North Georgia News

Legal Notices for June 12, 2013 NOTICE OF FORECLOSURE SALE UNDER POWER NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY NOTICE OF UNCLAIMED PROPERTY

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: Kristin Stanlay 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 9044, P71###
Glennfield, Model 60, 2449####
Winchester Model 270, 58#### By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

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

65 Courthouse Street, Suite 8

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

NOTICE TO DEBTORS AND CREDITORS

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 of the country of the coun

Blairsville, GA 30512

Representative(s).

N(Jun12,19,26.Jul3)B

STATE OF GEORGIA,

Clerk of the Probate Court

Blairsville, GA 30512

65 Courthouse Street, Suite 8

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

IN RE: Estate of E L Cook, Deceased All debtors and creditors of the Estate of E 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 pay-

ment to the Personal Representative(s).

NOTICE TO DEBTORS AND CREDITORS

This 7th day of June, 2013.

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

IN THE SUPERIOR COURT OF UNION COUNTY

of said petition. This 16th day of May, 2013

Union County Superior Court Enotah Judicial Circuit

Chattahoochee-Oconee National Forests Blue Ridge Ranger District

Fannin and Lumpkin Counties, Georgia U. S. Forest Service Culvert Replacement on Frick Creek in Fannin County, GA.

U. S. Forest Service Stream Habitat Im-

provement in Boggs Creek in Lumpkin County, GA.

Judy Odom, Clerk

UDSA Forest Service

jwentworth@fs.fed.us N(Jun12)B

NOTICE FOR DISCHARGE FROM

OFFICE AND ALL LIABILITY
Probate Court of Union County

this Court on or before June 24, 2013.

To Whom it may concern:

By: Kristin Stanley Probate Court Clerk

65 Courthouse Street Blairsville, Ga. 30512 706-439-6006

STATE OF GEORGIA FAMILY DIVISION

of said petition. This 22nd day of May, 2013 Jessica White

10806 Blue Ridge Hwy.

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Office in Union County, Georgia.

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

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

Any party claiming an interest in said property 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 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 serial number. Mack Mason, Sheriff

A Pre-Warrant hearing will be held in Mag-istrate Court on June 27, 2013 at 9 a.m. to determine if sufficient probable cause ex-

ists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§16-9-51.

NOTICE I am not responsible for any one's debts but

Notice OF POLICATION

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 Vicition

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 order for publication.

Miller, Judge of

CITATION TO BIOLOGICAL FATHER GEORGIA, UNION COUNTY Probate Court of Union County Estate No. 13-78 TO: Steve Snow, biological father of Destiny

Frank Lignetta and Joy David, Petitioner(s) have applied to be appointed permanent

guardian(s) of the above minor if you have any objection to the granting of this petition, you must: 1) file a written objection setting forth the grounds of any such

objections with this Court within 14 days of the date you are personally server; the date

that notice was mailed to you; or the day following the date of the second publica-tion of this citation, AND you must 2) file

a petition to legitimate the minor within 30 days of the hearing on your objection. If you fail to file a petition for legitimation with 30

days or your petition is dismissed for failure to prosecute, or if an order issues on your petition which does not name you as the father of the minor, you will have no fur-

ther rights to receive notice or objection to the appointment of a permanent guardian

for the minor. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with

your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone

number for the required amount of filing

fees. A hearing on this petition shall be held in the Probate Court of Union County, 65

Courthouse Street, Blairsville, GA on June

14, 2013 at 10 o'clock a.m. Dwain Brackett, Probate Judge

By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairs 400 600 30512

706-439-6006

5810-9-31. By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512

Union County. Ga.

(706)439-6066

706-439-6008

my own as of 5-31-13. Mary J. Healy

IN THE SUPERIOR COURT OF UNION COUNTY

v. Michael R. Hoskins, Defendant

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

STATE OF GEORGIA

this Superior Court

Kav Patrick, a minor:

This the 23rd day of May, 2013

378 Beasley Street Blairsville, Ga. 3051

STATE OF GEORGIA

UNION COUNTY Notice to Anton Bittenbinder

Blairsville, GA 30512 706-745-1096

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

Inessa Zaleski, Petitioner In Re: Aiden Timothy Zaleski, a minor Civil Action No.: 13-CV-228-SG

Order for Notice of Petition to Change Name

A petition has been filed in the Superior Court of Union County, Georgia on the 16 day of May, 2013, praying for a change in

the name of the minor child from Aiden

Timothy Zaleski to Alexander Timothy Za-leski. Notice is hereby given pursuant to

STATE OF GEORGIA

N(Jun12,19,26,Jul3)B

This 5th day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court

N(Jun12.19.26.Jul3)B

STATE OF GEORGIA.

This 3rd day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court

NOTICE TO DEBTORS AND CREDITORS

COUNTY OF UNION IN RE: Estate of Wanda L. Cook, Deceased

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

Blairsville, GA 30512

Iver Johnson, Champion 16 gauge, HT### Hudson, Model WS, 22#### N(Jun5,12,19,26)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION Stevens, Model 62, L2### High Standard, 12 gauge pump, 917### Stevens, Model 58, ##### Winchester, Model 944, 380#### IN RE: Estate of James Mitchell Youngblood, Mossberg, Model 385T, 56#### S. S. Kresge, Model 151, 72#### M1, Garand, ###### All debtors and creditors of the Estate of James Mitchell Youngblood, deceased, late of Union County, Georgia, are hereby notified Springfield, Model 944, P81#### 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 31st day of May, 2013.

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

Rairsville 6A 30512 Stevens, 16 gauge, ##### Marlin, Model 336, AD#### Stevens, Model 62, L23#### Ruger, Model 10/22 249-4#### Blairsville, GA 30512

Wards Hercules, 12 gauge pump, ##### J C Higgins, Model 103, ###### NEF, 12 gauge pump, NE2### Daisy, Model 2202, AB00#### SKS, 7.62 x 39, 160#### Mossberg, 702 Plinkster, EMF### Stevens, Model 62, L20#### 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, IN RE: Estate of William Truman Broderick, Deceased Reminaton, Model 11-48, #####

VALUE AT MORE THAN \$75

Pursuant to 0.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 evidence room of the Union County Sheriff's

Office in Union County, Georgia.

Winchester, Model 270, 58####

Springfield, Model 944, R07####

Property Seized: RIFLES

All debtors and creditors of the Estate of William Truman Broderick, deceased, late of Union County, Georgia, are hereby notified to Winchester, Model 944, 301####
Romanian AK, 7.62 X 39, 1-217#####
Marlin, 917VS, 966##### 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 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 IN RE: Estate of Ursula H. Davis, Deceased All debtors and creditors of the Estate of Marlin, Model 60, 164XXXX
Enfield, 10558XXXX
AK China, 7.62 x 39, 56S14XXXX
Winchester, Model 24, 254XXXX
Remington, 870, A21XXXX
AK China, 7.62 x 39, 2402XXXX
Stevens, Single Barrel Shotgun, #####
Revelation, Model 350A, ######
Marlin Model 60, 183XYXY 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 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. Marlin, Model 60, 183XXXX Harrington & Richards, Trooper Jr Model 88, 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 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

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
PURGE Super Plackbook, 98, 2XXXY tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal AMI, .45cai, A18XXXX Ruger, Super Blackhawk, 86-3XXXX Harrington & Richards, Model 929, AB Harrington & Richards, Model 922, M2XXXX RG, 22Ir, 5XXXXX RG, RG14, 20XXXX 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 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 Leihard Inc, Black Powder, ##### Harrington & Richards, .22Ir, ##### Rohm, RG 38, 64XXXX 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 4th day of June, 2013.

By: Kristin Stanley Fabrique National arms, Semi auto, Harrington & Richards, Model 949, AXOXXXXX

Ruger, 22/45, 220-XXXX

Lorsin, 22cal, 102XXXX

494XXXX

Sturm Ruger, GP1000, 172-5XXXX

Smith & Wesson, Model 15-3, 8K13XXXX

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

8X10 Utility Trailer No Vehicle Identification

Smith & Wesson, 38, E31XXXX Excam Inc, Model TA 75, C5XXXXX

& Wesson, Regulation Police,

Industries, .22 cal derringer,

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 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 COUNTY OF UNION IN RE: Estate of Audrey Ledford, Deceased of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seiz 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 estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 7th day of June. 2013. ing agency by certified mail, return receipt requested. The serial numbers 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. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street, Blairsville, Ga. 3051 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, re-corded 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 selaw to any interested 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 cure a Note in the original principal amount of FOUR HUNDRED SEVENTEEN THOUSAND AND 0/100 DOLLARS (\$417,000.00), 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 alternative, within the legal hours of sale on the first Tuesday in July, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOE The debt secured by said Security.

HEREOF The debt secured by said Security 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-

On May 6, 2013, District Ranger Andrew L. Baker signed decisions to implement 2 projects on the Blue Ridge Ranger District. 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 The first involves the replacement of 2 culverts on Frick Creek in Fannin County, Geor-gia to enhance aquatic species passage. lien, but not yet due and payable), any mat-The existing culvert on Frick Creek will be ters which might be disclosed by an accureplaced with an open bottom arch culvert and the culvert on an adjacent unnamed rate survey and inspection of the property, any assessments, liens, encumbrances, tributary will be replaced with a partially zoning ordinances, restrictions, covenants, embedded pipe to allow a natural bot-tom. The second project is a trout stream and matters of record superior to the Secu-rity Deed first set out above. PNC Bank, Nahabitat improvement project in Boggs Creek in Lumpkin County, Georgia. Stream structures constructed of native logs will tional Association is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity dance with UCGA § 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 Newmark Drive, Miamisburg, OH 45342, 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is Margaret Stuart and Terry Stuart or a tenant or tenants and said property is more commonly known as 1238 Dean Gao Rd. Blairsville. Georgia 30512. be installed to create pools and increase overhead cover.
As provided by 36 CFR 215.12(e)(1), these decisions are not subject to appeal and may be implemented immediately.

Additional information regarding these projects can be obtained from: Jim Went-worth at 2042 Hwy 515 W, Blairsville, GA 30512, phone 706-745-6928, or by email at 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 of the loan with the holder of the security RE: Petition of Richard S. Smith for deed. PNC Bank, National Association as Attorney in Fact for Margaret Stuart and Terry Stuart McCalla Raymer, LLC 1544 Discharge as Executor of the Estate of Frederick Shannon Smith, Deceased. Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/kr8 7/2/13 This is to notify you to file objection, if there is any, to the above referenced petition, in 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, BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the 1st Section, Union County, Georgia, being grounds of any such objections. All plead-ings/objections must be signed before a notary public or before a probate court Tract 4 containing 5.000 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc. dated June 26, clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact 1998, as per plat recorded in Plat Book 40, Page 203, Union County, Georgia records, which recorded plat is incorporated herein probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are by this reference and made a part of this description. Said property being known as 1238 Dean Gap Road according to the presamount 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 ent system of numbering property in Union County, Georgia. Subject to road and pow-erline easement as shown on plat. MR/kr8 7/2/13 Our file no. 52680610 - FT8

NOTICE OF SALE UNDER POWER

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 Se-

curity Deed last having been assigned to Green Tree Servicing LLC, the current hold-

er thereof, has declared the entire amount

er thereor, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant 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

STATE OF GEORGIA COUNTY OF UNION

Courthouse door, sell at public outcry to the highest bidder for cash, the following described real property: Tax ID Number: 035B006 A32 Land situated in the County of Union in the ALL THAT TRACT OR PARCEL OF LAND LYING

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, CHAPMANFORD SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED FEBRUARY 22, 1994 AND RECORDED IN PLAT BOOK 31, PAGE 115, UNION COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION. Commonly known as: 335 Deaver Cove Road, Blairsville, GA 30512 The aforedescribed real property is also known as 335 Deaver Cove Road, Blairs-ville, GA 30512, according to the present system of numbering houses in Union County, Georgia. County, Georgia.

This 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 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. The name, address and telephone number 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 (including taxes which are a lien, but not yet due and payable). the right of redemption of the foreclosure sale.

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-

Upon information and belief, said real property is presently in the possession or control of James H. Schulz and Judy S. Quillen and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Security Deed and the excess proceeds, if any, will be distributed as provided by law. Green Tree Servicing LLC as Attorney-in-Fact for as Attorney-in-Fact for JAMES H. SCHULZ and JUDY S. QUILLEN JAMES H. SCHULZ and JUDY S. QUILLEN
David W. Adams, Esquire
Ellis, Painter, Ratterree & Adams LLP
2 East Bryan Street, Suite 1001
Savannah, Georgia 31401
(912) 233-9700
THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 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 December 12, 2001, in Deed Book 399, Page 83, Union County, Georgia records, as last modified by Modification of Security Deed dated ified by Modification of Security Deed dated May 25, 2010, recorded in Deed Book 839, Page 258, Union County, Georgia records, as transferred to CF SOUTHEAST LLC by

Transfer and Assignment recorded in Deed Book 866, Page 633, Union County, Georgia

records, said Security Deed being 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

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 incor-porated 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 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of

default, failure to pay the indebtedness as and when due and in the manner provided

in the Note and Security Deed. The debt re-

maining in default, this sale will be made

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

curity Deed and by law, including attorney's

fees (notice of intent to collect attorney's 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 ed by an accurate survey and in-

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

Deed first set out above.

undersigned, the party in possession of the property is THOMAS C. COLWELL or a tenant CF SOUTHEAST LLC, as attorney in Fact for THOMAS C. COL-WELL Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM 190-00125 N(Jun5,12,19,26)B

UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE ANY INFORMATION UBLIAINED WILL BE 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 Registration Systems, Inc. as nominee for Quicken Loans Inc., dated December 28, 2011, and 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

description.

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 being 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 incorporated herein and made a part hereof for a more complete metes and bounds description. And:
All that tract or parcel of land lying and being 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 Ry said reference 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Netsea Case its Dead The other has a 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 Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees 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 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,

Moore Demme or tenant(s); and said property 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 Demme. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 888-726-9953 B&S file no.: 13-07507 NOTICE OF SALE UNDER POWER

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 &
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
so Receiver for Appalachian Community 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 amended,

modified, or revised from time to time, "Se-

curity Deed"), said Security Deed having 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. the Security Deed):
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 40 & 41, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, STATE OF GEORGIA, BEING 23.03 ACRES, MORE OR LESS, AS MORE FULLY DEPCITED 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.
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 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

matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special

assessments: and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge

and belief of the undersigned, the party in

possession of the property is 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

ssession of the property is JEFF C. HEN-

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 Attorneyin-Fact for JEFF C. HENSON Contact: Guillermo Todd, Esq Busch, Slipakoff & Schuh, LLP 3330 Cumberland Boulevard, Suite 300 Atlanta, Georgia 30339 Telephone (770) 790-3550 NOTICE OF SALE UNDER POWER. 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 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, Georgia 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 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 being 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 easements 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-

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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default this sale will be debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 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

guidelines.
Bank of America
Home Loan Assistance Dept.

7105 Corporate Drive Plano, TX 75024 (800) 846-2222 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 sew-age 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, zoning ordinances, restrictions, coverants and assessineits, lents, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-

172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia,

the Deed Under Power and other foreclo-

sure documents may not be provided until final confirmation and audit of the status of

ney in Fact for Benjamin I. Maitby, Jr. and Angelia D. Maitby 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 BE USED FOR THAT PURPOSE. 1016-667497450A

N(Jun5,12,19,26)B

the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Benjamin T. Maltby, Jr. and

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 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 before the courthouse door of Union County, fore 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 following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and

pay the indebtedness as and when due and in the manner provided in the Note and Se-curity Deed. The debt remaining in default,

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

law, including attorney's fees (notice of in-

tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, 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 Leed to 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 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 the sale is not prohibited under the U.S. Bankruptcy Code 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, Geor-

gia 30076 www.foreclosurehotline.net MR/ kh2 7/2/13 Our file no. 5268513-FT7 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

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 Arthur Michael Moolman to Mortgage Electric Description of the Power of Sale Contained in Contained in Contained in Contained Inc. tronic Registration Systems, Inc., dated January 10, 2005, recorded in Deed Book 561, Page 299, Union County, Georgia Re-cords, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 918, Page 693, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-ONE THOUSAND TWO HUNDRED THIRTY-ONE THOUSAND TWO HUNDRED AND 0/100 DOLLARS (\$131,200.00), 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 other setting within the local beauty of sole place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 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 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

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.

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. 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 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 the undersigned, the party in possession of the property is Arthur Michael Moolman and Agnes Mune Du Processor to the tropoted to the control of the property is Arthur Michael Moolman and Agnes Wynne Du-Preez or a tenant or tenants and said property is more commonly known as 6281 Autumn Hills Drive, Blairsville, Georgia 30512. The sale will be conducted sub-ject (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 the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Arthur Michael Moolman McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/kh2 7/2/13 Our file no. 558713-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 51 of Union County, Georgia, and being Lot 9 of Woodland Hills Subdivision, Unit One, containing 230 acres more or less as shown on a nalet liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set To the best knowledge and belief of the undersigned, the party in possession of the 2.30 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dat-ed June 07, 2001, last revised September property is James Garland Jones and Carol 9, 2002, and recorded in Union County Re-cords in Plat Book 50, Page 241. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/kh2 7/2/13 Our file no. 558713 - FT7 **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 Registration

> 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 bidder for cash, the property described in solid dead to with described 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 in the 9th District, 1st Section, Land Lot 103

istration Systems, Inc., as nominee for Quicken Loans Inc., its successors and as-signs 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, Nationstar 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 power of sale contained in said deed, will

of Union County, Georgia, as per plat of C. E.
Fraley, RS, dated 05/01/70, and being more
particularly described as follows: Beginning 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 24 Degrees 20 Minutes

with The Old Road N 34 Degrees 30 Minutes

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, Blairsville, GA 30512
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 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 individua 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 Leila W Peacock and Joe E Peacock, Jr. 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 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.

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 424-427, Deed Book 815, Pages 124-127

Deed Book 823, Pages 719-722 and Deed Book 833, Pages 381-384 Union County Georgia records, last assigned to Citizens

South Bank, in Deed Book 853, pages

South Baink, in Deets book 635, 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 re cords, said Deed to Secure Debt, as modi

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 being in Land Lot 307, 9th District, 1st Section,

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

06-19-2013. 06-26-2013

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 principal 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

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 January 9, 2001, and recorded in Plat Book 46, Page 242, Union County records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Said Property is subject to the road easement 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 Said property is subject to the road right of way granted to Union County, Georgia in Deed Book 259, Page 327, Union County Said property is subject to the Water Agreeit recorded in Deed Book 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. Grantor Grants to Grantee a perpetual non-exclusive easement for ingress and egress to the above property along the subdivision 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 declared due bedause of, almong other pos-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 remain-ing in default, this sale will be made for

the purpose of paying the same and all ex-penses of this sale, as provided in the Deed to Secure Debt, as modified, and by law,

including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to any

outstanding ad valorem taxes, 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 mortamend, or modify the terms of the more gage instrument.
Said property will be sold as the property of Reuel Dwight Collins and Natasha D. Col-lins. To the best knowledge and belief of the undersigned, the party in possession of the property is Reuel Dwight Collins and Natasha D. Collins and August a tenate tenate. 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-Daily Of Diawassee 0/0/a Bank of Biairs-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 (100)-030-3039 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Trance H. King and Deborah R. King to
Mortgage Electronic Registration Systems.

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 Book 879, Page 579, Union County, 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

FIVE THOUSAND SIX HUNDRED FIFTY-TWO 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 following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of 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 maining 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 accurate survey and inspection of the property.

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 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 bes wionies, iA 30300, 1-00-410-14/2. In the best knowledge and belief of the undersigned, the party in possession of the property is Trance H. King and Deborah R. King or a tenant or tenants and said property is more commonly known as 1027 0ld Smokev 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. 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 narred fland lying and being in the 9th or parcel of land lying and being in the 9th 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 iron 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 -N(Jun5,12,19,26)B

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 RECORDS. 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 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" basis without any representation, warranty or sis willout any representation, warrainy 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 taxes (including taxes which are a lien,

ate, 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 Spring Creek Dr, Spring , TX 77373, Tele-phone Number: 888-888-8888 for and on bable of the accuracy conditor. behalf of the secured creditor.
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, UNITED MATERIAL TO A SALVE LIFE DEMANDION. FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, 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.

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

NOTICE OF SALE UNDER POWER

the undersigned, the owner and party in possession of the property is PATRICIA J. PAETOW, or tenants(s).

43-52 of the Union County Deed Records, and assigned pursuant to that Transfer and Assignment of Deed to Secure Debt 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 outers to the undersigned will sell at public outcry to the highest bidder for cash before the door of the Courthouse of Union County, Georgia during the legal hours of sale, on the first turning the regard hours of sale, bit 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-

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 date thereof shown on said Note on the unpaid balance until paid.

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. toreclosable according to its terms. The debt remaining in default, the property will be sold to the highest bidder for cash as the property of Allen E. Krauza and Joanne M. Krauza, the proceeds to be applied to the payment of said indebtedness, attorneys' fees (notice of intention to collect 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 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 aforemen tioned Security Deed. Allen E. Krauza and Joanne M. Krauza By: SCBT d/b/a CBT, a Division of SCBT as Attorney-in-Fact

Hulsey, Oliver & Mahar, LLP

ASH/mem/9896/W151871

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

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

conveyed to CitiFinancial Services, Inc., the secured creditor, by Assignment conveying the after-described property to secure 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 to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to

edness due and payable and, pursuant to the power of sale contained in said Deed, will on July 2, 2013 during the legal hours of sale, before the Courthouse door in said

County, sell at public outcry to the highest bidder for cash, the property described in

P. O. Box 1457 Gainesville, GA 30503

770-532-6312

N(Jun5,12,19,26)B

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-porated herein, by reference hereto, for a full and complete description of the above described property.

Being the same fee simple property conveyed by Warranty Deed from Marshall Woodcock to Kathy K. Minter, dated 08/26/1997 recorded on 08/26/1997 in Book 273, Page 335 in Union County Records, 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, if any. 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 possession of Kathy K. Minter or a tenant or tenants. Said property will be sold subject to any outstanding ad valorem taxes. ject to any outstanding ad valorem taxes (including 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 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 O.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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Nets and Sourith Deed The debt for

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 Security 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 provided by law. Pursuant to O.C.G.A. 44-14-162.2, the rursuant to U.C.G.A. 44-14-102, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend, or 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 repotiate require the secured creditor to negotiate. 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.

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
IN DEED TO SECURE DEBT By virtue of a Power of Sale contained in that certain Security Deed from PATRICIA J. PAETOW to MORTGAGE ELECTRONIC REGIS-Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Susan Shook to Mortgage Elec-TRATION SYSTEMS, INC. AS NOMINEE FOR URBAN FINANCIAL GROUP, dated September 22, 2010, recorded September 30, 2010, tronic Registration Systems, Inc. as nominee for Homestar Financial Corporation in in Deed Book 845, Page 131, Union County, Georgia Records, said Security Deed hav-ing been given to secure a Note of even the original principal amount of \$38,000,00 dated 03/19/2004, and recorded in Deed Book 517, page 665, Union County records, date in the original principal amount of One Hundred Eighty Thousand and 00/100 dollars (\$180,000.00), with interest thereon said Security Deed being last transferred and assigned to U.S. Bank National Associ-ation aka U.S. Bank, N.A. in Deed Book 937, as provided for therein, said Security Deed page 770, Union County records, the under-signed will sell at public outcry to the high-est bidder for cash before the Courthouse having been last sold, assigned and trans-ferred to Reverse Mortgage Solutions, Inc., secured creditor, there will be sold at pubdoor 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. lic outcry to the highest bidder for cash be-fore the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in 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 OR LESS, AND BEING DESCRIBED AS LOI #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 REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED BEING AND INTENDED TO BE THE SAME

STATE OF GEORGIA

Bank, N.A., as Attorney-in-Fact for Susan 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: 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 230 minutes East 230 feet. North 75 degrees 245 feet. 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 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 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 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 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, 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 prior restrictive covenants, easements, rights-of-way or encumbrances;

(2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage hills 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

the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is: U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301 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 This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an Pendergast & Associates, P.C. 115 Perimeter Center Place matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; 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 South Terraces, Suite 1000 Atlanta, GA 30346 Phone - 770-392-0398 Toll Free - 866-999-7088 www.penderlaw.com Our File No. 13-00527-1

NOTICE OF SALE UNDER POWER

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

The property is subject to Easements in favor of Blue Ridge Mountain EMC as recorded in Deed Book 160, Pages 145-146 and

Deed Book 276, Page 153, Union County, 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

ment as shown on the aforesaid plat.

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 Corporation, the current owner of your loan. Pursuant to O.C.G.A. Section 44-14-162.2

The sale will be conducted subject (1) to confirmation that the sale is not prohibited STATE OF GEORGIA COUNTY OF UNION under the U.S. Bankruptcy Code and (2) to By virtue of a Power of Sale contained in that certain Security Deed from Hank D. final confirmation and audit of the status of the loan with the holder of the Security Jones and Sherri D. Jones to Vanderbilt Mortgage and Finance, Inc., dated April The entity having full authority to negoti-11, 2007 and recorded in Deed Book 706. Page 692, in the Office of the Clerk of Su-perior Court of Union County, Georgia, said security Deed having been given to secure a Note, dated April 11, 2007, in the original principal amount of Eighty Thousand Four Hundred Ninety One and 50/100 Dollars (\$80,491.50) with interest thereon as provided therein, will be sold at public outcry to the highest hidder for each before the 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-

N(Jun5,12,19,26)B

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 following items which may affect the title of said property; zoning ordinances, mat-ters 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 ing Lot 11 of Choestoe Heights Subdivision, containing 2.787 acres, more or less, as shown on a plat of survey by Tamrok Assaid property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security sociates, Inc., dated December 20, 2000, and recorded in Union County Records in Plat Book 49, Page 91. Said plat is incor-Deed. To the best of the knowledge and belief of the undersigned, the party in posses-sion of the property is Hank D. Jones and porated herein, by reference hereto. for a purated nerein, by reference nereto, 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 Sherry D. Jones or tenant(s). Vanderbilt Mortgage and Finance, Inc. as Attorney-in-Fact for Hank D. Jones and Sherry D. Jones Contact:
Topping & Associates, LLC
1930 N. Druid Hills Rd., Suite B
Atlanta, Georgia 30319
(404) 728-0220 Ad Run Dates: 6/5/13; 6/12/13; 6/19/13; and 6/26/13
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR 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, **UNION COUNTY** 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, 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,

original principal amount of \$ 208,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on July 02, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:

property: THE FOLLOWING DESCRIBED PROPERTY, TO

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 UNION COUNTY RECORDS IN PLAT BOOK 29, PAGE 21. SAID PLAT IS INCORPORATED HEREIN FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY.
BEING A PORTION OF THE SAME PROPERTY 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 UNION COUNTY, GEORGIA. TAX ID# 024-171 The debt secured by said Security Deed has been and is hereby declared due behas 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). 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 personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the notice for notice in processing fet,

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

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 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

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 and inspection of the property, and (e) any

assessments, liens, encumbrances, zoning

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

or modify the terms of the loan.

tenant or tenants.

matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1 which believe for certain procedures. 172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Nationstar Mortgage LLC as agent and Attorney in Fact for Damon S. Hood and Kimberly 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 BE USED FOR THAT PURPOSE. 1345-074A