North Georgia News

Legal Notices for March 27, 2013 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: Estate of Carolyn Elizabeth Holland, Deceased Estate No. 13-36 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE Angle M. Holland has petition to be ap-pointed Administrator(s) of the estate of Carolyn Elizabeth Holland, 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 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 April 8, 2013. All pleadings/objections must be signed under oath 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 filling fees. If any objections are filed, a hearing will be any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted with-

out a hearing.
Dwain Brackett, Probate Judge
By: Kristin Stanley,
Probate/Deputy Clerk
65 Courthouse Street, Suite 8
Blairsville, GA 30512
706_439_6006 706-439-6006

NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Mary Autry Warlick, De-

All debtors and creditors of the Estate of Mary Autry Warlick, 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 P Representative(s). This 1st day of March, 2013. 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 June Weaver, Deceased

All debtors and creditors of the Estate of June Weaver, 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 1st day of March, 2013. By: Kristin Stanley, Clerk of the Probate Court

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Sue Juanita Sistrunk, De-All debtors and creditors of the Estate of Sue Juanita Sistrunk, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 25th day of February, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

COUNTY OF UNION IN RE: Estate of Shirley Jean Reynolds, De-

All debtors and creditors of the Estate of Shirley Jean Reynolds, deceased, late of

N(Mar6 13 20 27)B

STATE OF GEORGIA,

Union County, Georgia, are hereby notified to onion county, ecorgia, are nerely normed 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) By: Kristin Stanley, Clerk of the Probate Court N(Mar6,13,20,27)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA. COUNTY OF UNION IN RE: Estate of Barbara Lee Randall, De-

ceased All debtors and creditors of the Estate of Barbara Lee Randall, 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 8th day of March, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE OF AMENDMENT TO ARTICLES OF INCORPORATION ARTICLES OF INCORPURATION
Notice of Change of Corporate Name, pursuant to O.C.G.A. 14-2-1006.1(b), has been
filed with the State of Georgia to change
the name of the corporation from Castaway
Critters Pet Rescue, Inc. to Castoff Pet Rescue, Inc. with amendment being adopted on 1/30/2013. The amendment was adopted by vote of the board of directors with the only change being the corporation name change being une corporation finane. The initial registered office of the corpora-tion is located at 48 River Street, Hiawas-see, GA 30546 and the initial registered officer is Jeanne Davis.

This 12th day of March, 2013

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00 Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 12th day of January, 2013, said property was seized by the undersigned agency in Union seized by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: Twenty-three Hundred and Forty & 97/100 Dollars (\$2340.97) in United States Currency PROPERTY TWO: Five Hundred and Thirty-PROPERTY INC. FIVE HUNDIED and Intry-seven & 00/100 Dollars (\$537.00) in United States Currency PROPERTY THREE: Four Hundred and Sixty-four and 00/100 Dollars (\$464.00) in United States Currency PROPERTY FOUR: IPAD PENAMETED device, Serial No. DMPJPHAMF18D PROPERTY_FIVE: iPhone 4 cellular phone,

Serial No. 7P11ZG72A45

Serial No. 7P11ZG72A45
PROPERTY SIX: Tom Tom navigation device,
Serial No. M61058D10340
PROPERTY SEVEN: High Sense television,
Serial No. 3TE4061235014301708
PROPERTY EIGHT: Sony flatscreen television, Serial No. 1749664
PROPERTY NINE: Dell laptop computer, Serial No. 0014454967606
Conduct giving rise to said seizure: rial No. 00144549967606
Conduct giving rise to said seizure:
Said PROPERTY ONE in the amount of
Twenty-three Hundred and Forty & 97/100
Dollars (\$2340.97) in United States Currency was found in the possession of
MIGUEL SANCHEZ DELACRUZ. Said PROPERTY TWO in the amount of Five Hundred ERTY TWO in the amount of Five Hundred and Thirty-seven &00/100 Dollars (\$537.00) was found in the possession of FILIBERTO RAFAEL RUIZ NEBLINA. Said PROPERTY THREE in the amount of Four Hundred and Sixty-four & 00/100 Dollars (\$464.00) and PROPERTIES FOUR, FIVE, SIX, SEVEN, EIGHT, and NINE were found in the possession of CAMILO AGUAS RESENDIZ. Each of these properties was found at the time of the ar-rest of the three named individuals during the execution of a search warrant at 102 Serenity Drive, Blairsville, Union County, Georgia, and was found in close proximity to a quantity of METHAMPHETAMINE and/ or COCAINE, and was, directly or indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, and/or distribution and sale of

METHAMPHETAMINE and/or COCAINE or was the proceeds of said activity, in viola-tion of the Georgia Controlled Substances Act. Further, the property and contraband was seized from the residence of the three previously named individuals, said location being in Union County, Georgia. The owner of said property is purported to uc. Deamilo Aguas Resendiz/Miguel Sanchez Delacruz/Filiberto Rafael Ruiz Neblina 102 Serenity Drive, 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 second 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 receipt requested. This 11th day of March, 2013. District Attorney Enotah Judicial Circuit

13-CV-110-SG Notice is hereby given that Clive Edward Waylett, the undersigned, filed his petition wayiett, the undersigned, med his peduon to the Superior Court of Union County, Georgia on the 11th day of March, 2013 praying for a change in the name of petitioner from Clyde to Clive. 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. Objec-tions must be filed with said Court within 30 days of the filing of said petition. This 11th day of March, 2013 Clive Edward Waylett, Petitioner

SEIZING AGENCY:

Lt. Chad Deyton

Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512

(706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6

NOTICE OF PETITION TO CHANGE NAME GEORGIA, UNION COUNTY

Blairsville, Georgia 30512 (706) 439-6027

NOTICE OF INTENT TO INCORPORATE Notice is given that Articles of Incorporanotice is given that Articles of incorpora-tion for Blairsville Sorghum Festival, Inc., will be delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the Corporation will be located at 241 Grinder Drive, Blairsville, GA 20513 and the projector great of the state of 30512, and its registered agent at such address is Terry P. Kane. Announcement of Public Auction for debt amidulcenier of Fubilic Addition for deal owed to Brasstown Storage, Inc. located at 47 Doc Thomas Ridge Rd., Blairsville, GA 30512. Auction will be held on Saturday,

April 13, 2013 at 9 a.m. at Brasstown Stor-age, Inc. Two 10x30 Units (C1 and C5) and One 10x20 Unit (A7) will be auctioned, all occupied by Glenn Miller. There will be a re-serve on all these units. 706-781-9468. N(Mar27,Apr3)P

CSSTP-0007-00(495), LUMPKIN, TOWNS, UNION, AND WHITE COUNTIES

Notice is given that Articles of Incorpora-tion which will incorporate Shake Healthy Blairsville, Inc. have been delivered to the

Secretary of State for filing in accordance with the Georgia Corporate Code. The initial registered office of the corporation will be

located at 64 Brackett Way, Suite 5, Blairs-

ville, GA and its initial registered agent at such address is Rehnee Herr.

Notice is hereby given in compliance with Georgia Codes 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project. The date of location approval is: March 12, 2013 Project CSSTP-0007-00(495) in Lumpkin, Union, Towns, and White Counties consists of signal upgrades and pedestrian facility improvements for twenty (20) intersections within Lumpkin, Union, Towns, and White Counties. The project is located in the fol-lowing Land Districts: 9, 12, 17, and 19; Land Lots: 69, 70, 112, 134, 135, 268, 269, 950, 984, 985, 998, and 999; and Georgia Military Districts: 837, 843, and 865.

1. SR 52 @ SR 115/Longbranch Rd 2. SR 60 @ SR 400 3. SR 400 @ Burnt Stand

NOTICE OF LOCATION AND DESIGN APPROVAL

P.I. No. 0007495

Lumpkin County

4. SR 60-US 19 @ SR 9-SR 52-SR 60 (Mor-rison Moore Pkwy) 5. SR 9/52 @ W. Main Street 6. SR 60 BUS @ E. Main Street 7. SR 9/52/60 @ SR 60 BUS 8. SR 9 @ SR 52 9. SR 9 /52/60 @ E. Memorial DR/Pinetree Way Towns County 3. SR 2 @ SR 17 Union County 1. SR 2/515 @ SR 11/US 129 2. SR 2 @ Industrial Blvd 3. SR 11 @ SR 325 4. SR 2 @ Young Harris Street White County 1. SR 11 @ Westmoreland Pkwy

2. SR 115 @ SR 384 The proposed construction will consists

of upgrades including traffic signal equip-ment, pedestrian countdown signals, ADA wheel chair ramps, and cross walk strip-

Drawings or maps or plats of the proposed project, as approved, are on file and are

available for public inspection at the Geor-gia Department of Transportation: Mr. Michael Seabolt Area Engineer, District One Area Four email: mseabolt@dot.ga.gov 942 Albert Reid Rd (706) 348-4848 Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and re-questing in writing to: Ms. Genetha Rice-Singleton ws. denetia nice-singletores State Program Delivery Engineer email: grice-singleton@dot.ga.gov One Georgia Center 600 West Peachtree St NW Atlanta, Georgia 30308 (404) 631-1522 Any written request or communication in reference to this project or notice SHOULD include the Project and P.I. Numbers as noted at the top of this notice. N(Mar20,27,Apr3,10)B

GEORGIA, UNION COUNTY PROBATE COURT In Re: Estate of Betty P. Kelley, Deceased Estate No. 13-40 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT The petition of Jack H. Kelley, for a year's support from the estate of Betty P. Kelley,

support from the estate of Betty P. Kelley, deceased, for decedent's surviving spouse, having been duly filled, all interested persons are hereby notified to show cause, if any they have, on or before April 22, 2013, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted with-out a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley
Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 N(Mar27.Apr3.10.17)B NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY Probate Court of Union County RE: Petition of Laurie Greene for Discharge as Executors of the Estate of Charles Sher-

man Bougher, 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 April 8, 2013.
BE NOTIFIED FURTHER: All objections to the

petition must be in writing, setting forth the grounds of any such objections. All pleadgrounds 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/talenbage number for the required 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 GEORGIA, UNION COUNTY PROBATE COURT In Re: Estate of Lucille B. Jordan, Deceased Estate No. 13-44

petitioned to be appointed Administrator(s) of the estate of Lucille B. Jordan, 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 netition. 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 April 22, 2013. All pleadings/objections must be 22, 2013. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following 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 withare filed, the petition may be granted without a hearing.
Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Glerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6066

Eloise Jordan Cook and Jo Ann Brown have

IN THE SUPERIOR COURT **OF UNION COUNTY** IN RE: Tonnala Margaret Zollinger, CAFN: 13-CV-115-SG NOTICE
NOTICE
Notice is hereby given that Tonnala Margaret Zollinger, filed her Petition in the Superior Court of Union County on the 15th day of March, 2013, praying for a change in Petitioner's name, Tonnala Margaret Zollinger to Tani Beverly Zollinger. A notice is hereby oliven pursuant to law to any interested or affected party to be and appear in said matter in said Court on the 30th day of April, 2013 at 9 a.m. Objections must be filed with said Court within thirty (30) days

of the filing of said petition. This 15th day of March, 2013

N(Mar20,27,Apr3,10)P

Judy Odom, Clerk, Superior Court of Union County State of Georgia

NOTICE OF SALE UNDER POWER.

Pursuant to the Power of Sale contained in a Security Deed given by Michael D. Parks and Karen S. Parks to Mortgage Electronic and Marin S. Parks to Workgage Electronic Registration Systems, Inc. as nominee for Primary Capital Advisors LC dated 7/7/2005 and recorded in Deed Book 590 Page 626, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Association, conveying the offer described reports, to seems ing the after-described property to secure a Note in the original principal amount of \$ 177,800.00, with interest at the rate specified therein, there will be sold by the

specimed merein, 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 April 02, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property. tate tails of a receiral mointay), the follow-ing described property: All that tract or parcel of land lying and be-ing In the 10th District, 1st Section, Land Lots 44 & 45, Union County, Georgia, con-taining 3.76 acres, more or less, and being taining 3.76 acres, more or less, and being the Northern portion of Lot Eighteen (18) of the Winfleid Scoff Subdivision, and being more particularly described as follows:
BEGINNING at the Land Lot corners common to Land Lots 44,45,65 & 66, thence N O7 degrees 00 minutes East 1002 feet to an iron pin on the Northwest right of way of County Road 253; thence North 02 degrees 55 minutes 31 seconds West 550 feet to an Iron pin, this being the TRUE POINT OF BEGINNING, thence South 81 degrees 55 minutes 12 seconds West 278.78 feet to an iron pin; thence North 01 degrees 53 minutes 25 seconds East 540.49 feet to an iron pin; thence North 01 degrees 53 minutes 25 seconds East 15 feet to the centerline of Anderson Creek; thence following the cen-Anderson Creek; thence following the cen-terline of Anderson Creek three (3) courses and distances as follows: North 68 degrees 58 minutes East 131.29 feet, North 75 de-grees 47 minutes East 127.13 feet, North 61 degrees 26 minutes 41 seconds East 49.52 feet; thence South 02 minutes 55 minutes 31 seconds West 20 feet to an iron pin; thence South 02 degrees 55 minutes 31 seconds West 598.83 feet to the TRUE POINT OF BEGINNING.

POINT OF BEGINNING.

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

curity Deed and by law, including attorney's fees (notice of intent to collect attorney's

Said property is commonly known as 3565 Hamilton Road, Blairsville, GA 30512 to-gether with all fixtures and personal prop-

fees having been given).

gether with all inxtures 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): Michael D. Parks and Karen S. Parks or tenant or tenants.

JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage pursuant to esall terms of the mortgage pursuant to es tablished guidelines JPMorgan Chase Bank, NA **Homeowner's Assistance Department** 3415 Vision Drive Columbus, Ohio 43219 Columbus, Ohio 43219
1-866-550-5705
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 (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not 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, zonin

ordinances, restrictions, covenants, and matters of record superior to the Security

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

Deed first set out above.

confirmation that the sale is not prominted 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 forcels. the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Mi-chael D. Parks and Karen S. Parks Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-69762A 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 ELLA LAPP to UNITED COMMUNITY BANK, dated LAPP to UNITED COMMUNITY BANK, dated May 28, 2009, recorded May 29, 2009, in Deed Book 802, Page 260, Union County, Georgia records, as last modified by modification of Security Deed dated August 16, 2012, recorded in Deed Book 917, Page 473, Union County, Georgia records, said Security Deed being given to secure a Note from ELLA LAPP dated August 16, 2012, in the original principal amount of One Hundred Fifty Six Thousand Three Hundred Forty Nine and 03/100 (\$156,349.03) 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

cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2013, the following described property:
All that tract or parcel of land lying and being in Land Lot 162, 16th District, 1st Section, Union County, Georgia, containing 2.55 acres, and being Tracts 1 and 2, as per plat of survey by Survey Systems and Associates, Inc., dated 12/3/92, revised 7/30/93 and recorded in Plat Book 29, Page 197. and recorded in Plat Book 29, Page 197, Union County records, which plat is incorporated herein by reference and made a part nereor.

The property is conveyed with and subject to a 20 foot ingress-egress easement running from Jim Berry Road to the above property, as shown on the above referenced plat of supports. plat of survey. plat of survey.

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. maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Se-

curity Deed and by law, including attorney's fees (notice of intent to collect attorney's

lees (notice of intent to conect 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.

paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union

To the best knowledge and belief of the undersigned, the party in possession of the property is ELLA LAPP or a tenant or ten-ants. UNITED COMMUNITY BANK, as attorney in Fact for ELLA LAPP L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03461 STATE OF GEORGIA NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from KEVIN GREEN and CRAIG J. STEPHENS to Bank of

Hiawassee d/b/a Bank of Blairsville, dated

Hiawassee d/b/a Bank of Blairsville, dated March 18, 2004, recorded March 22, 2004, in Deed Book 516, Page 136, Union County, Georgia records, as last modified by Modification of Deed to Secure Debt from KEVIN GREEN dated January 27, 2010 recorded in Deed Book 825, page 241, Union County, Georgia records, as transferred to CADC/RADC VENTURE 2011-1, LLC by Assignment from the Federal Deposit Insurance Corporation in its Capacity as Receiver for Bank of Hiawassee dated September 30, 2011 and recorded in Deed Book 888, Page 728, Union County, Georgia records, said Security Deed being given to secure a Note from KEVIN GREEN dated December 2, 2008 in the original principal amount of a Note from Kerkin Green dated December 2, 2008 in the original principal amount of Two Hundred Eleven Thousand Six Hundred Sixty Four and 00/100 (\$211,664.00) 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 cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2013, the following described property:

All that tract or parcel of land lying and being in Land Lot 12, 16th District, 1st Section, Union County, Georgia, containing 21.60 acres and being shown as Tract II on a plat of survey by Blairsville Surveying Co., RS #2228, dated 1/12/94, revised 5/2/95 and recorded in Plat Book 33, Page 56, Union County Records. which description on said County Records, which description on said plat is hereby incorporated by reference The property is subject to the road easement and powerline easement as shown LESS AND EXCEPT: LESS AND EXCEPT:
All that tract or parcel of land lying and being in Land Lots 12 & 13, 16th District, 1st Section of Union County, Georgia, being shown as Lots 1, 2, 6, 7, 9, 10, 11, 12 and 17 of Owtown Vista Subdivision on a plat of survey by WW Land Surveying Co., Jeffrey B. Weatherly, RS #2814, dated 8/17/05 and recorded in Plat Book 56, Page 196, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.

and made a part hereof.
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

maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Se-curity Deed and by law, including attorney's fees (notice of intent to collect attorney's

tees (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 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 KEVIN GREEN or a tenant or tenants. CADC/RADC VENTURE 2011-1, LLC, as attorney in Fact for KEVIN GREEN and CRAIG J. STEPHENS L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. CA399-00CA4 N(Mar6.13.20.27)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Ronna L. McFadden and Wilexecuted by Ronna L. McFadden and William E. McFadden to Mortgage Electronic Registration Systems, Inc. as nominee for Southern Highlands Mortgage, LLC, its successors and assigns dated January 10, 2007 in the amount of \$159,900.00, and recorded in Deed Book 686, Page 142, Union County, Georgia Records; as last transferred to Branch Banking and Trust Company by assignment: the undersigned Reanch Rank signment; the undersigned, Branch Bank-ing and Trust Company pursuant to said deed and the note thereby secured, has de-clared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in April, 2013, during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bidder for cash, the property described in said dead to with described in said deed to-wit: IHACI 1:
All that tract or parcel of land lying and being in Land Lot 263, 9th District, 1st Section, Union County, Georgia, containing 1.24 acres, as shown on a plat of survey by Tamrok Engineering, Inc., Tommy J. Phillips, RS #1626, dated 7/12/91 and recorded in Plat Rook 7, Page 29 Linion County Records

Book Z Page 29 Union County Records, which description on said plat is hereby incorporated by reference and made a part IRACI 2: All that tract or parcel of land lying and be-ing in Land Lot 263, 9th District, 1st Sec-tion, Union County, Georgia, containing 1.0 acre, being described as follows: Begin-

acre, being described as follows: Beginning at the point joining the NW corner of the Katsch Property, the NE corner of the Heaton Property, and the SW corner of the said property, thence N 3 00 E 118.0 feet to an iron pin; thence E 331.0 feet to an iron pin, thence S 33 30 E; thence S 14 00 E; thence S 4 15 W along Dyer Circle to an iron pin; thence S 89 30 W; thence S 86 30 W 75.0 feet; thence N 79 00 W 87; thence S 89 15 W 87.0 feet to the Point of Beginning. 89 15 W 87.0 feet to the Point of Beginning. A plat of description of the property is re-corded in the Union County Records in Plat corded in the Union County Records in Plat Book 11 Page 231, recorded 12/27/78 and is also shown on the warranty deed from Gertrude K Dyer to Ray H. Sales and Joann O. Sales dated 2/1/91, recorded in Deed Book 182 Page 462 Union County Records All of the above property is further shown on a plat of survey by Tamrok Engineer-ing, Inc., RS #1626, dated 7/12/91, a copy of same being attached to Exectors Deed recorded in Book 686, Page 137. Also conveyed is a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property.
which has the property address of 691
Newton Circle, Blairsville, Georgia., together with all fixtures and other personal
property conveyed by said deed.
The sale will be held subject to any unpaid taxes, assessments, rights-of-way, 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 collect 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 secured in accordance with O.C.G.A. Section 44-14-162.2(a).
Said property will be sold as the property of Ronna L. McFadden and William E. Mc-Fadden and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as

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

Branch Banking and Trust Company Attorney in Fact for Ronna L. McFadden and William E. McFad-

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

The North Georgia News Publication Dates: 03-06-2013, 03-13-2013, 03-20-2013, 03-27-2013 File No. 12-05988 /FHLMC/mtucker THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE OF SALE UNDER POWER 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 Larry Nix Harkins to First Charter Bank, dated December 20, 2007, recorded in Deed Book 742, Page 168, Union County, Georgia

Records, conveying the after-described property to secure a Note in the original principal amount of EIGHT HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS

EIGHTY THOUSAND AND 0/100 DOLLARS (\$880,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in April, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREFIE The debt secured by eaid Security. "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of 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 accuters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Fifth Third Mortgage Company sbm First Charter Bank is the holder of the Note and Security 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 debtor is: Fifth Third Bank, 5001 Kingsley Drive, MD 1M0B-BW, Cincinnati, OH 45227, 800-375-1745pt3. To the best knowledge and belief of the undersigned, the party in possesof the undersigned, the party in posses-sion of the property is Larry Nix Harkins or a tenant or tenants and said property is more commonly known as 4203 Liberty 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 deed. Fifth Third Mortgage Company sbm First Charter Bank as Attorney in Fact for Larry Nix Harkins McCalla Raymer, LLC

being in Land Lot 117 of the 16th District, 1st Section, Union County, Georgia, containing 3.905 acres and being Tract Two (2) as shown on a plat of survey by Rochester and Associates, Inc., RS No. 2349, dated 03.02.05 and recorded in Plat Book 56, Page 24, 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 4203 Liberty Church Road according to the pres-Liberty Church Road according to the present system of numbering property in Union County, Georgia. Grantor grants access for ingress and egress along or about the 30 foot proposed easement across Tracts 1A and 1B as shown on the above referenced plat serving Tract 2. MR/rla 4/2/13 Our file no. 591313 - FT17 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by John D Ryan and Barbara A Ryan to Countrywide Bank, FSB, dated April 18, 2008, recorded in Deed Book 764, Page 226, Union County, Georgia Records, as last transferred to Nationstar Mortgage, LLC by assignment recorded in Deed Book 920, Page 65, Union County, Georgia Records, conveving the af-

County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-NINE THOUSAND THREE HUN-

DRED AND 0/100 DOLLARS (\$189,300.00), with interest thereon as set forth therein,

there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia within

1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/rla 4/2/13 Our file no. 591313-FT17 EXHIBIT

"A" All that tract or parcel of land lying and being in Land Lot 117 of the 16th District,

the legal hours of sale on the first Tuesday in April, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other nossible events of default failure to 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 street). given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage, LLC is the holder of the Note and Security Deed to the property in accordance with OGGA § 44-14-162 2. The antity that has full authority to 162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nation-Star Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is John D Ryan and Barbara A Ryan or a tenant or tenants and said property is more commonly known as 2530 property is more commonly known as 2530 Forest Ridge Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage, LLC as Attorney in Fact for John D Ryan and Barbara A Ryan McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/mtj 4/2/13 Our file no. 525713-FT15 EXHIBIT "A" All that certain or parcel of land lying and being in the 10th District, 1st Section, Land Lot 47 of Union County, Georgia, containing 0.51 acres, more or less, and being Lot 3 and containing 0.55 acres, more or less, and being Lot

Bank securing a note of even date for One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00), said security deed being recorded in Deed Book 428, Pages 566-588, Union County Records. Said security deed conveyed the property hereinafter By virtue of the power of sale contained in said security deed to Stephens Federal Bank, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Union County Courthouse door in Blairsville, Georgia, during the le-gal hours of sale, being 10 a.m. until 4 p.m. Eastern Time, on the first Tuesday in April, the same being April 2, 2013 the following described property:
All that tract or parcel of land lying and being in Land Lot 18, 16th District, 1st Section, Union County, Georgia containing 6.97

acres and being shown as Lots Five (5) and Nine (9) on a plat of survey by Blairsville Surveying Co., R. S. #2228, dated 6/20/95, last revised 4/21/99 and recorded in Plat

Book 42, Page 244, Union County Records which description on said plat is incorpo-

rated herein by reference and made a part

The property is subject to the road ease-

4 of the Forest Ridge Subdivision, as shown on a plat of survey by Tim Cable Surveying, and recorded in Union County Records in Plat Book 31, Page 215, said plat is incor-

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

described property. MR/mtj 4/2/13 Our file no. 525713 - FT15

COUNTY OF UNION.
On August 16, 2002, Joseph F. Taylor executed a Security Deed to Stephens Federal

NOTICE OF SALE UNDER POWER IN SECURITY DEED

STATE OF GEORGIA.

ment as shown on said plat. property is subject to the attached re-The property is subject to the easement to Blue Ridge Mountain EMC recorded in Deed Book 318, Page 35, Union County Records. DOUNT 310, rage 33, UNION COUNTY RECORDS.
The property is subject to the road right of way to Union County recorded in Deed Book 177, Page 130 Union County Records. The property is subject to the Joint Roadway Agreement recorded in Deed Book 322, Page 612, Union County Records.

The grants or grants to grantee a percetual The grantor grants to grantee a perpetual water right to the well located on Lot # 6, and the right to run and maintain the necessary water lines to the home located on The debt secured by said security deed and note has been and is hereby declared due and payable because of default for non-payment as required by the note and security deed. The debt having been de-clared due and payable and remaining un-paid, and the terms in the note and security deed remaining in default this sale will be

deed remaining in default, this sale will be made for the purpose of paying the prin-cipal, accrued interest and attorney's fees

pursuant to the note and security deed, plus all expenses of this sale. Said property will be sold as the property of Joseph F. Taylor and subject to outstanding ad valorem taxes and/or easements and/or restrictive covenants appearing of record, if any. The undersigned will comply with Georgia law, 0.C.G.A. Section 44-14-162.2, prior to conducting the sale.

To the best knowledge and belief of the undersigned, equitable title to said property is now held by Joseph F. Taylor.

The entity with full authority to penotiate The entity with full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is Stephens Federal Bank, Phone Number (706) 886-2111. The undersigned will execute a deed to the purchaser at said sale as provided in the aforementioned deed to secure debt to Stephens Federal Bank. Dated this 22nd day of February, 2013. Stephens Federal Bank, Attorney-in-fact Joseph F. Taylor Sanders & Ranck, P. C. P. O. Box 1005

Toccoa, GA 30577

706-886-7533 Attorney for Stephens Federal Bank

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by Austin Beer and Holly Beer to Mortgage Electronic Registration System inc, as nominee
for Group One Mortgage, its successors
and assigns, dated July 23, 2009, recorded
in Deed Book 808, Page 315, Union County,
Georgia Records, as last transferred to JPMorgan Chase Bank, National Association
by assignment recorded in Deed Rook 910

y assignment recorded in Deed Book 919, Page 201, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in April, 2013, the following described property:All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 12 of Union County, Georgia, and being Lot 6 of Coosa Creek Acres Subdivision, containing 0.86 acres, more or less, as shown on a plat of survey by North Georgia Land Surveyors, dated October, 1981 and recorded in Union County, Georgia Records in Plat Book L, Page 232. Said plat is incorporated herein, by reference hereto, for a full and com-plete description of the above described

plete description of the above described property. Also conveyed is a non-exclusive perpetual 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 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, ing 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 property and services the above-referenced loan on helalf of the the above-referenced loan on behalf of the current owner of the loan: Federal National Mortgage Association ("Fannie Mae"). »JP-Morgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH Writing to 3415 vision urive, comminus, on 43219, to discuss possible alternatives to foreclosure, and has the 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 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 Austin Beer and holly Beer or a tenant or tenants and said property is more commonly known as 215 Rachel 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 local with the holder of the security. of the loan with the holder of the security deed. JPMorgan Chase Bank, National As-Beer and Holly Beer Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal. Com MSP/ef2 4/2/13 Our file no. 1790312-FT20

Under and by virtue of the Power of Sale contained in a Security Deed given by Donald W Pilcher and David M Monbeck to Mortgage Electronic Registration Sys-tems, Inc., dated March 7, 2007, recorded in Deed Book 696, Page 403, Union County, Georgia Records, as last transferred to M&T Rank by assignment recorded in Deed M&T Bank by assignment recorded in Deed Book 909, Page 32, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWEN-TY-EIGHT THOUSAND AND 0/100 DOLLARS (\$129,000) with interest thereon as each (\$128,000.00), 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,

the first Tuesday in April, 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

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

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 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. M&T Bank is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14property in accordance with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, P.O. Box 1288, Buffalo, NY 14240, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Donald W Pilcher and David M Monbeck or a tenant or tenants and said property is more commonly known as said property is more commonly known as 5270 Acorn 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. M&T Bank as Attorney in Fact for Donald W Pilcher and David M Monbeck McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/sju 4/2/13 Our file no. 51154512-FT15 EXHIBIT "A" All that tract or parcel of load bits and being in the 16th parcel of land lying and being in the 16th District, 1st Section, Land Lots 131, 132 & District, 1st Section, Land Lots 131, 132 & 147 of Union County, Georgia, containing 1.86 acres, more or less, and being more particularly described as follows: Beginning at the land lot corners common to Land Lots 131, 132, 146 & 147; thence \$0 Degrees 51 Minutes W 50 Feet; thence N 72 Degrees 18 Minutes W 169.7 feet to the centerline of a road; thence following IN 72 Degrees 16 Minutes E 81.1 feet to the centerline of a road; thence following the centerline of the road Nine (9) courses and distances, N 24 Degrees 58 Minutes W 150.3 feet, N 68 Degrees 37 Minutes E 72.5 feet, S 58 Degrees 07 Minutes E 81.1 feet, S 70 Degrees 48 Minutes E 83.3 feet, N 86 Degrees 16 Minutes E 93.3 feet, N 86 Degrees 18 Minutes E 93.3 feet, N 86 Degrees 18 Minutes E 93.3 feet, N 86 Degrees 18 grees 16 Minutes E 107.9 feet, N 77 Degrees 14 Minutes E 92.4 feet, N 84 Degrees 26 Minutes E 52 feet, S 84 Degrees 00 Minutes E 100 feet, S 66 Degrees 46 Minutes E 219.5 feet; thence S 30 Degrees 22 Minutes E 30 feet; thence S 30 Degrees 22 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 Degrees 32 Minutes E 30 feet; thence S 30 feet; the feet to an iron pin; thence S 89 Degrees 38 Minutes W 555.0 feet to the point of begin-ning. Property is conveyed subject to road right of way of the aforementioned road. MR/sju 4/2/13 Our file no. 51154512 - FT15

(\$135,UU.UU), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in April, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOE The dobt several bread 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

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Lindsey A. Squire and Kyle R. Squire to Mortgage Electronic Registration Systems, Inc., dated October 11, 2006, recorded in Deed Book 672, Page 227, Union County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 897, Page 410, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FIVE THOUSAND AND 0/100 DOLLARS (\$155,000.00), with interest thereon as set forth therein, there will be sold at public

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 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 Seand 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 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 and belief of 1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Lindsey A. Squire and Kyle R. Squire or a tenant or tenants and said property is more commonly known as 3995 Souther Forest, 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, N.A. as Attorney in Fact for Lindsey A. Squire and Kyle R. Squire McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/sc1 4/2/13 Our file no. 51216912-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 98 of Union County. Georgia. and being Lot 36 of Union County. Georgia. Union County, Georgia, and being Lot 36 of Souther Mill Estates Subdivision, containing 1.133 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 2, 1995 and last revised January 13, 2004, and recorded in Union County Records in Plat Book 55, Page 136. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. MR/sc1 4/2/13 Our file no. 51216912 - FT7 **NOTICE OF SALE UNDER POWER** By virtue of a Power of Sale contained in that certain Security Deed from MICHAEL J. WHITE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONPOINT, A DIV. OF FFFC, AN OP. SUB. OF MILBAT CO., FSB, dated February 6, 2007, recorded February 12, 2007, in Deed Book 691, Page 218, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the given to secure a note of even date in the original principal amount of Sixty-Seven Thousand Five Hundred and 00/100 dollars (\$67,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF

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 April, 2013, all property described in said Security Deed including but not limited to the following described property: THE FOLLOWING PROPERTY TO-WIT: 3.2 ACRES LOCATED IN LAND LOT 238, 11TH. DISTRICT, 1ST. SECTION UNION COUNTY, GEORGIA, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LAND LOT 238; SAID POINT BEING LO-CATED 955 FEET WEST OF THE SOUTHEAST

CORNER
OF SAID LAND LOT AS MEASURED ALONG
SOUTH LINE OF SAID LAND LOT; THENCE
NORTH 02 DEGREES 14 MINUTES EAST,
360 FEET TO A POINT; THENCE SOUTH 86
DEGREES 00 MINUTE EAST, 240 FEET TO A

POINT; THENCE NORTH 02 DEGREES 14 MIN-UTES EAST, 129.1 FEET TO A POINT; THENCE NORTH 57 DEGREES 21 MINUTES

WEST, 358.1 FEET TO A POINT LOCATED IN THE CENTER OF A STREAM; THENCE SOUTHWESTERLY FOLLOWING THE

AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN

MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, secured creditor, there will be sold

CENTER LINE OF SAID STREAM 683 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LAND LOT 238; THENCE SOUTH 86 DEGREES OO MINUTES EAST, 198.6 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT 1.2 acres of the above described property heretofore conveyed from Daniel H. Woody and Mary Kathy Woody to Kenneth L. Carlisle by that certain Warranty Deed dated January 6, 1995 and recorded in Deed Book 227, Page 314 in the office of the Clerk of Superior Court of Union County, Georgia to which said deed and recorded reference is hereby made for more com-plete boundaries and description. LESS AND EXCEPT 0.96 acre of the above described property heretofore conveyed from Mary Kathy Woody, individually and Mary Kathy Woody, Candi Woody Turner and Randy Woody as the sole surviving heirs of Desial Woody as the Sole Surviving Hospital Woods to Timesthin Capital No. Daniel H. Woody to Timothy L. Carlisle by that certain Warranty Deed dated Novem-ber 6, 2006 and recorded in Deed Book 681, Page 535 in the office of the Clerk of Superior Court of Union County, Georgia to which said deed and recorded reference is hereby made for more complete boundaries and description.
FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 079-029A; SOURCE OF TITLE IS BOOK 170, PAGE 96 Said legal description being controlling, however the property is more commonly known as 12006 TRITT RD, SUCHES, GA 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 expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem ness as and when due. The indebtedness

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.

To the best of the knowledge and belief of
the undersigned, the owner and party in
possession of the property is MICHAEL J.
WHITE, 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 superior to said Security Deed. 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: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-274, Plano, TX 75024, Telephone Number: 800-720-3758 for and on behalf of the secured creditor.

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKIN MORTH

affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the

BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE.
Attorney Contact: Rubin Lublin, LLC, 3740
Davinci Court, Suite 150, Peachtree Cor-Telephone Number: (877) 813-0992 Case No. BAC-12-02291-0004 Ad Run Dates 03/05/2013, 03/12/2013, 03/19/2013, 03/26/2013 www.rubinlublin.com/property-listings. **php** N(Mar6,13,20,27)B

MERRILL LYNCH FIRST FRANKLIN MORT-GAGE LOAN TRUST, MORTGAGE LOAN AS-SET-BACKED CERTIFICATES, SERIES 2007-1

as Attorney in Fact for MICHAEL J. WHITE THE BELOW LAW FIRM MAY BE HELD TO

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in a Security Deed (hereinafter, "Security Deed") from Wallace G, and Marion W. Loftis to United Community Banks, Inc. dba tis to United Community Banks, inc. doa United Community Mortgage Services dat-ed December 18, 2009, recorded December 28, 2009 in Deed Book 822, Page 173, Union County, Georgia Records, as last trans-ferred to Generation Mortgage Company by that certain Assignment, recorded February 1, 2010 in Deed Book 824, Page 769, afore-said records, said Security Deed having been given to secure a Note of even date been given to secure a wote of even date in the original principal amount of Four-Hundred Forty Seven Thousand and 00/100 Dollars (\$447,000.00), with interest thereon as provided for therein. Said Security Deed will be sold at public outcry to the highest bidder for cash before the courthouse door of Union Courts (0.000dece) the in exist Security Deed Courts (0.000dece) to exist the courts of the courts (0.000dece) the courts of the of Union County, 0000described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST
SECTION, LAND LOT 311 OF UNION COUNTY, SECTION, LAND LOT 311 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 CONTAINING 1.10 ACRES, MORE OR LESS AND LOT 2 CONTAINING 1.21 ACRES, MORE OR LESS, OF NOTLA WOODS SUBDIVISION, AS SHOWN ON A PLAT SURVEY BY ROCHESTER & ASSO-CIATES, INC., DATED MAY 11, 1989, REVISED

JUNE 19, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK X, PAGE 96. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROP-Said property is more commonly known as 1217 Blue Ridge Hwy, 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 indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the nurpose of naving the same all Said property is more commonly known as

for the purpose of paying the same, all expenses of the sale, including attorneys' 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; 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 knowledge and belief of the undersigned, the party(ies) in posses-sion of the property Wallace G. and Marion

Agreement.

will be used for that purpose. Said property will be sold as the property of Wallace G. and Marion W. Loftis and the or wanace 6. and warnon w. Lotts and the proceeds of said sale will be applied to the payment of said indebtedness, the expenses of said sale, all as provided in the Security Agreement, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Agreement. Agreement. Generation Mortgage Company, as Attor-ney-in-Fact for, Wallace G. and Marion W. Lorus.
The entity having full authority to negotiate, amend, or modify all terms of the loan (although not required by law to do so) is:
Lender Contact: Generation Mortgage Company, Loss Mit Department
Lender Address: 3 Piedmont Center, 3668 Piedmont Road NE, Suite 300, Atlanta, GA Telephone Number: 866-733-6092

COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-07599947

N(Mar6.13.20.27)B

Generation/Loftis, Wallace

STATE OF GEORGIA COUNTY OF UNION 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 Keith P. Foster, Jr. to Mortgage
Electronic Registration Systems, Inc. as
nominee for Heritage Lending & Investments, LLC in the original principal amount
of \$180,000.00 dated 04/22/2005, and recorded in Deed Rook 570 nase 37 Union corded in Deed Book 579, page 27, Union County records, said Security Deed being

County records, said Security Deed being last transferred and assigned to U.S. Bank, National Association in Deed Book 926, page 84, Union County records, 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 April, 2013 by U.S. Bank National Association aka U.S. Bank N.A., as Attorney-in-Fact for Keith P. Foster. Jr. the following described prop-Foster, Jr. the following described property: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 164 of Union County, Georgia, containing 2.7 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 14, 2000 and recorded in Union County Records in Plat Book 46, Page Union County necoras in 12t Book 40, Page 195. Said plat is incorporated herein by reference hereto for a full and complete description of the above described property. Property known as: 3313 Nottely Dam Rd, Blairsville, GA 30512
The indebtedness secured by said Deed to Secure Deth having been declared due and 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 Keith P. Foster, Jr. 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

which would be disclosed by an accurate

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 aka U.S. Bank N.A. holds the Note and referenced Security Deed and services the loan on be-Security Deed and services the loan on behalf of Federal 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 Feederics Chrodien 4801 Frederica Street Owensboro, KY 42301 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 Keith P. Foster, Jr..
U.S. Bank National Association aka U.S Bank N.A., as Attorney-in-fact for Keith P. Foster, Jr..
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.

115 Perimeter Center Place South Terraces, Suite 1000 Atlanta, GA 30346 Phone - 770-392-0398

Toll Free - 866-999-7088 www.penderlaw.com Our File No. 12-53030-2

IN THE SUPERIOR COURT

CIVIL ACTION FILE NO.

DEFENDANT

OF UNION COUNTY STATE OF GEORGIA SIDNEY C. MAHAN, JR, as EXECUTOR

OF THE ESTATE OF SIDNEY C. MAHAN, SR PLAINTIFF

NOTICE OF SALE BY COURT ORDER
Pursuant to an Order dated February 25,
2013, in the above action which orders the
following described property to be sold on
the Union County Courthouse steps on the
day for legal sales for the month of April
2013 as is done under the law for the sale

Day for legal sales for the limited of April 2013, as is done under the law for the sale of property as if at a foreclosure at public auction and sold thereby to the highest bid-der during the legal hours of sale. Said tract of land is described as follows, All that tract or parcel of land situate, ly-ing and being in Land Lots 273 and 274, 9th District, 1st Section, of Union County, Georgia containing 3.503 acres, more or less beginning at the intersection of the southern right of way Nelson Street (now Cook Street) and Tanyard Branch and running thence along the southern, southwestern and western line of Nelson Street as fol-lows: North 84 degrees 30 minutes east 65 feet; North 83° 15 min. east 40.0 feet; South 89° 00 min. east 45.83 feet; South 61° 15 min. east 93.0 feet; South 56° 00 min. east 84.0 feet; South 51° 30 min. east 84.0 feet; South 41° 15 min. east 58.0 feet; South 36° 30 min. east 72.0 feet; South 31° 30 min. east 10.0 feet; South 31° 30 min. east 44.0 feet; South 42° 45 min. east's 45.0 feet;

South 67° 30 min. east 20.0 feet to an iron pin; thence leaving the Western line of Nel

son Street and running thence South 60° 00 min. west 80.0 feet; running thence South 61° 30 min. west 88.0 feet; running thence South 59° 30 min. west 100.0 feet; running thence South 55° 15 min. west 86.0 feet to an iron pin found; running thence along the centerline of Tanyard Branch. North 20° 30

centerline of Tanyard Branch, North 24° 30 min. west 16.0 feet to an iron pin found; running thence along the centerline of Tanyard Branch North 24° 30 min. west 78.0

feet; running thence North 23° 30 min. west 62.0 feet; running thence North 26° 00 min.

west 65.0 feet to an iron pin found; running thence North 17° 30 min. west 110.0 feet; running thence North 20° 30 min. west

32.0 feet; running thence North 40° 30 min. west 34.0 feet to an iron pin found; running thence North 6° 00 min. west 28.0 feet; running thence North 27° 00 min. west 35.0

feet; running thence North 45° 00 min. west 31.0 feet; running thence North 27° 45 min.

west 43.0 feet: running thence North 28° 30

min. west 109.0 feet to the original point of beginning. Said property as shown on a plat of survey

by Bruce Hunt dated June 1983 as recorded in Plat Book Y, page 77; said plat being in-

corporated by reference herein. Said property being Map & Parcel number B02-222A, Tax Bill#22894. BUZ-ZZZA, 18X BIII#ZZ694.
Said property will be conveyed subject to any state of facts as would be disclosed by a current and accurate survey of the property; all taxes for the year 2012 and subsequent years; unrecorded easements and other maters not of record which would be disclosed by a viewal inspection of the be disclosed by a visual inspection of the property; easements to any and all utility companies for the erection and placing of poles and stringing of wire, together with incidental rights of clearing and inspection; right of way deeds and easements in governmental authorities for the purpose of construction of roads and easements for water flowage and non-disturbance; and subject to any other matters which would subject to any other matters which would affect, defeat or impair title which do not appear on the record. appear on the record.
It is under the power of the above described
Order said property is to be sold.
SO ORDERED, THE HONORABLE RAYMOND E.
GEORGE, JUDGE, SUPERIOR COURT, UNION COUNTY, GEORGIA . David E. Barrett Oliver & Weidner, LLC 545 Helen Highway, Suite D Cleveland, GA 30528 706-865-9200 telephone

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 MAR-JORIE C. RHODES A/K/A MARJORIE C. WIN-TERMUTE to UNITED COMMUNITY BANK,

dated August 1, 2008, recorded August 4 2008, in Deed Book 770, Page 181, Union

2008, in Deed Book 770, Page 181, Union County, Georgia records, as last modified by Modification of Security Deed dated July 30, 2010, recorded in Deed Book 839, Page 712, Union County, Georgia records, said Security Deed being given to secure a Note from MARJORIE C. RHODES A/K/A MARJORIE C. WINTERMUTE dated July 30, 2010, in the original principal amount of One Hundred Eleven Thousand Eight Hundred Thirty Nine and 35/100 (\$111.839.35)

dred Thirty Nine and 35/100 (\$111.839.35)

Dollars, with interest from date at a rate per cent per annum on the unpaid balance unti

paid: there will be sold by the undersigned

at public outcry to the highest bidder for cash before the Courthouse door at Union

Plat book 51, Page 75. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above

described property.
Subject to the roadway easement shown

Grantor also grants to Grantee a non-exclu-sive perpetual easement for the use of the

subdivision roads for ingress and egress to

All that tract or parcel of land lying and be-

the above-described property.

County, Georgia, within the legal hours of sale on the first Tuesday in April, 2013, the following described property: All that tract or parcel of land lying and be-ing in the 9th district, 1st Section, Land Lot 299 of Union County, Georgia, containing 0.910 acre, more or less, and being Lot 4, as shown on a plat of survey by Rochester & Associates, Inc., dated December 6, 2002 and recorded in Union County Records in

on the plat.

ing in the 9th District, 1st Section, Land Lot 199 of Union County, Georgia, containing 0.479 acre, more or less, and being Tract 4A of River Lake Estates Subdivision, Phase II, as shown on a plat of survey by Rochester & Associates, Inc., dated December 6, 2002, revised April 20, 2005 and July 15, 2005 and recorded in Union County records in Plat Book 56, Page 55. Said plat is incor-porated herein, by reference hereto for a full and complete description of the above Subject to a roadway easement as shown on the plat. Subject to an easement to Blue Ridge Mountain Electric Membership Corporation and public utilities easement. The property below the 1785 contour of Lake Nottely is subject to the TVA Ease-Grantor also grants to Grantee a non-exclusive perpetual 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 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.

spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and

matters of record superior to the Security

To the best knowledge and belief of the undersigned, the party in possession of the property is MARJORIE C. RHODES A/K/A MARJORIE C. WINTERMUTE or a tenant or

UNITED COMMUNITY BANK, as attorney in Fact for MARJORIE C. RHO-DES A/K/A MARJORIE C. WINTERMUTE

THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

L. Lou Allen Stites & Harbison, PLLC

Blue Ridge, Georgia 30513 (706) 632-7923

520 West Main Street

File No. 7484A-03450

W. Loftis or tenant(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibbed 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 Agreement. Notice has been given of intention to collect attorneys' fees in accordance with the terms of the Note secured by said Security Deed. The law firm listed below is acting as a debt collector. Any information obtained

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 evenesses of this sale as provided. 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 WILLIAM F. MOORE, III and LINDA S. MOORE or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for WILLIAM F. MOORE, III and LINDA S. MOORE L Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03453

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 WILLIAM F. MOORE, III and LINDA S. MOORE to
UNITED COMMUNITY BANK, dated March
3, 2005, recorded March 11, 2005, in Deed

3, 2005, recorded March 11, 2005, in Deed Book 570, Page 140, Union County, Georgia records, as last modified by Modification of

Security Deed dated February 23, 2011, re-corded in Deed Book 860, Page 740, Union County, Georgia records, said Security Deed

being given to secure a Note from WILLIAM F MOORE, III and LINDA S. MOORE dated February 23, 2011, in the original principal

amount of Eighty Three Thousand Five Hun-dred Three and 50/100 (\$83,503.50) Dol-lars, 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 outery 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 April, 2013, the following described property:

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

Lot 282, of Union County, Georgia, containing 2.0 acres, more or less, and being further described as Tract 2, as shown on a

plat of survey by Rochester and Associates, inc., dated November 15, 1999 and last re-vised April 8, 2003, and recorded in Union

County, Georgia records in Plat Book 51, Page 213. Said plat is incorporated into this instrument by reference hereto for a more

complete and accurate description of the above conveyed property.

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 282, of Union County, Georgia, being Tract 1C, containing 2.186 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc., dated November 15, 1909, and last revised April 19, 2004.

15, 1999 and last revised April 19, 2004, and recorded in Union County, Georgia re-cords in Plat Book 54, Page 108. Said plat is

incorporated into this instrument by reference hereto for a more complete and accurate description of the above conveyed

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

Attorney Contact: Dickenson Gilroy LLC, 3780 Mansell Road, Suite 140, Alpharetta, Georgia 30022 Telephone Number: (678) 317-0409 DG File No. LIT-2011-00966 THE ABOVE LAW FIRM IS ACTING AS A DEBT COLLECTOR ANY INFORMATION OPTAINED