# **North Georgia News**

### Legal Notices for June 19, 2013

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

IN RE: Estate of Max Merton Oswald, De-

All debtors and creditors of the Estate of Max Merton Oswald, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the der 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 31st day of May, 2013. By: Krietin Stanley

By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun5,12,19,26)B

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

IN RE: Estate of James Mitchell Youngblood, Deceased All debtors and creditors of the Estate of

James Mitchell Youngblood, deceased, late of Union County, Georgia, are hereby notified of Union County, leoorgia, are hereby nothed 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 31st day of May, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville GA 30512

Blairsville, GA 30512

N(Jun5,12,19,26)B

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

IN RE: Estate of William Truman Broderick, Deceased

All debtors and creditors of the Estate of William Truman Broderick, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the 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 31st day of May, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street Suite 8

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun5,12,19,26)E

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

IN RE: Estate of Ursula H. Davis, Deceased All debtors and creditors of the Estate of Ursula H. Davis. deceased. late of Union Ursula H. Davis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 3rd day of June, 2013. By: Kristin Stanley.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun12,19,26,Jul3)B

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

IN RE: Estate of Betty J. Jones. Deceased All debtors and creditors of the Estate of Betty J. Jones, 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 3rd day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

N(Jun12,19,26.Jul3)B

#### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

**COUNTY OF UNION** IN RE: Estate of Wanda L. Cook, Deceased All debtors and creditors of the Estate of Wanda L. Cook, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 4th day of June, 2013. By: Krietin Stanlaw

Clerk of the Probate Court 65 Courthouse Street. Suite 8 Blairsville, GA 30512 N(Jun12,19,26,Jul3)B

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

All debtors and creditors of the Estate of E L Cook, deceased L Cook, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 5th day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court

### NOTICE OF UNCLAIMED PROPERTY

VALUE AT MORE THAN \$75 Pursuant to 0.C.G.A 17-5-54, any party claiming an interest in the following prop-erty is hereby notified that on January 1, 0010 optimum located in the mid 2013, said property was located in the evi-dence room of the Union County Sheriff's Office in Union County, Georgia.

Property Seized:

Property Description Owner Bryco Arms Jennings J-22, semi-automatic handgun, serial #123343 Unknown Sentry Safe Unknown

Headboard, unknown make Un-Wood known

Sunlight Power Supply, serial # 189510 Unknown

Craftsman Chainsaw, Model 358352380, serial # 94290H04551 Unknown (3) Soft Igloo 2go Coolers Unknown

15' yellow Kayak, unknown make Unknown

15" yellow canoes, unknown make Uncnow

(48) Orbit #62015 Hose Faucet Water Timers Jnknown

(675) Home garden#543-441 3 pcs Trigger nozzle sets Unknown (169) Commercial Electric, 3 Pack Halogen, Reflector 45 Watt. PAR 16 Bulbs Unknown (24) Orbit Water Master, Model 57194, 4 station Dual Program Sprinkler Timer Un-

known Sentry Safe Unknown Riva Yamaha Mini Bike, No VIN Number

Unknown Electric EZ-GO Golf Cart. serial # 392576 Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said

property. Any party claiming an interest in said prop-erty is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seiz-ing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete

ick Mason, Sheriff
ion County, Ga.
8 Beasley Street
airsville, Ga. 3051
06)439-6066
un19,26,Jul3,10)B

Ma Un

Bla

#### STATE OF GEORGIA FAMILY DIVISION

Petitioner: Jessica White Civil Action File No: 13-CV-243-SG Notice of Petition to Change Name Notice is hereby given that Jessica White, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 22nd day of May, 2013, praying for change in the name of the minor child from Jessie Lee White to Jessie Lee Ledbetter. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 22nd day of May, 2013 Jessica White 10806 Blue Ridge Hwy. Blairsville, GA 30512 706-745-1096

#### N(Jun12,19,26,Jul3) **NOTICE OF UNCLAIMED PROPERTY**

VALUE AT MORE THAN \$75.00 Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following prop erty is hereby notified that on January 1, 2013, said property was located in the evi-dence room of the Union County Sheriff's Office in Union County, Georgia.

Property Seized: Stem MK II, Serial Number 4487XXX, 9MM Machine Gun

Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said

property. Any party claiming an interest in said prop erty is hereby further notified that you must file a claim in accordance with 0.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.

Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066 N(Jun5,12,19,26)B

IN THE SUPERIOR COURT **OF UNION COUNTY** STATE OF GEORGIA Koralee Reutter, Plaintiff Michael B. Hoskins, Defendant NOTICE OF SALE UNDER POWER STATE OF GEORGIA

COUNTY OF UNION Because of a default in the payment of the indebtedness secured by that certain Security Deed, dated November 7, 2007, executed by James H. Schulz and Judy S. Quillen to Mortgage Electronic Registra-tion Systems, Inc. as nominee for Quicken Loans Inc., recorded in Deed Book 738, Page 7, Union County, Georgia Deed Re-cords, and securing a Note in the original principal amount of \$244,000.00, said Security Deed last having been assigned to Green Tree Servicing LLC, the current hold-er thereof, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursu-ant to the power of sale contained in said Security Deed, will, on the first Tuesday in July, 2013, to-wit: July 2, 2013, during the legal hours of sale, before the Union County Courthouse door, sell at public outcry to the highest bidder for cash, the following de-scribed real property: Tax ID Number: 035B006 A32

Land situated in the County of Union in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, AND BEING LOT 32, CHAPMAN-FORD SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED FEBRUARY 22, 1994 AND RE-CORDED IN PLAT BOOK 31, PAGE 115, UNION COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DE-

TAILED DESCRIPTION. Commonly known as: 335 Deaver Cove Road, Blairsville, GA 30512

The aforedescribed real property is also known as 335 Deaver Cove Road, Blairsville, GA 30512, according to the present system of numbering houses in Union County, Georgia. This sale will be conducted subject (1) to

confirmation that the sale is not prohib-ited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the borrower has not reinstated the loan prior to the foreclosure sale.

of the individual or entity with full authority to negotiate, amend and modify all terms of the Note and Security Deed is Green Tree Servicing LLC, Attn: Loss Mitigation, 7360 S. Kyrene Road, Mail Stop P-214, Tempe, AZ 85283. The telephone number is (877) 337-

4141. The fax number is (877) 265-9717. Said real property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet 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 real property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Upon information and belief, said real prop-erty is presently in the possession or con-trol of James H. Schulz and Judy S. Quillen and the proceeds of said sale will be ap-plied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Se-curity Deed and the excess proceeds, if any, will be distributed as provided by law. Green Tree Servicing LLC as Attorney-in-Fact for JAMES H. SCHULZ and JUDY S. QUILLEN

Ellis, Painter, Ratterree & Adams LLP 2 East Bryan Street, Suite 1001 (912) 233-9700 THIS LAW FIRM MAY BE ATTEMPTING TO

COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. N(Jun5,12,19,26)B

STATE OF GEORGIA COUNTY OF UNION

**NOTICE OF SALE UNDER POWER** Under and by virtue of the power of sale contained in a Security Deed from THOMAS

C. COLWELL to United Community Bank, dated December 6, 2001, recorded De-cember 12, 2001, in Deed Book 399, Page 83, Union County, Georgia records, as last modified by Modification of Security Deed dated May 25, 2010, recorded in Deed Book 839, Page 258, Union County, Georgia re-cords, as transferred to CF SOUTHEAST LLC by Transfer and Assignment recorded in Deed Book 866, Page 633, Union County, Georgia records, said Security Deed be-ing given to secure a Note from THOMAS C. COLWELL, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in July, 2013, the following described property:

All that tract or parcel of land lying and be-ing in Land Lots 304, 308 and 309 of the 9th District, 1st Section of Union County, Georgia, and being 2.895 acres, as shown on a plat of survey prepared by Tamrok Associ-ates, Inc., Jon G. Stubblefield, RLS #2599, dated 11/17/98 and recorded in Plat Book 42, page 64 of the Superior Court records of Union County, Georgia, which plat is incorporated herein by reference for a full and complete description of said property. Also conveyed and retained is a non-exclusive perpetual easement forty (40) feet in width for ingress and egress to and from the subject property to U.S. Highway 19/ State Route 129 as shown on said plat of survey. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the number of paving the came made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including deed. 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 THOMAS C. COLWELL or a tenant or tenants. CF SOUTHEAST LLC, as attorney in Fact for THOMAS C. COL-WELL L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM 190-00125

## NOTICE OF SALE UNDER POWER Georgia, Union County This law firm is acting as a debt col-

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PORPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Charles R. Hood and Chrystal C. Hood to , dated August 11, 2005, recorded in Deed Book 597, Page 231, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEV-ENTY THOUSAND AND 0/100 DOLLARS (\$170,000.00), 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, or at such place as may be lawfully designated as an alternative, within http://designateu/as/an/artentative, within the legal hours of sale on the first Tuesday in July, 2013, the following described prop-erty: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt se-cured by said Security Deed has been and is benche dealered due because of amore in the benche dealered due benche due of amore in the benche due benche due of amore in the benche due of the benche due of amore in the benche due of the benche due of amore in the benche due of the benche due of amore in the benche due of the benche due of amore in the benche due of the benche due of amore in the benche due of the benche due of amore in the benche due of the benche due of amore in the benche due of the benche due of amore in the benche due of the benc 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). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not vet due and payable), any matters which might be disclosed by an accurate survey and 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. Wells Fargo Bank, N.A. is the holder of the Note and Security Deed to the property in accordance with D(SG & 4A-14. property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge 1-800-416-14/2. Io the best knowledge and belief of the undersigned, the party in possession of the property is Chrystal Cook Hood n/k/a Chrystal Lynn Cook or a tenant or tenants and said property is more commonly known as 4003 Summerhill Trail, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-Bankruptcy Gode and (2) to final confirma-tion and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Charles R. Hood and Chrystal C. Hood McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ kh2 7/2/13 Our file no. 5266513-FTT EXHIB-IT "A" All that tract or parcel of land lying and being in Land Lot 294, 17th District, 1st Section, Union County, Georgia, containing 1.64 acres and being shown as Lot One (1) on a plat of survey by Blairsville Surveying Co., RS #2228, dated 10/29/97 and record-ed in Plat Book 39 page 158 of the Union County Superior Court Clerk, which plat is incorporated herein by reference hereto for a full and complete description. Subject to the road easement as shown on said plat Subject to the restrictions recorded in Deed Book 251 page 324 Union County records. Subject to the utility easement granted to Blue Ridge Mountain EMC as shown on said plat. Subject to the shared well agreement recorded in Deed Book 277 pages 448-449 Union County records. MR/kh2 7/2/13 Our file no. 5268513 - FT7 N(Jun5.12.19.26)B NOTICE OF SALE UNDER POWER

**GEORGIA, UNION COUNTY** Because of default in the payment of the indebtedness, secured by a Security Deed executed by Leila W Peacock and Joe E Peacock, Jr. to Mortgage Electronic Reg-istration Systems, Inc., as nominee for Quicken Loans Inc., its successors and assigns dated April 24, 2007 in the amount of \$89,000.00, and recorded in Deed Book 706, Page 445, Union County, Georgia Records; as last transferred to Nationstar Mortgage, LLC by assignment; the undersigned, Na-tionstar Mortgage, LLC pursuant to said deed and the note thereby secured, has de-clared the entire amount of said indebted-ness due and payable and pursuant to the ness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in July, 2013, during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bilder for cash, the property described in said deed to.witdescribed in said deed to-wit:

Tax ID Number: 035 105 Land situated in the County of Union in the State of GA All that tract or parcel of land lying and being d I at 1 of Union County, Georgia, as per plat of C. E. Fraley, RS, dated 05/01/70, and being more particularly described as follows: Begin-ning at an iron pin on U.S. Highway 19 & 129; thence N 32 Degrees E 200 feet to an iron pin in The Bank of the Old Road; thence with The Old Road N 34 Degrees 30 Minutes What here but hold in 34 begietes so winitides W 98 feet to an iron pin on the bank of The Old Road; thence S 37 Degrees W 233 feet to an iron pin on U.S. Highway 19 & 129; thence S 54 Degrees 30 Minutes E 106 feet to the Point of Beginning. Commonly known as: 4902 Murphy Highway, Blairs-wille 6A 20512 ville, GA 30512

**NOTICE OF SALE UNDER POWER** 

**GEORGIA, UNION COUNTY** By virtue of a Power of Sale contained in that certain Security Deed from PATRICIA J. PAETOW to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. AS NOMINEE FOR URBAN FINANCIAL GROUP, dated September 22, 2010, recorded September 30, 2010, in Deed Book 845, Page 131, Union County, In Deed Book 845, Page 131, Union County, Georgia Records, said Security Deed hav-ing been given to secure a Note of even date in the original principal amount of One Hundred Eighty Thousand and 00/100 dollars (\$180,000.00), with interest thereon as provided for therein, said Security Deed having heap last cold accimed and trape having been last sold, assigned and transferred to Reverse Mortgage Solutions, Inc., secured creditor, there will be sold at pub-lic outery to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in July, 2013, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 233 OF UNION COUNTY, GEORGIA, CONTAINING 2.356 ACRES, MORE OR LESS, AND BEING DESCRIBED AS LOT #5 OF KENNETH JENKINS S/D AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., B.K. ROCHESTER, JR., G.R.L.S. NO. 1534, DATED NOVEMBER 23, 1993, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 30, PAGE 87. SAID PLAT IS INCORPORATED HEREIN, BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED FEBRUARY 12, 2004, FROM ERNEST T. BENZIGER AND LAURA D. BENZIGER IN FAVOR OF PATRICIA J. PAETOW AND RE-CORDED IN UNION COUNTY RECORDS IN

DEED BOOK 510, PAGES 633-634. SUBJECT TO ALL EASEMENTS, RESTRIC-TIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK C, PAGE 13; PLAT BOOK 27, PAGE 4; AND IN PLAT BOOK 30, PAGE 87, IN UNION COUNTY

DEED RECORDS. SUBJECT TO GRANT OF TRANSMISSION LINE EASEMENT RECORDED IN DEED BOOK 82, PAGE 147-148, IN UNION COUNTY DEED RECORDS.

SUBJECT TO CONVEYANCE OF ACCESS RIGHTS RECORDED IN DEED BOOK 138, PAGE 123, IN UNION COUNTY DEED RECORDS. SUBJECT TO ELECTRIC LINE RIGHT-OF-

WAY EASEMENT TO BLUE RIDGE MOUNTAIN ELECTRIC MEMBERSHIP CORPORATION RE-CORDED IN DEED BOOK 196, PAGE 538, IN UNION COUNTY DEED RECORDS. SUBJECT TO GRANT OF ROAD EASEMENT RECORDED IN DEED BOOK 125, PAGE 478

AND IN DEED BOOK 125, PAGE 481, IN UNION COUNTY DEED RECORDS. SUBJECT TO RESERVATION OF ROAD WAY

EASEMENT RECORDED IN DEED BOOK 125, PAGE 481, IN UNION COUNTY DEED RE-CORDS.

SUBJECT TO GRANT OF A PERPETUAL EASE-MENT FOR INGRESS AND EGRESS RECORD-ED IN DEED BOOK 213, PAGE 456, IN UNION COUNTY DEED RECORDS. SUBJECT TO RESTRICTION FROM MOBILE

HOMES RECORDED IN DEED BOOK 510. PAGES 633-634, IN UNION COUNTY DEED

Said legal description being controlling, however the property is more commonly known as 245 ROSE RIDGE ROAD, BLAIRS-VILLE. GA 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted ness as and when due. The indebtedness ness 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 attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named creditor

recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority. right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record

superior to said Security Deed. superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is PATRICIA J. PAETOW, or tenants(s). The sale will be conducted subject (1) to

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Reverse Mortgage Solutions-US Default Management, Loss Mitigation Dept., 2727 perior Court of Union County, Georgia, said Security Deed having been given to secure a Note, dated April 11, 2007, in the original Spring Creek Dr, Spring , TX 77373, Tele-phone Number: 888-888-8888 for and on behalf of the secured creditor.

### 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 Susan Shook to Mortgage Electronic Registration Systems, Inc. as nomi-nee for Homestar Financial Corporation in the original principal amount of \$38,000.00 dated 03/19/2004, and recorded in Deed Book 517, page 665, Union County records, said Security Deed being last transferred and assigned to U.S. Bank National Associand assigned to U.S. Bank National Associ-ation aka U.S. Bank, N.A. in Deed Book 937, page 770, Union County records, the under-signed will sell at public outcry to the high-est bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of July, 2013 by U.S. Bank National Association aka U.S. Bank, N.A., as Attorney-in-Fact for Susan Shook the following described ronnertv: Shook the following described property: All that tract or parcel of land lying and be-ing in Land Lot 187 of the 17th District, 1st

Section, Union County, Georgia, containing 0.75 acres, more or less, and being known as Lot 13 as shown on that certain plat of

survey prepared by C.E. Fraley, and being more fully described as follows: To arrive at the true point of beginning, start at the intersection of the original North-South line on the West side of said Land Lot 187 and the north right of way line of U.S. Highway 76; thence along and with said right of way line Fifteen (15) courses and distances as follows: North 74 degrees 30 minutes East 190 feet, North 76 degrees East 175 feet, North 75 degrees 30 minutes East 230 feet, North 75 degrees 245 feet, North 75 degrees 30 minutes East 180 feet, North 75 degrees East 100 feet, North 76 degrees 30 minutes East 225 feet, North 74 degrees East 100 feet, North 77 degrees East 100 feet, North 80 degrees East 100 feet, North 74 degrees East 165 feet, North 82 degrees 30 minutes East 130 feet, North 78 degrees 30 minutes East 100 feet, North 80 degrees 30 minutes East 100 feet to the True Point of Beginning, thence North 19 degrees 30 minutes West 200 feet, thence South 82 degrees East 165 feet, thence South 82 degrees 2 and 105 reet, thence South 19 degrees 30 minutes East 200 feet, thence north 82 degrees West 165 feet to the True Point of Beginning. Property known as: 5629 E. HWY 515, Blairsville, GA 30512 The indebtedness secured by said Deed to Secure Debt having heen declared due

to Secure Debt having been declared due and payable because of default in the pay-ment of the indebtedness secured thereby, ment of the indeptedness 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 Susan Shook subject to the following: (1) all mirr restricting covenants eases

all prior restrictive covenants, ease-ments, rights-of-way or encumbrances;
all valid zoning ordinances;
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

U.S. Bank National Association aka U.S.

Bank, N.A. holds the Note and referenced Security Deed and services the loan on be-

half of Federal Home Loan Mortgage Cor-

poration, 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

PH: 800-365-7772 Pursuant to O.C.G.A Section 44-14-162.2,

nothing contained in this Notice of Sale

shall obligate any entity to negotiate, amend, or modify said indebtedness.

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

U.S. Bank National Association aka U.S.

Bank, N.A., as Attorney-in-fact for Susan

Shook. This law firm is acting as a debt collector attempting to collect a debt, any informa-tion obtained will be used for that purpose. Pendergast & Associates, P.C. 115 Perimeter Center Place South Terraces, Suite 1000 Atlanta, GA 30346 Phone - 770-392-0398 Toll Free - 866-999-7088 www.nenderlaw.com

By virtue of a Power of Sale contained in that certain Security Deed from Hank D.

Jones and Sherri D. Jones to Vanderbilt Mortgage and Finance, Inc., dated April 11, 2007 and recorded in Deed Book 706,

Page 692, in the Office of the Clerk of Su-

principal amount of Eighty Thousand Four Hundred Ninety One and 50/100 Dollars

(\$80,491.50) with interest thereon as pro-

vided therein, 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 of July 2013 regarding the follow-

ing described property: All that tract or parcel of land lying and be-ing in Land Lot 20, 7th District, 1st Section,

Union County, Georgia and being 2.0 acres as shown on a plat of survey by Tim Cable and Associates, GA RLS #2582 dated March

13, 2007 and recorded in Plat Book 59,

Page 273, Union County, Georgia records, which plat is by reference incorporated

herein and made a part hereof. The property is subject to the road Ease-ment as shown on the aforesaid plat.

The property is subject to Easements in fa-

vor of Blue Ridge Mountain EMC as record-ed in Deed Book 160, Pages 145-146 and Deed Book 276, Page 153, Union County, Convoir execute

Georgia records. Said property is commonly known as 105 Old Cane Mill Rd., Blairsville, GA 30512.

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

because of default under the terms of said

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

ness as and when due. The indebtedness

remaining in default, this sale will be made for the purpose of paying the same, all

expenses 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

of said property; zoning ordinances, mat-ters which would be disclosed by an ac-curate 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; 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, To the best of the knowledge and be-

lief of the undersigned, the party in posses-sion of the property is Hank D. Jones and Sherry D. Jones or tenant(s). Vanderbilt Mortgage and Finance, Inc. as Attorney-in-Fact for Hank D. Jones and Sherry D. Jones Contact

Atlanta, Georgia 30319 (404) 728-0220 Ad Run Dates: 6/5/13; 6/12/13; 6/19/13;

THIS LAW FIRM IS ACTING AS A DEBT COL-Lector Attempting to collect A Debt. Any\_information\_obtained will be

Pursuant to the Power of Sale contained in a Security Deed given by Damon S. Hood and Kimberly K. Hood to Nationstar Mort-gage LLC dated 4/9/2007 and recorded in Deed Book 708 Page 313. INION County

Deed Book 708 Page 313, UNION County, Georgia records; as last transferred to Na-tionstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 208,000.00, with interest at the set area of the debusit

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 July 02, 2013 (being the first Tues-

day of said month unless said date falls on

Federal Holiday), the following described

THE FOLLOWING DESCRIBED PROPERTY, TO

WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SEC-

TION, LAND LOTS 1 & 36 OF UNION COUNTY, GEORGIA, CONTAINING 1.69 ACRES, MORE OR LESS AS SHOWN ON A PLAT SURVEY

BY BLAIRSVILLE SURVEYING CO., RS#2288 DATED 2/22/93 AND RECORDED IN UNIO

COUNTY RECORDS IN PLAT BOOK 29, PAGE

21. SAID PLAT IS INCORPORATED HEREIN FOR A FULL AND COMPLETE DESCRIPTION

BEING A PORTION OF THE SAME PROP-ERTY CONVEYED TO RICHARD L. HOOD AND

HILDA C. HOOD JOINT TENANTS WITH THE

RIGHTS OF SURVIVORSHIP BY DEED FROM PAUL M. NORDAN AND KATHIE W. NORDAN RECORDED 05/19/1987 IN DEED BOOK 151

PAGE 581, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY,

BEING THE SAME PROPERTY CONVEYED TO DAMON S. HOOD AND KIMBERLY K. HOOD BY DEED FROM RICHARD L. HOOD AND

HILDA C. HOOD RECORDED 03/28/2007 IN DEED BOOK 698 PAGE 750, IN THE OFFICE

OF THE CLERK OF THE SUPERIOR COURT OF

The debt secured by said Security Deed

has been and is hereby declared due be-cause of, among other possible events of

default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be

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

attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 7302 Young Cane Creek Road, Blairsville, GA 30512 together with all fixtures and per-

sonal property attached to and constituting

part of said property, if any. To the best nowledge and belief of the undersigned,

the party (or parties) in possession of the subject property is (are): Damon S. Hood or tenant or tenants.

UNION COUNTY, GEORGIA. TAX ID# 024-171

Topping & Associates, LLC 1930 N. Druid Hills Rd., Suite B

USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER,

Note.

Contact:

and 6/26/13

N(Jun5,12,19,26)B

UNION COUNTY

property

OF THE PROPERTY.

GEORGIA.

www.penderlaw.com Our File No. 13-00527-1

**NOTICE OF SALE UNDER POWER** 

N(Jun5,12,19,26)B

**COUNTY OF UNION** 

U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301

above.

indebtedness is:

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun12,19,26,Jul3)B

#### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA.

**COUNTY OF UNION** IN RE: Estate of Audrey Ledford, Deceased All debtors and creditors of the Estate of All debtors and creditors of the Estate of Audrey Ledford, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 7th day of June. 2013.

Representative(s). This 7th day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun12,19,26,Jul3)B

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

IN RE: Estate of John David Nix, Deceased All debtors and creditors of the Estate of John David Nix, 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 14th day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 N(Jun19,26,Jul3,10)B

#### NOTICE

30-Day Comment Period for Categorical Exclusions

Opportunity to Comment on the US Army, Camp Frank D. Merrill covered training pa-vilion project in Lumpkin County, GA.

The Forest Service. Chattahoochee National Forest, Blue Ridge Ranger District, is re-questing public comment on a special use request to construct three covered training pavilions at the Lower Mountaineering area at Camp Frank D. Merrill near Dahlonega, GA. The proposed action description and other information are available for review at the Blue Ridge Ranger District office in Blairsville, GA, Additional information regarding this action can be obtained from: Jake Cowart at 2042 Hwy 515 W, Blairsville, GA 30512 or by email at jcowart@fs.fed.us. This proposal is categorically excluded from documentation in an Environmental Assessment or an Environmental Impact Statement pursuant to 36CFR 220.6(e). The decision will be subject to administrative appeal in accordance with 36 CFR 215 and the judicial ruling in Sequoia ForestKeeper v. Tidwell.

How to Comment and Timeframe

Written, facsimile, hand-delivered, oral, and electronic comments concerning this action will be accepted for 30 calendar days following the publication of this notice in the North Georgia News and News Observer. The publication date in the newspapers of record is the exclusive means for calcu-lating the comment period for this analysis. Those wishing to comment should not rely upon dates or timeframe information pro-vided by any other source. The regulations prohibit extending the length of the coment period.

Written comments must be submitted to: Andrew Baker at 2042 Hwy 515 W, Blairs-ville, GA 30512 or by email at albaker@ fs.fed.us. The office business hours for those submitting hand-delivered comments are: 8 AM to 4:30 PM, Monday through Fri-day, excluding holidays.

Oral comments must be provided at the Responsible Official's office during normal business hours via telephone at (706) 745-6928 or in person, or at an official agency function (i.e. public meeting) that is de-signed to elicit public comments. Electronic comments must be submitted in a format such as an email message, plain text (.txt), rich text format (.rtf), or Word (.doc) to albaker@fs.fed.us. In cases where no identifiable name is attached to a comment, a verification of identity will be required for appeal eligibility. If using an electronic message, a scanned signature is one way to provide verification.

It is the responsibility of persons providing comments to submit them by the close of the comment period. Only those who sub-mit timely comments will have eligibility to appeal the subsequent decision under 36 CFR 215.

Individuals and organizations wishing to be eligible to appeal must meet the informa-tion requirements of 36 CFR 215.6. N(Jun19)B

#### NOTICE OF INCORPORATION

Notice is given that Articles of Incorpo-ration which will incorporate Joshua's Warriors Inc. have been delivered to the Secretary of State in accordance with the Georgia Non-Profit Corporation Code. The Initial registered office of the corporation will be located at 281D Young Harris St., Suite 144, Blairsville, GA and the initial registered agent at such ad-dress is Wil-liam J. Gray, Esq., 88 Country Farm Lane, Plairwille CA 20512 Blairsville, GA 30512 N(Jun19.26)B

ANNOUNCEMENT FOR GMRC WORKFORCE DEVELOPMENT CALLED BOARD MEETING The Georgia Mountains Regional Commission, Workforce Development Board will meet on June 27, 2013 at 4:00 PM. The meeting will be held at the Union County Community Center located at 129 Union County Recreation Road, Blairsville, GA 30512. N(Jun19)B

Civil Action No. 13-CV-147-MM NOTICE OF PUBLICATION

By order for service by publication date the 15th day of May, 2013, you are hereby notified that on the 3rd day of April, 2013, Koralee Reutter filed suit against you for Modification of Visitation. You are required to filed with the Clerk of

the Superior Court and to serve upon Ko-ralee Reutter Pro-Se, 146 Popular Drive, Blairsville, GA 30512, an Answer in writing within sixty (60) days of the date of the or der for publication.

Witness, the Honorable M. Miller, Judge of this Superior Court This the 23rd day of May, 2013

N(Jun5,12,19,26)P

#### **NOTICE OF UNCLAIMED PROPERTY**

**VALUE AT MORE THAN \$75** Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 1, 2013, said property was located in the evi-dence room of the Union County Sheriff's Office in Union County, Georgia.

Property Seized: RIFLES Make/Model/Serial Number NEF, Survivor Model SB1, 22#### Stevens, Model 311, ###### Romanian AK. 7.62 X 39. 400### CZ, 452 ZKM Scout, 87#### Springfield, Model 944, P71#### Glennfield, Model 60, 2449#### Winchester, Model 270, 58#### Springfield, Model 944, R07#### Iver Johnson, Champion 16 gauge, HT#### Hudson, Model WS, 22#### Stevens, Model 62, L2#### High Standard, 12 gauge pump, 917### Stevens, Model 58, ###### Winchester, Model 944, 380#### Mossberg, Model 385T, 56#### S. S. Kresge, Model 151, 72#### M1, Garand, ###### Wi, Galaid, ###### Springfield, Model 944, P81#### Wards Hercules, 12 gauge pump, ###### J C Higgins, Model 103, ####### NEF, 12 gauge pump, NE2#### Daisy, Model 2202, AB00#### Stevens, 16 gauge, ###### Marlin, Model 336, AD#### SKS, 7.62 x 39, 160#### Mossberg, 702 Plinkster, EMF#### Stevens, Model 62, L20#### Stevens, Model 62, L23#### Ruger, Model 10/22, 249-4#### Ruger, Model 10/22, 239-4#### Remington, Wingmaster 870, V783#### Sears & Roebuck, Model 200, P23#### Glennfield, Model 60, 22##### Mossberg, 702 Plinkster, EDE1#### Harrington & Richards, 12 gauge pump, 138#### Remington, Model 11-48, ###### Winchester, Model 944, 301### Romanian AK. 7.62 X 39. 1-217###### Marlin, 917VS, 966#####

Ndhin, 91743, 300##### Ruger, 22, 258-##### NEF, Pardner Model SB1, NF3##### R Koon, Snake Charmer 410, 39#### Stevens, 20 gauge, D7#### Mauser, Model 98, 82#### Lee-Enfield, MK1, ####### Mauser Gew, 98, BK#### Winchester, 1912, 15##### Winchester, Model 670A, G21#### Ruger, 22, 232-##### Glennfield, Model 30A, 251#####

Deep River, Tradition Deer Hunter, 13-028####-25 Marlin, Model 59A, R15XXXX Remington, 1100, M06XXXX Marlin, Model 60, 164XXXX Enfield, 10558XXXX AK China, 7.62 x 39, 56S14XXXX Winchester, Model 24, 254XXXX

Reminaton, 870, A21XXXX AK China, 7.62 x 39, 2402XXXX Stevens, Single Barrel Shotgun, ###### Revelation, Model 350A, ####### Marlin Model 60 183XXXX

Harrington & Richards, Trooper Jr Model 88, AT2XXXX AR Romanian, 7.62 x 39, S1-3856XXXXX

Enfield, 25XXXX NEF, Pardner Model SB1, NJ2XXXX Hi-Point , Model 995, B87XXX NEF, Pardner Model SB1, NG2XXXX

PISTOLS Make/Model/Serial Number Intratec, Tech, 229XXXX RPB Industries, M11-A1, SAP 38XXXX Hi-Point Firearms, Model JMP, 445XXXX Para-Ordnance, Carry 12, P14XXXX Ruger, SP, 570-XXXX Charter Arms, Undercover 38 SPI, 82XXXX Raven Arms Ind., Model MP-25, 10XXXX Harrington & Richards, .38, 64XXX

FIE. Model Tex 22, TX3XXXX RG, .22cal, 51XXXX

Ruger, .357 Mangum, 32-9XXXX AMT, .45cal, A18XXXX

Ruger, Super Blackhawk, 86-3XXXX

Harrington & Richards, Model 929, AB 5XXXX Harrington & Richards, Model 922, M2XXXX

RG. 22Ir. 5XXXXX **RG. RG14. 20XXXX** 

FIE, Titan, ED1XXXX Sundance Industries, Model A-25, 75XXXX Sport arms, Revolver, 71XXXX Raven Arms Ind., MP-25, 140XXXXX

Leihard Inc. 2 shot derringer, M00004XXXX Antique Pistol, unk model, ######

ROMO, EIG, FLOXXXX Leihard Inc. Black Powder. #######

Harrington & Richards, .22Ir, ###### Rohm, RG 38, 64XXXX

Fabrique National arms, Semi auto, 27XXXX

Harrington & Richards, Model 949, AXOXXXXX

Ruger, 22/45, 220-XXXX Arminius, HW357, 103XXXXX

CZ. 75 B. BM4XXXX

Sturm Ruger, GP1000, 172-5XXXX Smith & Wesson, Regulation Police, B10XXXX

Smith & Wesson, Model 15-3, 8K13XXXX Davis Industries, .22 cal derringer,

N(Jun5,12,19,26)B **NOTICE OF FORECLOSURE** 

SALE UNDER POWER UNION COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by James Garland Jones and Carol Moore Demme to Mortgage Electronic Registra-tion Systems, Inc. as nominee for Quicken Loans Inc., dated December 28, 2011, and recorded in Deed Rook 800 Page 584 as recorded in Deed Book 890, Page 584, as last transferred into Quicken Loans, Inc. by assignment to be recorded, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Sixteen Thousand Five Hundred Seventy-Five and 0/100 dollars (\$216,575.00), 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 July 2, 2013, the following described property: Land situated in the County of Union in the

State of GA

All that tract or parcel of land lying and be-ing in Land Lot 170 of the 9th District and 1st Section, Union County, Georgia, being Tract 1, containing 0.952 acres, more or less, and Tract 2, containing 2.621 acres, more or less, as shown on plat of survey entitled 'Survey for Dorothy P. Evans', dated April 26, 2006, recorded in Plat Book 60. Page 249. Union County, Georgia Deed Records. By said reference said plat is in-corporated herein and made a part hereof for a more complete metes and bounds description.

All that tract or parcel of land lying and be-ing in Land Lot 170 of the 9th District and 1st Section of Union County, Georgia, being 0.778 acres, more or less, as shown on plat prepared by Southern Geosystems, Ltd., for Dorothy P. Evans, and recorded May 25, 2005, in Plat Book 58, Page 153, Union County, Georgia Records. By said reference said plat is incorporated herein and made a part hereof for a more complete metes and

bounds description. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's

tees having been given). Your mortgage servicer can be contacted at (800) 508-0944 Option 4 - Loss Mitigation Dept, or by writing to 1050 Woodward Avenue, Detroit, Michigan 48226, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any utstanding 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 James Garland Jones and Carol Moore Demme or tenant(s); and said prop-

erty is more commonly known as 1252 Old Gum Log Road, Blairsville, GA 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

Quicken Loans Inc. as Attorney in Fact for James Garland Jones and Carol Moore

& Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Which has the property address of 4902 Murphy Highway, Blairsville, Georgia., to-gether with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions, liens, and other superior matters of record

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

Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby se-cured in accordance with O.C.G.A. Section

44-14-162.2(a). Said property will be sold as the property of Leila W Peacock and Joe E Peacock, Jr. and the proceeds of said sale will be applied to the payment of said indebtedness, the ex-pense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. Nationstar Mortgage, LLC Attorney in Fact for Leila W Peacock and Joe E Peacock, Jr. McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com

The North Georgia News Publication Dates: 06-05-2013, 06-12-2013, 06-19-2013, 06-26-2013 File No. 13-01943 /FHLMC/wmorgan

THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(Jun5,12,19,26)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale contained in that Deed to Secure Debt giv-en by Reuel Dwight Collins and Natasha D. Collins to Bank of Blairsville, being dated February 5, 2008, recorded in Deed Book 747 Pages 88-94, as modified in Deed Book 770, pages 95-98, Deed Book 792, Pages A24-427, Deed Book 815, Pages 124-127, Deed Book 823, Pages 719-722 and Deed Book 833, Pages 381-384 Union County Book 633, Pages 361-364 Union County Georgia records, last assigned to Citizens South Bank, in Deed Book 853, pages 642-650, Union County, Georgia records; Citizens South Bank having subsequently merged with Park Sterling Bank and Park Sterling Bank being the surviving entity as evidenced by Affidavit Regarding Articles of Merger recorded in Deed Book 917, pages 439-443, Union County, Georgia records, said Deed to Secure Debt, as modi-fied, securing a note dated MAY 3, 2010 from Reuel Dwight Collins and Natasha D. Collins to Bank of Blairsville, a division of Citizens South Bank, in the original prin-cipal amount of \$221,746.42, with interest thereon as set forth therein, which debt is secured by the aforementioned Deed to Secure Debt, as modified, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in July, 2013, the following described property: "All that tract or parcel of land lying and be-

ing in Land Lot 307, 9th District, 1st Section, of Union County, Georgia, containing 1.035 acres, and being shown as Lot Forty (40) of The Mountain, Phase 1, on a plat of survey by Rochester & Associates, Inc., RS#1534, dated January 6, 1992, last revised Janu-ary 9, 2001, and recorded in Plat Book 46, Page 242, Union County records. Said plat is incomprated herein by reference hereto

is incorporated herein, by reference hereto, for a full and complete description of the above described property. Said Property is subject to the road ease-

ment as shown on the above described Said property is subject to the restrictions

recorded in Deed Book 242, Pages 54-57, Union County records. Said property is subject to the powerline easement granted to Blue Ridge Mountain EMC as recorded in Deed Book 197, Page

705, and Deed Book 197, Page 174, Union County records. Said property is subject to the road right

of way granted to Union County, Georgia in Deed Book 259, Page 327, Union County records. Said property is subject to the Water Agree-

ment recorded in Deed Book 332, pages 91-96, Union County records. Said property is subject to the easement deed to USA as recorded in Deed Book 209, Pages 18-19, Union County records.

Said property is subject to the Covenants & Restrictions recorded in Deed Book 196, Pages 94-97, Union County records.

to said Deed and Note thereby secured has declared the entire amount of said indebt-edness due and payable and, pursuant to the power of sale contained in said Deed, Grantor Grants to Grantee a perpetual non-exclusive easement for ingress and egress to the above property along the subdivision will on July 2, 2013 during the legal hours of sale, before the Courthouse door in said

roads.

Said property is located at 273 Mountain Top Road, Blairsville, GA 30512." The debt secured by said Deed to Secure Debt, as modified, has been and is hereby declared due because of, among other pos-bible works of debuilt failure to said the same the sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the note and Deed to Secure Debt, as modified. 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 Deed to Secure Debt, as modified, and by law, including attorneys fees (notice of intent to

REVERSE MORTGAGE SOLUTIONS, INC. as Attorney in Fact for PATRICIA J. PAETOW

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-

Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Cor-ners, GA 30092 Telephone Number: (877) 813-0992 Case

No. RMU-13-01805-0005 Ad Run Dates 06/05/2013, 06/12/2013, 06/19/2013, 06/26/2013

www.rubinlublin.com/property-listings. N(Jun5.12.19.26)B

**NOTICE OF SALE UNDER POWER** 

STATE OF GEORGIA **COUNTY OF UNION** 

Under and by virtue of the power of sale contained in that certain Security Deed ("Security Deed") executed by Allen E. Krauza and Joanne M. Krauza in favor of Community Bank and Trust dated June 8, 2007, recorded at Deed Book 712, Pages 43-52 of the Union County Deed Records, and assigned pursuant to that Transfer and Assignment of Deed to Secure Debt from FDIC, in its capacity as Receiver for Community Bank & Trust, to SCBT d/b/a CBT, a Division of SCBT, dated May 24, 2013, modified [DATE], recorded at Deed Book [NUMBER], page [NUMBER] of the [COUNTY] County, Georgia Deed Records, the undersigned will sell at public outcry to the biddes bidder for cash before the door the highest bidder for cash before the door of the Courthouse of Union County, Georgia during the legal hours of sale, on the first Tuesday in July, that being July 2, 2013, the following described property: All that tract or parcel of land lying and be-

ing in the 16th District, 1st Section, Land Lot 145 of Union County, Georgia, and be-ing Lot 11 of Choestoe Heights Subdivision, containing 2.787 acres, more or less, as shown on a plat of survey by Tamrok As-sociates, Inc., dated December 20, 2000, and recorded in Union County Records in Plat Book 49, Page 91. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual

easement for the use of the subdivision

road for ingress and egress to the above described property.

The debt secured by said Security Deed is

evidenced by a Real Property Secured Note (the "Note"), dated June 8, 2007, in the original principal amount of \$56,250.00,

payable, principal and interest from the date thereof shown on said Note on the

Default has occurred in the payment of the debt evidenced by the Note and secured by

the Security Deed as a result of the nonpay

ment of installments owed thereunder. The total balance of said debt has, therefore,

been declared due and the Security Deed

foreclosable according to its terms. The debt remaining in default, the prop-

erty will be sold to the highest bidder for

cash as the property of Allen E. Krauza and Joanne M. Krauza, the proceeds to be ap-plied to the payment of said indebtedness, attorneys' fees (notice of intention to col-lect attorneys' fees having been given).

and the lawful expenses of said sale, all as

provided in the Note and the Security Deed said sale to be subject to any and all unpaid

taxes and assessments, and restrictions

easements and liens of record with priority over the Security Deed referenced above.

To the best of the undersigned's knowledge

and belief, the property is in the possession of Allen E. Krauza and Joanne M. Krauza

and will be sold as the property of Allen E.

Krauza and Joanne M. Krauza. The undersigned will execute a deed to the

purchaser as authorized in the aforementioned Security Deed. Allen E. Krauza and Joanne M. Krauza

By: SCBT d/b/a CBT, a Division of SCBT as

Under and by virtue of the Power of Sale contained in a Security Deed given by Kathy K. Minter to Citifinancial Services, Inc, dat-

ed May 13, 2008, recorded on May 15, 2008

in Deed Book 760, Page 650, Union County, Georgia Records, said Security Deed having

been last sold, assigned, transferred and conveyed to CitiFinancial Services, Inc., the

secured creditor, by Assignment convey-

a Note in the original principal amount of One Hundred Forty-Two Thousand Three

Hundred Eighty-Two and 61/100 DOLLARS (\$142,382.61), with interest thereon as set forth therein, the holder thereof pursuant

County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 247 of Union County, Georgia, contain-

ing 1.093 acres, more or less, and being Lot

13 of Jewell Masons Overlook Subdivision as shown on a plat of survey by Rochester

and Associates, Inc., dated January 9, 1997

and recorded in Union County records in Plat Book 39, Page 100. Said plat is incor-

Attorney-in-Fact Hulsey, Oliver & Mahar, LLP

Gainesville, GA 30503 770-532-6312

ASH/mem/9896/W151871

NOTICE OF SALE UNDER POWER

P. O. Box 1457

N(Jun5,12,19,26)B

STATE OF GEORGIA COUNTY OF UNION

unpaid balance until paid.

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA

**COUNTY OF UNION** The undersigned does hereby certify that Hobo Services Inc. conducting a business as Blairsville Hobby Shop in the City of Blairsville, County of Union, in the State of Georgia, under the name of Blairsville Hobby Shop, and that the nature of the busi-ness is Hobby Store and that the names and addresses of the persons, firms or partner-ship owning and carrying on said trade of business are: Thomas E. Hogue, 257 Mad-

#### N(Jun19,26)P NOTICE

N(Jun19)B

There will be a called meeting of the Union County Board of Health on June 19, 2013 at 10 a.m.

Location: Union County Health Dept., 67 Chase Drive, Blairsville, GA 30512. Purpose: Deliberation on animal complaint. Posted: June 12, 2013

NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY

eline Way, Blairsville, Ga. 30512.

#### Probate Court of Union County

RE: Petition of Jeri Smith-Roberts for Discharge as Executor of the Estate of William Horace Roberts, Deceased.

William Horace Hobers, Deceased. To Whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before July 1, 2013. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All plead-ings/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 Court Clerk

65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 N(Jun19)B

#### NOTICE OF UNCLAIMED PROPERTY

VALUE AT MORE THAN \$75 Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following prop-erty is hereby notified that on January 1, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia. Property Seized:

**Property Description Owner** 

1998 Suzuki SX7 Motorcycle, VIN JS1-GR7DAXW2104759 William Lloyd Mitchem Westerfield 22LR Rifle, Serial # 512459H Joel Cecil Totherow Browning 22LR Pistol, Serial # 655PVD7556

David McClure

Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said property.

Any party claiming an interest in said prop-erty is hereby further notified that you must file a claim in accordance with 0.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid

proof of purchase indic serial number. Mack Mason, Sheriff Union County. Ga. 378 Beasley Street Blairsville, Ga. 3051 **(706)439-6066** N(Jun19,26,Jul3,10)E

494XXXX 494XXXX Heritage, Rough Rider 22Ir, B29XXXX Intratec, AB-10, A00XXXX Smith & Wesson, 38 spl, 64XXXX Hi-Point Firearms, Model c, P00XXXXX Lorsin, 22cal, 102XXXX Smith & Wesson, 38, E31XXXX

Excam Inc, Model TA 75, C5XXXXX 8X10 Utility Trailer No Vehicle Identification Numb

Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 property days and no person has laid claim to said property.

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Mack Mason. Sheriff

Union County, Ga. 378 Beasley Street, Blairsville, Ga. 3051 (706) 439-6066

#### NOTICE OF SALE UNDER POWER

**GEORGIA. UNION COUNTY** GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Mar-garet Stuart and Terry Stuart to Hallmark Funding LLC, dated December 10, 2007, recorded in Deed Book 741, Page 570, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 923. Page 594, Union County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of FOUR HUNDRED SEVENTEEN THOUSAND AND 0/100 DOLLARS (\$417,000.00), with AND 0100 DICLARS (3417,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the high-est bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an bless other within the baselement of sole alternative, within the legal hours of sale on the first Tuesday in July, 2013, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an 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. PNC Bank. National Association is the holder of the Note tional Association is the holder of the Note and Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 New-mark Drive, Miamisburg, OH 45342, 800-523-8654. To the best knowledge and belief of the undersigned the narty in possesof the undersigned, the party in posses-sion of the property is Margaret Stuart and Terry Stuart or a tenant or tenants and said property is more commonly known as 1238 Dean Gap Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status loan with the holder of the security deed, PNC Bank, National Association as deed. PNC Bank, National Association as Attorney in Fact for Margaret Stuart and Terry Stuart McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotime.net MR/Kr8 7/2/13 Our file no. 52680610-FT8 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lots 217 and 252 of the 9th District, 1st Section, Union County, Georgia, being Tract 4 containing 5.000 acres, more or less, as shown on a plat of survey by Rochester and Associates. Inc. dated June 26. 1998, as per plat recorded in Plat Book 40, Page 203, Union County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 1238 Dean Gap Road according to the pres ent system of numbering property in Union County, Georgia. Subject to road and powerline easement as shown on plat. MR/kr8 7/2/13 Our file no. 52680610 - FT8 N(Jun5,12,19,26)B

Atlanta, GA 30341 888-726-9953 B&S file no.: 13-07507 N(Jun5,12,19,26)B

Demm

NOTICE OF SALE UNDER POWER. UNION COUNTY Pursuant to the Power of Sale contained in

a Security Deed given by Benjamin T. Malt-by, Jr. and Angelia D. Maltby to Mortgage Electronics Registration Systems, Inc. as Electronics Registration Systems, Inc. as nominee for United Community Bank, d/b/a United Community Mortgage Services, Inc. dated 4/22/2010 and recorded in Deed Book 831 Page 499, UNION County, Geor-gia records; as last transferred to BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 245,471.00, with interest at the rate specified therein, there will be sold by the undersianed at 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 July 02, 2013 (being the first Tues-day of said month unless said date falls on a Federal Holiday), the following described property: All that tract or parcel of land lying and be-

ing in Land Lots 322 & 323. 9th District. 1st Section, Union County, Georgia, contain-ing 1.752 acres and being shown as Lot Fourteen (14) of Old Birch Bend on a plat of survey by Rochester & Associates, Inc., RS #2349, dated 5/4/04, revised 10/30/04 and recorded in Plat Book 55 page 198 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to the road ease-ments as shown on said plat and to all existing road and utility easements.

The property is subject to the restrictions recorded in Deed Book 149 pages 117-118 Union County records and to the Release From Restrictions recorded in Deed Book 155 page 287 and in Deed Book 155 page

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

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

cords. The property is subject to the flood hazard area as shown on said plat.

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

tax liens. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default this cale will be debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect

attorney's fees having been given). Said property is commonly known as 93 Chimney Stone Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Benjamin T. Malt-by, Jr. and Angelia D. Maltby or tenant or

Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage pursuant to established

Plano, TX 75024 (800) 846-2222

Note, however, that such entity or individual

and payable), (b) unpaid water or sew-age bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning

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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attor-ney in Fact for Benjamin T. Maltby, Jr. and

Angelia D. Matby Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL DE USED EOP THAT DUPPORE 1046 WILL BE USED FOR THAT PURPOSE. 1016-667497450A

N(Jun5.12.19.26)B

collect attorneys fees having been given). Said property will be sold subject to any outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Deed to Secure Debt, as modified, first

set out above. The individual or entity that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is Tim Brock of Park Sterling Bank, 10 Highway 515, Blairsville, GA 30512; (706)-781-3166. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mort-

gage instrument. Said property will be sold as the property of Reuel Dwight Collins and Natasha D. Collins. To the best knowledge and belief of the undersigned, the party in possession of the property is Reuel Dwight Collins and Natasha D. Collins, or a tenant or tenants. Any person who occupies the property pursuant to a bona fine lease or tenancy may have additional rights pursuant to the federal Protecting Tenants at Foreclosure Act of 2009.

Park Sterling Bank, successor by merger to Citizens South Bank, which did business as Bank of Blairsville a division of Citizens South Bank, as successor in interest to Bank of Hiawassee d/b/a Bank of Blairs-ville, as attorney in fact for Reuel Dwight Collins and Natasha D. Collins.

Bruce L. Ferguson Bruce L. Ferguson, P.C. 150 S. Main Street, Ste. D

Hiawassee, GA 30546 (706)-896-9699 THIS LAW FIRM IS ATTEMPTING TO COL-

LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Jun5 12 19 26)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Trance H. King and Deborah R. King to Mortgage Electronic Registration Systems, Inc., dated April 10, 2008, recorded in Deed Book 788, Page 200, Union County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Bank, NA by assignment recorded in Deed Book 879, Page 579, Union Country, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSAND SIX HUNDRED FIFTY-TWO AND OLIGO DOLLADS (#145 EGO musich AND 0/100 DOLLARS (\$145.652.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2013, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's

fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a

lien, but not yet due and payable), any mat-ters which might be disclosed by an accu-rate survey and inspection of the property,

any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-

curity Deed first set out above. Wells Fargo

Bank, NA is the holder of the Note and Se-curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debter in Welle Force Jacobian

of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge and belief of the un-dersigned, the party in possession of the property is Trance H. King and Deborah R.

King or a tenant or tenants and said prop

erty is more commonly known as 1027 Old Smokey 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

final confirmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, NA as Attorney in Fact for Trance H. King and Deborah R. King McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/sk0 7/2/13 Our file no. 5697709-FT5 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District.1st Section Land Lot 235. of Union

District. 1st Section Land Lot 235. of Union County, Georgia, containing 1.0 acres more or less, as described a plat of survey by C.E.

Farley, R.S. dated, June 1, 1971 and being further described as follows: Beginning at an iron on the right of way of the Smokey Road; thence with said Smokey Road North

79 degrees 30 minutes East 190 fet to an iron Pin; thence North 5 degrees 30 minutes

West 120 feet to an iron pin; thence North 14 degrees 30 minutes West 100 feet to a point; thence South 74 degrees West 225

feet to an icro pin on the proposed road; thence South 19 degrees 30 minute East 198 feet to the point of beginning. Com-monly known as: 1027 Old Smokey Road, Blairsville, GA 30512 Parcel Number: 085B-011 MR/sk0 7/2/13 Our file no. 5697709 -ET5

btor is: Wells Fargo Home N

porated herein, by reference hereto, for a full and complete description of the above described property. Being the same fee simple property conveyed by Warenty Dood from March

conveyed by Warranty Deed from Mar-shall Woodcock to Kathy K. Minter, dated 08/26/1997 recorded on 08/28/1997 in Book 273, Page 335 in Union County Re-cords, State of GA.

Said property is known as 792 W and B Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property,

to and constituting a part of sam property, if any. Said property will be sold as the property of Kathy K. Minter, the property, to the best information, knowledge and belief of the undersigned, being presently in the pos-session of Kathy K. Minter or a tenant or session of Kathy K. Minter or a sold sthe tenants. Said property will be sold sub-ject to any outstanding ad valorem taxes (including taxes which are a lien. but not yet due and payable), the right of redemp-tion 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 Deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with

the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding 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 of the audit of the status of the loan as provided immediately above. 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 Se-curity Deed and by law, including, without limitation, attorneys' fees. Notice has been given of intention to collect attorneys' fees and other charges in accordance with the terms of the Note secured by said Deed. The balance, if any, will be distributed as required to how provided by law. Pursuant to 0.C.G.A. 44-14-162.2, the

Pursuant of the individual or entity who shall have the full authority to negotiate, amend, or modify all terms of the above-described modify all terms of the above-described mortgage on behalf of the secured creditor, citiFinancial Services, Inc., is as follows: CitiFinancial North America, Attention: Foreclosure Department, 1111 Northpoint, Suite 100 Bldg 4, Coppell, TX 75019, 888-491-8970. The foregoing notwithstand-ing, nothing in 0.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modity the terms of the mortgage amend or modify the terms of the mortgage instrument.

CitiFinancial Services, Inc. as Attorney in Fact for

Kathy K. Minter MorrislHardwicklSchneider, LLC 1301 Hightower Trail. Suite 305 Sandy Springs, Georgia 30350 http://foreclosure.closingsource.net THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Nationstar Mortgage, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage pursuant to es-tablished quidelines tablished guidelines. Nationstar Mortgage, LLC

350 Highland Dr.

Lewisville, TX 75067 1-888-480-2432 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sew-age bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and

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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Nationstar Mortgage LLC as agent and At-torney in Fact for Damon S. Hood and Kimberly K. Hood

Derly K. Hood Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL DEFUECTOR TOD TUNE DIPODOCE AUTOC STAT BE USED FOR THAT PURPOSE. 1345-074A N(Jun5,12,19,26)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed and Agreement from JEFF C. HENSON to Community & Courters Deets (invited of that controls 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 Corporation as Receiver for Appalachian Community Bank) ("Community & Southern Bank"), dated May 16, 2008, filed and recorded May 16, 2008 in Deed Book 761, Page 34, Union County, Georgia Records (as amend-ed, modified, or revised from time to time, "Security Deed"), call Security Deed hav-"Security Deed"), said Security Deed hav-ing been given to secure a Note in the origi-nal principal amount of THREE HUNDRED TWENTY-FIVE THOUSAND FOURTEEN AND 50/100THS DOLLARS (\$325,014.50) (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 COUNTY, Georgia, within the legal hours for sale on the first Tuesday in July, 2013, 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,

by duly executed and recorded instrument, previously been released from the lien of the Security Deed): ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 40 & 41, 9TH DISTRICT, IST SECTION, UNION COUNTY, STATE OF GEORGIA, BEING 23.03 ACRES, MORE OR LESS, AS MORE FULLY DEPCITED ON THAT CEPTAIN DAT OF CUPYEY FOR ON THAT CERTAIN PLAT OF SURVEY FOR RAYMOND KEEZER AND ANGELA KEEZER, PREPARED BY ROBERT J. BREEDLOVE, GRLS #2228, DATED DECEMBER 29, 2001, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 50, PAGE 166, UNION COUNTY, GEORGIA RECORDS, SAID PLAT BEING IN-CORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

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 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 exercited liese upon coid expective property 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 JEFF C. HEN-SON 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 JEFF C. HENSON Contact: Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP

3330 Cumberland Boulevard, Suite 300

nants auidelines.

Bank of America Home Loan Assistance Dept. 7105 Corporate Drive

is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due

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

FT5 N(Jun5,12,19,26)B Atlanta, Georgia 30339 Telephone (770) 790-3550 N(Jun5.12.19.26)B