N(Aug8,15,22,29)B STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER

IN DEED TO SECURE DEBT
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from James Fisher and Sharon Fisher to Mortgage Electronic Registration Systems Inc. in the critical principal argument.

tems, Inc. in the original principal amount of \$180,000.00 dated 01/04/2007, and re-

or \$180,000.00 dated 01/04/2007, and re-corded in Deed Book 685, page 753, Union County records, said Security Deed being last transferred and assigned to CitiMort-gage, Inc. in Deed Book 904, Page 206, 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 September, 2012 by CitiMortgage, Inc., as Attorney-in-Fact for James Fisher and Sharon Fisher the following described property:

Fisher the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots

250 and 251 of Union County, Georgia, con-

taining 4.37 acres, more or less, as shown on a plat of survey by Bruce Hunt, Deputy Survey, dated July 1979 and recorded in Union County Records in Plat Book I, Page 267. Said plat is 267. 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 ingress and egress to the above described property.

Property known as: 29 Nicholson Rd, Blairsville, GA 30512

ville, GA 30512
The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law).
The property will be sold as the property of The Aforesaid Grantors subject to the following: (1) all prior restrictive covenants, ease-(1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. CitiMortgage, Inc. holds the Note and refer-CitiMortgage, Inc. holds the Note and referenced Security Deed and services the loan on behalf of Federal Home Loan Mortgage Corporation, the current owner of your loan. Pursuant to 0.C.G.A Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368 PHONE: 866-272-4749 Nothing contained in this Notice of Sale shall obligate the holder and/or owner to negotiate, amend, or modify said indebted-

To the best of the undersigned's knowledge and belief, the party in possession is James Fisher and Sharon Fisher. Fisher and Sharon Fisher.
CitiMortgage, Inc., as Attorney-in-fact for James Fisher and Sharon Fisher.
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 6A 30346 Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088 www.penderlaw.com Our File No. 12-05575

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 Susie M. Rose and Mark A King to Mortgage Electronic Registration Sys-

tems, Inc. in the original principal amount of \$371,600.00 dated 04/22/2009, and re-corded in Deed Book 799, page 219, Union County records, said Security Deed being last transferred and assigned to CitiMortgage, Inc. in Deed Book 884, Page 504, 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 September, 2012 by CitiMortgage, Inc., as At-torney-in-Fact for Susie M. Rose and Mark A King the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 233 & 234 of Union County, Georgia, containing 11.95 acres, more or less, and being more particularly described as fol-BEGINNING at the Land Lot corner common to Land Lots 199, 200, 233 and 234; thence South 13 degrees 03 minutes 30 seconds East 1,050.82 feet to an iron pin; thence South 68 degrees 09 minutes 15 seconds West 553.16 feet to a point; thence South 0 degrees 00 minutes East 520.75 feet to an iron pin and the True Point of Beginning; thence North 49 degrees 30 minutes East 100 feet to an iron pin; thence South 61 degrees 05 minutes

East 27.90 feet to a point in the centerline of Jordan Rose Drive; thence following said centerline of Jordan Rose Drive Four (4) courses and distances. South 29 degrees 00 minutes East 154.35 feet, South 44 degrees 47 minutes East 89.19 feet, South 67 degrees 05 minutes East 73.49 feet to thence South 21 degrees 10 minutes West 489.56 feet to a rock and iron pin; thence South 88 degrees 23 minutes 30 seconds West 218.77 feet to a point; thence South 61 degrees 34 minutes 30 seconds West 174.22 feet to an axle; thence South 53 degrees 32 minutes 45 seconds West 178.89 feet to a point; thence South 21 degrees 05 minutes 30 seconds West 193.33 feet to a point; thence South 15 degrees 30 minutes 30 seconds West 145.07 feet to a fence post on the north right-of-way of County Road #24; thence North 56 degrees 43 minutes 15 seconds West 130.83 feet to a point mon the north right-of-way of County Road #24; thence North 10 degrees 00 minutes 45 seconds West 227.82 feet to a point; thence North 05 degrees 00 minutes East 175 feet to a point; thence North 0 degrees 29 minutes 15 seconds East 146.81 feet to

an iron pin; thence North 44 degrees 27 minutes East 780 feet to the TRUE POINT OF BEGINNING. LESS AND EXCEPT:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land being in the 9th District, 1st Section, Land Lots 233 and 234 of Union County, Georgia, containing 3.031 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated July 16, 1996 and recorded in Union County Records in Plat Book 37, Page 9. Said plat is incorporated herein by reference herets for a full and herein, by reference hereto, for a full and complete description of the above referenced property.

Subject to a Roadway Easement to Jordan Rose Drive as it crosses the southern boundary of Tract conveyed to Bill Rose and the northern boundary of the Tract conveyed to Lillie Mae Rose Darby. Also subject to a Road Fasement reserved for Ethal Rose

to a Road Easement reserved for Ethal Rose

to Jordan Rose Drive across the northern boundary of the above described property.

Property known as: 1269 Ledford 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 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, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and esyage bills. 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. CitiMortgage, Inc. holds the Note and referenced Security Deed and services the loan on behalf of Federal National Mortgage Association, the current owner of your loan. 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:

Nothing contained in this Notice of Sale shall obligate the holder and/or owner to

negotiate, amend, or modify said indebted-

CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368

PHONE: 866-272-4749

COUNTY OF UNION

described property:

conveyed property.

To the best of the undersigned's knowledge and belief, the party in possession is Susie M. Rose and Mark A King. CitiMortgage, Inc., as Attorney-in-fact for Susie M. Rose and Mark A King. 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

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from JESSE MAIER to UNITED COMMUNITY BANK, dated January 23, 2007, recorded February 2, 2007, in Deed Book 689, Page 682, Union County, Georgia records, said Security Deed being given to secure a Note from JESSE MAIER dated February 11, 2010, in the original principal amount of Fourteen Thousand Four Hundred Seventy Nine and 71/100 (\$14.479.71) 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 September, 2012, the following

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 80, of Union County, Georgia, containing

2.58 acres more or less, and being further identified as Lot 4A, as shown on a plat of survey by Blairsville Surveying CO., re-

vised March 1, 2006, and recorded in Union

County, Georgia records in Plat Book 59, Page 160. Said plat is incorporated into this

instrument by reference hereto for a complete and accurate description of the above

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

scribed property.

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

cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is JESSE MAIER or a tenant or UNITED COMMUNITY BANK, as attorney in Fact for JESSE MAIER L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923

File No. 7484A-03333 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED

By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Gary Michael Vaughan and Janit Gunt-

er Vaughan to Community & Southern Bank

(by virtue of that certain Assignment of Security Instruments and Other Loan Docu-

ments, filed and recorded June 9, 2010 in

Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal

Deposit Insurance Corporation in receivership of Appalachian Community Bank) ("Community & Southern Bank"), dated December 21, 2007, filed and recorded

January 11, 2008 in Deed Book 743, Page 150, Union County, Georgia Records, re-

recorded March 20, 2008 in Deed Book 752,

Page 772, aforesaid records (as amended, modified, or revised from time to time, "Se-

WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

been given to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100THS DOLLARS (\$165,750.00) (as amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for

cash before the courthouse door of UNION

curity Deed

cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in August, 2012, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of previously been released from the lien of the Security Deed):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT. 1ST SEC-TION, LAND LOTS 48 & 61 OF UNION COUNTY, GEORGIA, CONTAINING 10.205 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY GARY KENDALL, AS RECORDED IN UNION COUNTY RECORDS AT PLAT BOOK 60, PAGE 273. SAID PLAT IS INCORPORATED HEREIN FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY.
ALSO CONVEYED IS AN EASEMENT ACROSS AND THROUGH THAT ROAD RUNNING FROM MULL ROAD TO THE ABOVE PROPERTY, AS SHOWN ON THE ABOVE REFERRED TO PLAT OF SURVEY.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the nurses of naving the same all ex-

for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees and other payments provided for under the

terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title

to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special secessments; and all outstanding bills for

assessments; and all outstanding bills for

assessinents, and an outstanding pins for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Gary Michael Vaughan and Janit Gunter Vaughan The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Community & Southern Bank and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. Community & Southern Bank as Attorney-in-Fact for Gary Michael Vaughan and Janit In-Fact for day Michael Canal Michael Contact Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP 3350 Riverwood Parkway, Suite 1550 Atlanta, Georgia 30339 Telephone (770) 790-3550 N(Aua8,15,22,29)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Terry L. Callihan and J. Marty Godfrey d/b/a Callihan Quality Built Homes to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Deposit Insurance

203, Union County, Georgia Records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of SEVENTY-SIX THOUSAND FO AND 00/100THS DOLLARS (\$76,422.00) (as amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of UNION COUN-TY. Georgia, within the legal hours for sale TY, Georgia, within the legal hours for sale on the first Tuesday in September, 2012, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deedh:

previously deen released from the field of the Security Deed): ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 1ST SECTION, 8TH DISTRICT, LAND LOTS 120 AND 121, OF

UNION COUNTY, GEORGIA, AND BEING LOT 8, CONTAINING 1.122 ACRES, MORE OR LESS, OF SCOUTS RIDGE SUBDIVISION, AS SHOWN

ON A PLAT OF SURVEY FOR SCOUTS RIDGE SUBDIVISION BY JAMES N. CASH, G.R.L.S. #2349 OF ROCHESTER & ASSOCIATES, INC.,

rage 291, UNION COUNTY, GEOTIAN RECORDS, assignee of the Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank) ("Community & Southern Bank"), dated April 6, 2006, filed and recorded April 7, 2006 in Deed Book 640, Page

DATED FEBRUARY 2, 2005 AND RECORDED SEPTEMBER 29, 2005 IN PLAT BOOK 56, PAGES 148-149, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the nurnose of naving the same, all exfor the purpose of paying the same, all ex-penses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Terry L. Callihan and J. Marty Godfrey d/b/a Callihan Quality Built Homes or tenant(s).

Quality Built Homes or tenant(s).

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

under the United States Bankruptcy Code

and (2) to final confirmation and audit of the status of the loan with the holder of

the Security Deed. Community & Southern Bank and its counsel are acting as debt collectors. Any information obtained will be

used for that purpose.
Community & Southern Bank as Attorney-in-Fact for Terry L. Callihan and J. Marty Godfrey d/b/a Callihan Quality Built Homes Contact: Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP 3330 Cumberland Boulevard, Suite 300 Atlanta, Georgia 30339 Telephone (770) 790-3550 STATE OF GEORGIA COUNTY OF UNION 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 Rook 847, Pages 424 Union County Records 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 of said indebtedness due and payable and. or said indeptentless due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 4, 2012, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest

bidder for cash, the property described in

said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 227 OF

THE 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT 6 MORE OR LESS 42 ACRES HOYT RAPER SUBDIVISION,

LESS 42 AGRES HOTT HAPER SUBDIVISION, AS PER SURVEY PREPARED BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED November 6, 1987, RECORDED IN PLAT BOOK T, PAGE 99, UNION COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES, BOUNDS AND COURSES DE-SCRIPTION.
TOGETHER WITH RIGHTS OF INGRESS/ EGRESS OVER PRIVATE ROADS IN DEVEL-OPMENT. Said property is known as 1454 McCombs Drive, 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 assessments liens encumbrances zoning sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Deed ITST SET OUT ADOVE.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security

notice has been given of intention to col-lect attorney's fees in accordance with the terms of the Note secured by said Deed. The property, to the best information, knowledge and belief of the undersigned, knowledge and belief or the undersigned, being presently in the possession of John C. Honaker and Karen M. Honaker or a tenant or tenants. The proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed an excelled by leave 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

*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Atlanta, GA 30341-3941 (770) 220-2535/KMM www.swertfeger.net

N(Aug8.15.22.29)B

COUNTY OF UNION
NOTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness secured by a Security Deed executed by Douglas M. Gibson and April

L. Rogers to Mortgage Electronic Registra-tion Systems, Inc. dated August 11, 2004, and recorded in Deed Book 540, Page 105, and recorded in Deed Book 540, Page 105, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA dba Americas Servicing Company by Assignment, securing a Note in the original principal amount of \$80,700.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 4, 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 with described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 35, 9TH DIS-TRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 2.0 ACRES AND BE-ING SHOWN AS TRACT TWO (2) ON A PLAT ING SHOWN AS INACT I WO (2) UN A PLAI OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS # 2653, DATED APRIL 18, 1997 AND RECORDED IN PLAT BOOK 42, PAGE 63, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. Said property is known as 61 Ellen Drive Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, Said property will be sold subject to 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

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 lect attorney's fees in accordance with the terms of the Note secured by said Deed. The property, to the best information, knowledge and belief of the undersigned, being presently in the possession of Douglas M. Gibson and April L. Rogers or a tenant or tenants. The proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law. Wells Fargo Bank, NA dba Americas Servicing Company as Attorney-in-Fact for Douglas M. Gibson and April L. Rogers File no. 12-033518 SHAPIRO & SWERTFEGER, LLP*
Attorneys and Counselors at Law 2872 Woodcock Blvd., Duke Building, Suite 100 Atlanta, GA 30341-3941 (770) 220-2535/MD (770) 22U-25-53/MD www.swertfeger.net *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

matters of record superior to the Security

USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Rex Ballew to The Mortgage People Co.,
dated March 11, 2003, recorded in Deed
Book 457, Page 793, Union County, Georgia Records, as last transferred to PNC
Bank, National Association by assignment
recorded in Deed Book 459, Page 377,
Union County, Georgia Records, conveying the after-described property to secure
a Note in the original principal amount of
SIXTY-SIX THOUSAND AND 0/100 DOLLARS
(\$66.000.00). with interest thereon as set USED FOR THAT PURPOSE.

(\$66,000.00), with interest thereon as set forth therein, there will be sold at public

outcry to the highest bidder for cash be-fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in September, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERDER The debt secured by each Sequify

HEREOF The debt secured by said Security

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

Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness vided in the Note and Security Deed. debt remaining in default, this sale will be 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 payable), any matters which might be disclosed by an accurate survey and indisclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Mismisburg, OH 45342, 800-523-8654. Please understand that the secured creditor is not required by law to negotiate, amend, or required by law to negotiate, amend, or modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party in possession of the property is Rex Carlton Ballew or a ten-ant or tenants and said property is more commonly known as 3482 Gainesville Hwy,

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. PNC Bank, National Association as Attorney in Fact for Rex

Ballew McCalla Raymer, LLC 1544 Old Ala-

bama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/mtj 9/4/12 Our file no. 5170512-FT15 EXHIBIT "A" All that

tract or parcel of land lying being in the 16th District, 1st Section, Land Lots 50 and 51 of Union County, Georgia containing 0.64 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated February 20, 2003 and as recorded in Union County records in Plat Book 51, Page 157. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described prop-erty. MR/mtj 9/4/12 Our file no. 5170512 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 4 day of September, 2012 between the hours of 10:00 a.m. and 4:00 p.m., there will be sold on the steps of the Union County Courthouse, at 65 Courthouse Street, at public cryout, to the highest bidder for cash, the following property: Lot 3: All that tract or parcel of land lying and being in Land Lot 303, 9th District, 1st Section, Union County, Georgia, containing 1.302 acres, more or less, shown as Tract 3 on a plat of survey by Rochester & Associates, Inc., dated 2/3/05, filed and recorded in Plat Book 56, Page 319, Union County records, which description is incorporated herein by reference and made a part hereof. The property is conveyed subject to all

matters as shown on the above-referenced

plat of survey. The Property will be sold subject to all pri-

or easements, covenants, restrictions, and

encumbrances of record. The aforesaid Property, or a portion thereof, may be pos-sessed by MCJ Ventures, Inc. The Property

is being levied on to satisfy the Fi.Fa. and the lien in favor of the Bank of Hiawassee,

Citizens South Bank and Bank of Blairs-

ville (collectively hereinafter referred to as "Plaintiff in Fi.Fa.") against the Property of MCJ Ventures, Inc.; Kelley, Chris and Pat-

ton, Mitchell R. (collectively hereinafter referred to as "Defendant in Fi.Fa."). The

Fi.Fa. and the order of foreclosure were is-

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 Hiawassee and Bank of Blairsville is foreclosing

on its secured statutory lien pursuant to 0.C.G.A. Section 44-3-232. Note: The judg-ment holder makes no declaration or war-

ranty of the correctness or completeness

of the above information. Said Property will be sold subject to all state and county

delinguent taxes, and no warranty of title as to defects of title or survey or liens an encumbrances or other title defects will be made in conjunction with the sale. The Union County Sheriff makes no warran-ties 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 re-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 6 day of July, 2012. Scott D. Stephens, Sheriff of Union County, NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. 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
Maurice L. Butler and Leeann Butler to
The Mortgage People Co., dated March 21,
2003, recorded in Deed Book 458, Page
644, Union County, Georgia Records, as
last transferred to PNC Bank, National Association by assignment recorded in Deed

sociation by assignment recorded in Deed Book 908, Page 327, Union County, Georgia

Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-SIX THOU-SAND AND 0/100 DOLLARS (\$76,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for cash before the courts.

highest bidder for cash before the court-house door of Union County, Georgia within the legal hours of sale on the first Tuesday in September, 2012, the follow-ing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOE The debt secured by said Security.

HEREOF The debt secured by said Security

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 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 in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full auset out above. Ine entry that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Mi-amisburg, 0H 45342, 800-523-8654. 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 Maurice L. Butler and Leeann Butler or a tenant or tenants and said property is more commonly known as said property is more commonly known as 18 Willie Hutson Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seek-ing solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. PNC Bank, National Associa-tion as Attorney in Fact for Maurice L. But-ler and Leeann Butler McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ras 9/4/12 Our file no. 5638312-FT15 EXHIBIT "A" All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Denig in the Tour District, 181 Section, Land Lot 82 of Union County, Georgia containing 0.89 acres, more or less, as shown on a plat of survey by Roy A. Terrell, dated July 27, 1983 and recorded in Union County re-cords in Plat Book N, Page 184. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/ras 9/4/12 Our file no. 5638312 - FT15 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JIMMY COMBS AND JOSHUA CAIN CHEEK to BANK OF HIAWASSEE d/b/a BANK OF BLAIRS-OF HAWASSEE d/b/a BANK OF BLAIRS-VILLE dated January 6, 2006, recorded in Deed Book 624, Pages 245-253, and as modified in Deed Book 664, Page 759, Deed Book 730, Page 149, and Deed Book 763, Page 15, UNION County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of THREE HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED EIGHTY FIVE AND 00/100 DOLLARS (U.S. \$358,985,00) with interest thereon as pro-

BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. LESS AND EXCEPT: THE PROPERTY CON-VEYED TO DAVID A. BOSWELL AND JEAN R. McLAUGHLIN BY DEED DATED OCTOBER 27, 2006, AND RECORDED IN DEED BOOK 674, PAGE 452, UNION COUNTY, GEORGIA. LESS AND EXCEPT: THE PROPERTY CON-

\$358,985.00) with interest thereon as pro-vided for therein, said Security Deed hav-

ing been last sold, assigned, transferred

ing been last sold, assigned, transferred and conveyed to CADC/RADC VENTURE 2011-1, LLC, recorded in Deed Book 890, Pages 746-749, UNION County, Georgia records, 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 SEPTEMBER, 2012 the following described property:

described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 17TH DISTRICT, 1ST
SECTION, LAND LOT 295 OF UNION COUNTY,

GEORGIA, CONTAINING 8.52 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY DELTA SURVEYORS, INC. DATED NOVEM-

VEYED TO JOSHUA CAIN CHEEK BY DEED DATED AUGUST 8, 2007 AND RECORDED IN DEED BOOK 721, PAGE 683, UNION COUNTY, GEORGIA SAID PROPERTY BEING KNOWN AS 2829 TRACKROCK CHURCH ROAD AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN UNION COUNTY, ALSO KNOWN AS 687 TRACKROCK CHURCH ROAD, BLAIRSVILLE, GEORGIA 30512 SUB-JECT TO ANY EASEMENTS OR RESTRIC-TIONS OF RECORD. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; speconstitute nens upon said property; spe-cial assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.
Sabal Financial Group, L.P., 465 North
Halstead Street, Suite 130, Pasadena,
California 91107, telephone number 949517-0801, as loan servicer for CADC/RADC VENTURE 2011-1, LLC, is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debto

intention to collect attorneys fees in accor-dance with the terms of the note secured by said deed. To the best knowledge and belief of the undersigned, the party in possession of the property is Jimmy Combs and Joshua Cain Cheek or a tenant or tenants, and said property is more commonly known as: 2829 Trackrock Church Road, f/k/a 687 Trackrock Church Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security CADC/RADC VENTURE 2011-1, LLC as Attorney in Fact for JIMMY COMBS AND JOSHUA CAIN CHEEK Contact: Bonny Powell Perrie & Associates, LLC 100 Galleria Pkwy., N.W.

Suite 1170

Atlanta, GA 30339 (678) 501-5777 File No.: SA12-0011

Please understand that the secured credi-

tor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of

THE NO.: SATZ-UOTT
THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT OR TO ENFORCE THE TERMS
AND CONDITIONS OF THE SECURITY DEED.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY BE WITTER TO THE WAY THE WAY

126-127, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Thirty-One Thousand Five Hundred and 00/100 Dollars (\$31,500.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2012, the following described September, 2012, the following described real property to wit:
All that tract or parcel of land lying and being in Land Lots 78, 79, 98 & 99, 16th District, 1st Section, Union County, Georgia, being Lot Ninety-Four (94) of River's Edge RV Park Phase Two containing 0.202 acres, more or less, as shown on a plat of survey for River's Edge RV Park Phase Two by Southern Geosystems, Ltd, dated 03/29/2010, and being more fully described as follow: BEGINNING at the centerline intersection of Old Sullivan Road and Allison Loop thence N 87 46 15 E 318.61 feet to a 1/2" rebar found, thence N 82 24 08 E 54.67 feet, N 82

58 E 15.26 feet; S 23 33 58 E 32.79 feet; S 23 33 58 E 19.38 feet; S 26 08 17 E 12.64 feet; S 26 08 17 E 36.03 feet; S 26 08 17 E 17 E 33.26 feet; S 26 08 17 E 38.72 feet; S 26 08 17 E 38.72 feet; S 26 08 17 E 38.72 feet; S 26 08 17 E 32.49 feet; S 26 14 07 E 23.40 feet; S 26 14 07 E 27.18 feet S 26 14 07 E 25.54 feet; S 20 51 13 E 39.66 feet; S 46 16 37 E 44.98 feet; S 39 25 16 E 6.10 feet; S 39 25 16 E 18 feet; S 27 25 31 E 42.98 feet; S 18 10 13 E 111.67 feet; S 09 41 27 E 39.70 feet; S 09 41 27 E 57.26 feet; S 06 03 10 W 14.25 feet, S 06 03 10 W 30.68 feet, S 04 27 28 W 19.64 feet; to the TRUE POINT OF BEGINNING thence S 04 27 28 W 56.28 feet; S 81 52 50 W 23.67 feet, S 81 52 50 W 171.74 feet, N 07 42 07 W 9.64 feet, N 07 42 07 W 23.51 feet, N 75 53 12 E 178.34 feet, N 75 53 12 E 30.21 feet to the TRUE POINT OF BEGINNING.
The property is subject to the road easements as shown on said plat. ments as shown on said plat.
The property is subject to the power pole as shown on said plat.
The property is subject to the Boundary Line Agreement as recorded in Deed Book 299, Page 390, Union County records.
The property is subject to the Maintenance Agreement as recorded in Deed Book 299, page 401, Union County records.
The property is subject to the Easement page 401, Union County records.
The property is subject to the Easement Deed as recorded in Deed Book 299, page 403, Union County records.
The property is subject to the Easement Agreement as recorded in Deed Book 299, page 405, Union County records.
The property is subject to the Trust Indenture as recorded in Deed Book 851, pages 389-396 and Pages 397-404, Union County records.

records.

Property Address: Lot 94, River's Edge RV Park, Phase II. Blairsville, GA 30512 The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys) fees 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 inliens, 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 Grantee, the above described property is in the possession of Wade Stevens and Lisa

Stevens, a tenant or tenants, and will be

records.
The property is subject to the Declaration of Restrictions as recorded in Deed Book 864, Page 598-619, Union County records. Grantor grants to grantee access for ingress egress and utilities from Old Sullivan Road along Allison Loop as shown on said nlat

Kenva L. Patton As Attorney in Fact for Kenneth Jenkins **NOTICE OF SALE UNDER POWER,** UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Terry Plott and Coletta Plott to H&R Block Mortgage Corporation dated 9/21/2006 and recorded in Deed Book 670 Page 4, Union County, Georgian C gia records; as last transferred to Aspen Shackleton III LLC 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 \$ 125,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2012 (September 4, 2012), the following described property: All that tract or parcel of land lying and being in Union County, Georgia and being

attorney's fees having been given).
Said property is commonly known as 6037 Dock Jones Road W. Blairsville, Georgia 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 under-signed, the party (or parties) in possession of the subject property is (are): Terry Plott and Coletta Plott or tenant or tenants. Said property will be sold subject to: (a) any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), (b) the right of redemption of any taying authority (c) any matters which any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of

has been and is hereby declared due be-

gage, LLC 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 \$ 130,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the high-est bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in September, 2012 (September 4, 2012), the following described property: All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 89 of Union County, Georgia, containing 5.000 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 10, 1992, and revised February 5, 1993, and recorded in Union County Records in Plat Book 29, Page 19. Said plat is incorporated herein, by refer-

NOTICE OF SALE UNDER POWER,

Book 750 Page 329, UNION County, Georgia records; as last transferred to GMAC Mort

ence hereto, for a full and complete de-

UNION COUNTY

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 100 Four Wheel Drive, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of 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 prop-erty is (are): James H Grizzle and Richard S Wheeler or tenant or tenants. wheeler of teriant of teriants.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures reparting the rescission of judicial and 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. GMAC Mortgage, LLC as agent and Attorney in Fact for Richard S Wheeler and James H Grizzle James H Grizzie
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, 1165-740 NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Keith L Sirockman to Mortgage Electronic Registration Systems, Inc., dated February 5, 2008, recorded in Deed Book 747, Page 148, Union County, Georgia Records, as last transferred to SunTrust Bank by assigntransferred to SunTrust Bank by assignment to be recorded in the Office of the Clerk of Superior Court of Union County,

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 payable), any matters which might be 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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Suntrust Mortgage Inc. 1001 Semmes Avenue trust Mortgage, Inc., 1001 Semmes Avenue, Richmond, VA 23224, 866-384-0903. Please understand that the secured creditor is not

required by law to negotiate, amend, or modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party in possession of

the undersigned, the party in possession or the property is Keith L Sirockman or a ten-ant or tenants and said property is more commonly known as 6743 Millie Circle, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that BER 30, 2005, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 226. SAID PLAT IS INCORPORATED HEREIN, 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. creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. SunTrust Bank as Attorney in Fact for Keith L Sirockman McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotiine.net MR/jp5 9/4/12 Our file no. 5784912-FT2 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 106, 107 and 111, 9th District, 1st Section, Union County. Georgia. containing 0.740 Union County, Georgia, containing 0.740 acres, and being Lot Fifty-Two (52) of "Notla Landing" as shown on a plat of survey by M.E. Richards, Union County Surveyor, recorded in Plat Book P Page 138 Union County Records which description on said plat is incorporated herein by reference. The above property is conveyed subject to the restrictions of record pertaining to Notla Landing as recorded in Deed Book 144 Page 750-751 Union County Records. The property is conveyed subject to easements of record for the maintenance of utilities affecting the property. The property is conveyed subject to the title to that portion of the property embraced within the bound-aries of roads, highways, easements and rights of way. The property is conveyed subject to the reservations retained by the grantor in that special warranty deed dated 05/21/58 between the United States of America and the Champion Paper and Fibre Company, recorded in Deed Book 0-0 Page 583 Union County Records. The property is conveyed subject to any and all mineral rights with respect to said tracts of land provided, however, the drilling rights with respect thereto shall be limited to a certain 5 acre tract of land as shown on said plat, recorded in Plat Book P Page 138, together with any access easements from the 5 acre tract across the adjoining property to any public roads. MR/jp5 9/4/12 Our file no. 5784912 - FT2

Book 636, page 622, Union County records, said Security Deed being last transferred and assigned to Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP in Deed Book 905, Page 370, 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 September, 2012 by Bank of America, N.A., as Attorney-in-Fact for Brendan E Lawn the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Denig in the sur District, 1st Section, Land Lot 305 of Union County, Georgia, contain-ing 0.83 acres, more or less, as shown on plat of survey by Cherrylog Survey Co., Inc., dated January 11, 2006, and recorded in Union County Records in Plat Book 52, Page 245. Said plat is incorporated herein, by reference hereto, for a full and com-plete description of the above described property. Grantors also grant to grantee a non-exclusive perpetual easement for the use of the roads for ingress and egress to the 24 08 E 5.85 feet, N 75 33 53 E 25.47 feet, N 75 33 53 E 40.76 feet, N 75 33 53 E 8.66 feet; N 74 28 12 E 31.03 feet; N 74 28 12 E 38.02 feet; N 74 28 12 E 1.78 feet; N 74 28 12 E 46.25 feet; N 74 28 12 E 6.49 feet; N 74 28 12 E 52.00 feet; N 74 28 12 E 63.58 feet; N 74 28 12 E 78.64 feet; S 19 37 45 W 39.75 feet; S 19 37 45 W 19.97 feet; S 07 58 17 E 19.09 feet; S 07 58 17 E 18.52 feet; S 23 33

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 Brendan E Lawn to Mortgage

Electronic Registration Systems, Inc. in the original principal amount of \$84,750.00 dated 03/17/2006, and recorded in Deed

above described property. Property known as: 772 Shoe Factory 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, including attorney's fees, (notice having been given as provided by law). The property will be sold as the property of The Aforesaid Grantors subject to the following: (1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstand-ing ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out Bank of America, N.A. holds the Note and referenced Security Deed and services the loan on behalf of Federal National Mortgage Association, the current owner of your loan. Pursuant to O.C.G.A Section 44-14-162.2 the name of the person or en-tity who has the full authority to negotiate, amend, or modify the terms of the afore-mentioned indebtedness is: Bank of America, N.A. Attn: Loss Mitigation, P. O. Box 5170, MS Simi Valley, CA 93065 PHONE: 800-669-6650 Nothing contained in this Notice of Sale shall obligate the holder and/or owner to negotiate, amend, or modify said indebt-To the best of the undersigned's knowledge and belief, the party in possession is Brendan E Lawn. Bank of America, N.A., as Attorney-in-fact

For Brendan E Lawn.

This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088 www.penderlaw.com Our File No. 12-05720 **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 George H. Davis to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc. its successors and assigns, dated Febru-

ary 20, 2009, recorded in Deed Book 790, Page 121, Union County, Georgia Records, as last transferred to JPMorgan Chase

Bank, National Association by assignment recorded in Deed Book 889, Page 541, Union County, Georgia Records, convey-

ing the after-described property to secure
a Note in the original principal amount
of ONE HUNDRED NINETY-SIX THOUSAND

FIVE HUNDRED AND 0/100 DOLLARS (\$196,500.00), with interest thereon as set forth therein, there will be sold at public

outcry to the highest bidder for cash be-fore the courthouse door of Union County, Georgia within the legal hours of sale on

sold subject to the outstanding ad valorem taxes and/or assessments, if any. the first Tuesday in September, 2012, the following described property:All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 250 (shown incorrectly as Land Lot 350 in Executor's Deed of Assent recorded in Union County Records in Deed Rook 238, Page 772), 67 Records in Deed Book 328, Page 772) of Union County, Georgia, containing 1.00 acres, more or less, as shown on a plat of survey by T. Kirby & Associates, Inc., Tony G. Kirby, G.R.L.S. No. 2988, dated January 30, 2007, and recorded in Union County Records in Plat Book 59, Page 164. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Being and intended to be a portion of the same property conveyed by Executor's Deed of Assent dated September 8, 1999, and re-corded in Union County Records in Deed Book 328, Page 772. Being and intending to be the same property conveyed by Quit Claim Deed dated February 12, 2007, from Barbara A. McMullen in favor of George H. Davis and recorded in Union County Re-cords in Deed Book 692, Page 81. Subject to Landowners' Declarations, Covenants, and Restrictions Running With The Land recorded in Union County records in Deed Book 110, Pages 699-701. Subject to Right part of Lot of Land Nos. 33 & 40. District 10, Section One of said County and State of Way Deed recorded in Union County Re-cords in Deed Book 121, Page 579. Subject to conveyance and reservation of a 5 foot containing 8 acres, more or less, described BEGINNING at an iron pin on the road with the property line of Ed Plott, thence a West easement strip as shown in Warranty Deed recorded in Union County Records in Deed Book 123, Pages 337-38. Subject to all direction to a rock corner on the Ed Plott line; thence a North direction to an iron pin at the Hughes line; thence an East direction easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book J, Page 37; Plat Book to the road: thence with the road a South M, Page 172; Plat Book 59, Page 111, and Plat Book 59, Page 164. Subject to Grant of Flowage Easement recorded in Union cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-County Records in Deed Book EE, Pages 195-97. Subject to Easement recorded in Union County Records in Deed Book 110, vided in the Note and Security Deed. The debt remaining in default, this sale will be Pages 517-19. Subject to Easement to Blue Ridge Mountain Electric Membership Cor-poration recorded in Union County Records made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including in Deed Book 628, Page 354. The debt secured by said Security Deed has been and attorney's fees (notice of intent to collect 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 in-tent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan Federal National Mortgage Association ("Fannie Mae"). »JPMorgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the full authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, 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 loan as provided immediately above. Aspen Shackleton III LLC as agent and Atthe property is George H. Davis or a ten-ant or tenants and said property is more commonly known as 155 Saddle Ridge torney in Fact for Terry Plott and Coletta Drive, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirma-tion that the sale is not prohibited under Aldridge Connors, LLP, 3575 Piedmont Aldriuge Collinons, ELET, 3073 FIGURIORIE 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 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. DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-123 JPMorgan Chase Bank, National Association as Attorney in Fact for George H. Davis Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1281911-FT20 Pursuant to the Power of Sale contained in a Security Deed given by Richard S Wheeler and James H Grizzle to Mortgage Electron-NOTICE OF SALE UNDER POWER ic Registration Systems, Inc., as nominee for United Community Mortgage Services GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. Inc dated 2/27/2008 and recorded in Deed 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 Geraldine J. Walker to Washington Mutual Bank, A Federal Association, dated Janu-

scription of the above described property. Also conveyed is a non-exclusive perpetu-County, Georgia, containing 0.22 acre, more or less, and being Lot 6 as shown on a plat of survey by Bruce Hunt, County al easement for the use of the subdivision al easement for the use of the subdivision roads for ingress and egress to the above described property.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be Surveyor, dated June 1973 and recorded in Union County Records in Plat Book C, Page 185. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. The debt secured by said Security Deed ty. 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 number of a point the security Deed. for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-refer-enced property and services the above-referenced loan on behalf of the current owner of the loan: JPMorgan Chase Bank, National Association can be contacted at 866-582-5208 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the full authority to negotiate, amend are modify the terms of the loan Said proper. or modify the terms of the loan. Said prop-erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, 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 un-dersigned, the party in possession of the property is Geraldine J. Walker or a ten-ant or tenants and said property is more commonly known as 42 Twisted Pine Ln, Blairsville Georgia 30512 The sele will be Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank National Association successions Chase Bank, National Association, successor in interest by purchase from the FDIC as Receiver of Washington Mutual Bank formerly known as Washington Mutual Bank, F.A. as Attorney in Fact for Geraldine J. Walker Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1394812-FT20 Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIVE HUNDRED TWENTY-FOUR THOUSAND AND 0/100 DOL-LARS (\$524,000.00), with interest thereon as set forth therein, there will be sold at 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 September, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Sourith Dead has been at la benefit. MADE A PART HEREUT I ne 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

ary 27, 2007, recorded in Deed Book 691, Page 45, Union County, Georgia Records, conveying the after-described property

to secure a Note in the original principal amount of TWO HUNDRED THOUSAND AND

0/100 DOLLARS (\$200,000.00), with in-

terest 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 September, 2012, the following described

property:Lying and being located in the un-incorporated area, County of Union, State of Georgia; all that certain parcel or tract

of land known as: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lots 90 & 91 of Union