North Georgia News

Legal Notices for November 27, 2013

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Raymond J. Collins, De-

All debtors and creditors of the Estate of Raymond J. Collins, 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 October, 2013.

By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street Suits 8 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Nov6,13,20,27)B

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Shelby Joyce Henson, De-

NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the Estate of Shelby Joyce Henson, 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 November, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Nov6.13.20.27)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Willa Bel Caylor, Deceased All debtors and creditors of the Estate of

Willa Bel Caylor, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 5th day of November, 2013. 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

All debtors and creditors of the Estate of Herta Bottesch, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of November, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512

IN RE: Estate of Herta Bottesch. Deceased

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Lynda Hill Sckerl, De-

All debtors and creditors of the Estate of Lynda Hill Sckerl, 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 22nd day of November, 2013.
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

IN RE: Estate of Myrtle Marie Elliott, De-All debtors and creditors of the Estate of Myrtle Marie Elliott, 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) 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 IN RE: Estate of Glenn Delaska Elliott, Deceased All debtors and creditors of the Estate of Glenn Delaska Elliott, 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 make infinediate payment to the Representative(s). This 19th day of November, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

nort, Deceased
All debtors and creditors of the Estate of
Martha Katherine Davenport, deceased,
late of Union County, Georgia, are hereby
notified to render their demands and payments to the Personal Representative(s) of

IN RE: Estate of Martha Katherine Daven-

the estate, according to law, and all per-sons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of November, 2013.
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 IN RE: Estate of Mark Robert Haarbauer, All debtors and creditors of the Estate of Mark Robert Haarbauer, deceased, late of

Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 18th day of November, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512

Probate Court of Union County RE: Estate of Ronnie Dale Plott, Ward TO WHOM IT MAY CONCERN: The conservator(s) of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be dis-charged from office and liability. All objec-

tions must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court (65 Courthouse Street, Suite 8, Blairsville, GA) on or before 10 a.m., December 30, 2013, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, un-less 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. If any objections are filed, a hearing will be scheduled for a later date. If no objections scheduled for a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6006

Georgia, Union County Estate No. 13-180 In Re: Petition of Michael S. Akins for Temporary Letters of Guardianship Estate of Lexie White, Minor Date of Second Publication, If Any: November 13, 2013 To: Sandy Thompson You are hereby notified that a petition of the

appointment of a temporary guardian has been filed regarding the above-named mi-nor. All objections to the Petition described above either to the appointment of a tem-porary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this particular willout at 10 days after this

notice is mailed: or 10 days after this notice

is personally served upon you, or ten days after the second publication of this notice if you are served by publication. All pleadings must be signed before a notary public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, un-less 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.

NOTE: If a natural guardian files an objection to the creation of the temporary guard-ianship, the petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.
Dwain Brackett, Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA, COUNTY OF UNION The undersigned does hereby certify that Marcia Cavanaugh conducting a business

ness is Crafts Sales and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Marcia Cavanaugh, 148 Confidence Church Road, Blairsville, GA and Suzanne Brand, 111 Hospital Road, Red Bay, AL 35582 NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000 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 6th day of September 2013, said property was seized by the undersigned agency in Union

as Southern Shabby Decor in the City of Blairsville County of Union in the State of Georgia, under the name of Southern Shab-

by Decor, and that the nature of the busi-

Solved by the undersigned agency in onion County, Georgia.
Property Seized:
PROPERTY ONE: Seventy-three Hundred & 00/100 (\$7300.00) in United States Currency

rency PROPERTY TWO: Shotgun, .12 gauge Sears & Roebuck, Ted Williams Edition, Serial No. Conduct giving rise to said seizure: Said property was found in the possession of Royce Futch and Janie Nichols, and was found in close proximity to a quantity of METHAMPHETAMINE, a Schedule II controlled substance, and was, directly or indirectly, used or intended for use to facilitate the possession prosession propersion procession with intent to the possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances

were seized from the residence of Royce Futch and Janie Nichols, while they was in possession of a quantity of METHAMPHET-AMINE, along with digital scales, said location being in Union County, Georgia.

The owner of said property is purported to her be: Royce Martin Futch and Janie Elizabeth Nichols Futch Nichols Futch
182 Gum Log Circle
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

in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return

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 Blairsville, Georgia 30512 (706) 439-6027

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Steven L. Mercer to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns dated February 19, 2008 in the amount of \$70,000.00, and recorded in Deed Book 749, Page 228, Union County, Georgia Records; as last transferred to Ocwen Loan Servic-ing, LLC by assignment; the undersigned, Ocwen Loan Servicing, LLC pursuant to said deed and the note thereby secured, has declared the entire amount of said in-debtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in December, 2013, during the legal hours of sale, at the Court house door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 21 of Union County, Georgia, and being Lot 32 of Timberlake Acres Subdivision, containing 0.47 acres, more or less, as shown on a plat of survey by Lane S. Bishop and Accepited about December 6, 1000 and

Associates, dated December 6, 1989, and recorded in Union County Records in Plat Book W, Page 223, and being more particularly described as follows: Beginning on the West Right of Way of Voylestown Road and the Southeast corner of Lot #2, run thence N 43 degrees 00 minutes West 111.56 feet to a stake; thence N 60 degrees 20 minutes West 104.49 feet to a stake; thence N 52 degrees 09 minutes East 130.0 feet to a stake; thence S 40 degrees 48 minutes East 204.14 feet to an iron pin on the Right of Way of Voylestown Road; thence along the Road S 49 degrees 45 minutes 19 seconds West a CH 90.61 to the Point of Beginning. Also conveyed is a water right to the existing spring fed water system. Subject to the restrictive covenants recorded in Deed Book 101, Pages 68-69, Union County Deed Records. Also conveyed is a non-exclusive perpetual easement for the use of the sub-

division roads for ingress and egress to the above described property. which has the property address of 8911 Voylestown Road, Morganton, Georgia, together with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, 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).
To the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject property is (are): Ste-ven L. Mercer or tenant or tenants 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.

Pursuant to 0.C.G.A. 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate.

thority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Ocwen Loan Servicing, LLC Two Ravinia Dr. , Suite 500 Atlanta, GA 30346 Phone Number: 678-855-7067. The forego-ing notwithstanding, nothing in O.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. Ocwen Loan Servicing, LLC Attorney in Fact for Steven L. Mercer McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com

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

The North Georgia News Publication Dates:11-06-2013, 11-13-2013, 11-20-2013, 11-27-2013 File No. 13-01269 /FNMA/mtucker

STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given
by JAMES GREGORY PRIME to JPMORGAN CHASE BANK, N.A. , dated 03/29/2011, and Recorded on 04/18/2011 as Book No. 865 and Page No. 101-117, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$189,472.00, original principal amount of \$189,472.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in December, 2013, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306, 9TH DISTRICT, 1ST SECTION, UNION CITY, GEORGIA, CONTAINING 2.230 ACRES AND BEING SHOWN AS LOT NINETY-SEVEN (97) OF THE MOUNTAIN, PHASE III, ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., RS NO. 2653, DATED 12/1/98 AND RE-SURVEY BY ROCHESTER AND ASSOCIATES, INC., RS NO. 2653, DATED 12/1/98 AND RECORDED IN PLAT BOOK 42 PAGE 37, UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. BEING THE SAME PROPERTY CONVEYED TO JAMES GREGORY PRIME BY WARRANTY DEED FROM ALLEN R. JARVIS AS RECORDED 11/1/2005 IN BROOK 611 AT PAGE 547 11/1/2005 IN BOOK 611 AT PAGE 547. COMMONLY KNOWN AS: 1085 FOUR SEA-SONS LNDG, BLAIRSVILLE, GA 30512 The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, ing the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION A (VA) FANNIF MAF (the current investignation of the property TION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL AS-SOCIATION, 3415 VISION DRIVE, COLUMBUS, NH 43210, 366.550.5705, Plaese note that OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1085 FOUR SEA-SONS LNDG, BLAIRSVILLE, GEORGIA 30512 is/are: JAMES GREGORY PRIME or tenant/ tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, includ-ing, but not limited to, assessments, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursu-ant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents rower and other forecaster documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JP-MORGAN CHASE BANK, N.A. as Attorney in Fact for JAMES GREGORY PRIME. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEPT ANY INCOME. TEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. 20130187405676 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

Page 631, Union County, Georgia records, as transferred to CF SOUTHEAST LLC by Transfer and Assignment recorded in Deed

STATE OF GEORGIA

Book 866, Page 707, Union County, Georgia records, said Security Deed being given to secure a Note from SUNSET VALLEY RV PARK, INC. dated April 4, 2010, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in December, 2013, the following described preparty: Tuesday in December, 2013, the following described property:
All that tract or parcel of land lying and being in Land Lot 164, 16th District, 1st Section, Union County, Georgia, containing 1.0 acre, as per plat of survey by B.K. Rochester, Jr., RLS, dated 3/21/91 and recorded in Plat Book X, Page 194, Union County records which description on said plat is hereby incorporated by reference and made a part hereo. Also conveyed is a non-exclusive easement for ingress and egress over the 10 foot gravel drive as shown on said plat. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of

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 SUNSET
VALLEY RV PARK, INC. to UNITED COMMUNITY BANK, dated May 1, 2008, recorded May
16, 2008, in Deed Book 761, Page 64, Union
County, Georgia records, as last modified
April 4, 2010, recorded in Deed Book 831,
Page 631 Union County, Georgia records.

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 Seexpenses of unit safe, as provided in une 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 another which are attached. 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 To the best knowledge and belief of the undersigned, the party in possession of the property is SUNSET VALLEY RV PARK, INC. or a tenant or tenants.

CF SOUTHEAST LLC, as attorney in Fact for SUNSET VALLEY RV PARK, INC. .. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM190-00156 N(Nov6,13,20,27)B

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from SUNSET

VALLEY RV PARK, INC. to UNITED COMMU-NITY BANK, dated April 5, 2007, recorded April 30, 2007, in Deed Book 705, Page 494, Union County, Georgia records, as last modified by Modification of Security Deed dated April 4, 2010, recorded in Deed Book 831, Page 628, Union County, Georgia records, as transferred to CF SOUTHEAST LLC by Transfer and Assignment recorded in Deed Book 866, Page 683, Union County, Georgia records, said Security Deed being given to secure a Note from SUNSET VALLEY RV PARK, INC. dated April 4, 2010, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: described property:
All that tract or parcel of land lying and being in Land Lots 163 & 164, 16th District, 1st Section, Union County, Georgia, containing 10.98 acres, as shown on a plat of survey by Blairsville Surveying Co., RS #2228, dated 4/13/04 and recorded in Plat Rook 55 Page 163 Lipion County Records

Book 55, Page 163 Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to all easements, rights of way and encroachments shown on the above reference plat of survey. The property is subject to the restrictions recorded in Deed Book 701, Pages 572-595,

Union County records.
The property is subject to the Trust Indenture recorded in Deed Book 705, Pages 17-25, Union County Records.
A portion of the above property lies in a flood hazard zone, as shown on said plat. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across Wolfstake Road, a County Road, as shown on said LESS AND EXCEPT: All that tract or parcel

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lots 163 & 164, 16th District, 1st Section, Union County, Georgia, and being shown as Lots 1, 8, 9, 19, 22, 29, 30, 31, 32, 33, 34, 37, 41, 42, 47 and 53 of Sunset Valley RV Park, on a plat of survey by Blairsville Surveying Co. RS #2228, dated 7/22/08 and recorded in Plat Book 61, Pages 94-96, Union County records, which description on said plat is hereby incorporated by reference and is hereby incorporated by reference 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 pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any

outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, 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 SUNSET VALLEY RV PARK, INC. or a tenant or tenants.
CF SOUTHEAST LLC,
as attorney in Fact for SUNSET VALLEY RV PARK, INC L. Lou Allen Stites & Harbison, PLLC

NOTICE OF SALE UNDER POWER

520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

File No. AM190-00155

COUNTY OF UNION

Under and by virtue of the power of sale contained with that certain Security Deed dated August 25, 2009, from Brent Chatham to Mortgage Electronic Registration Sys-tems, Inc. as nominee for New Penn Finan-cial, LLC., recorded on February 2, 2010 in Deed Book 825 at Page 57-67, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated August 25, 2009, in the amount of \$157,712.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on December 3, 2013, the following described real property (hereinafter referred to as the "Property ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 17TH DISTRICT 1ST SECTION, LAND LOT 252 OF UNION COUNTY, GEORGIA, CONTAINING 1 ACRE, MORE OR LESS AND BEING TRACT I, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON WINDY HILL ROAD, SAID POINT BEING 1,584 FEET FROM THE EAST RIGHT OF WAY OF WINDY HILL ROAD AND THE INTERSECTION OF HIGHWAY 76; THENCE S 66 DEGREES 20' 22" W 289.9 76; THENCE S 66 DEGREES 20' 22" W 289.9 FEET; THENCE N 35 DEGREES 05' 49" E 292.96 FEET TO A WHITE OAK; THENCE N 81 DEGREES 26' 31" E 98.17 FEET; THENCE N 79 DEGREES 06' 42" E 164.48 FEET; THENCE N 44 DEGREES 47' 43" E 63.10 FEET; THENCE N 86 DEGREES 35' 34" E 104.75 FEET TO THE TOP OF A RIDGE; THENCE FOLLOWING THE TOP OF THE RIDGE FIVE (5) COURSES AND DISTANCES, S 62 DEGREES 12' 06" E 137.27 FEFT: S 85 DEGREES 04' 03" F 119 37 FEFT FEET; S 65 DEGREES 04' 03" E 119.37 FEET; S 83 DEGREES 14' 01" E 11' 22" E 71.67 FEET; THENCE N 88 DEGREES 06' 47" E 92.18 FEET; THENCE S 85 DEGREES 00' 52" E 99.99 FEET; THENCE S 17 DEGREES 16' 45" W 585.33 FEET TO THE TRUE POINT OF 45" W 585.33 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE S 17 DEGREES 16' 45" W 150.32 FEET; THENCE N 67 DEGREES 09' 51" W 311.51 FEET; THENCE N 32 DE-GREES 29' 35" E 103.22 FEET; THENCE N 34 DEGREES 59' 44" E 48.96 FEET; THENCE S 67 DEGREES 09' 51" E 269.3 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ROAD EASEMENT SHOWN ON A PLAT OF SURVEY BY ROCHESTER and ASSOCIATES, INC.. RECORDED IN PLAT BOOK 31. PAGE 1 INC., RECORDED IN PLAT BOOK 31, PAGE 1 The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Brent Chatham. The property, being commonly known as 811 Wills Way, Blairsville, GA 30512 in Union County, will be sold as the

property of Brent Chatham, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and

payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and

all assessments, liens, encumbrances, re-strictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.

Section 44-14-162.2, 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 LLC, 350 Highland Drive, Lewisville, TX 75067, 469-549-3019. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to populate amend or.

the secured creditor to negotiate, amend or modify the terms of the mortgage instru-ment. The sale will be conducted subject

(1) to confirmation that the sale is not pro-hibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status

of the loan with the holder of the Security

Deed. Albertelli Law Attorney for Nation-star Mortgage LLC as Attorney in Fact for

Brent Chatham 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (866) 690-0418 A-4424983 11/06/2013, 11/13/2013,

11/20/2013, 11/27/2013

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Real Estate Deed to Secure Debt from Curtis R. Teague to Bank of Blairsville, dated September 19, 2006, and blairsville, dated September 19, 2006, and recorded in Deed Book 669, Page 250, in the offices of the Clerk of the Superior Court of Union County, Georgia; as last modified by that certain Modification of Deed to Secure Debt dated January 28, 2010 and recorded in Deed Book 828, Page 164, aforesaid recorded to the Counter of the Power Not Not 1999. cords; and as affected by Boundary Line Agreement dated June 28, 2013, filed Sep-tember 26, 2013 and recorded in Deed Book 956, Page 174, aforesaid records and Access Easement Agreement dated June 28, 2013, filed September 26, 2013 and recorded in Deed Book 956, Page 194, aforesaid records (as same may have been modified from time to time, collectively the "Security Deed"), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in De-cember 2013, the following described real property, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST
SECTION, LAND LOT 173 OF UNION COUNTY,
GEORGIA AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED IN THE

DISTANCE OF 461.01 FEET TO AN IRON PIN FOUND (1/2" STEEL ROD); THENCE SOUTH 89*51*37" EAST, A DISTANCE OF 659.77 FEET TO A CONCRETE MARKER FOUND; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 513.32 FEET TO A CONCRETE MARKER FOUND; THENCE SOUTH 00°47'55" WEST, A DISTANCE OF 8.06 FEET TO A POINT LOCATED IN THE CENTERLINE OF MAUNEY BRANCH; THENCE ALONG THE CENTERLINE OF SAID BRANCH THE FOLLOWING COURSES AND DISTANCES; SOUTH 14°35'22" WEST, A DISTANCE OF 6.71 FEET TO A POINT; THENCE SOUTH 75°50'51" WEST, A DISTANCE OF 9.05 FEET TO A POINT; THENCE NORTH 89°09'32"

BEING THE SAME PROPERTY AS SHOWN ON THAT CERTAIN BOUNDARY SURVEY PREPARED BY CLEVELAND & COX, DATED MARCH 5, 2013, BEARING THE SEAL AND CERTIFIED BY ROGER L. OWENBY, GRLS # KNOWN AS: 696 MAUNEY CIRCLE. UNION BLAIRSVILLE, GEORGIA 30512, LY 3839 SOUTH MAUNEY ROAD,

SET (1/2" REBAR); SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 8.692 ACRES.

pal amount of \$314,154.63, as reduced to Judgment by order entered in Civil Action File No. 11-CV-580-MM, Superior Court of

be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all prior assessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Curtis R. Teague. To the best of the undersigned's knowledge and belief, the party in possession of the real property is Curtis R. Teague, and tenants holding under him.
Park Sterling Bank, successor by merger to
Citizens South Bank, as successor in inter-

NOTICE OF SALE UNDER POWER By virtue of the power of sale contained

Atlanta, Georgia 30339 (678) 384-7005

N(Nov6,13,20,27)B

filed for record March 15, 2007 in Deed Book 697, Page 104, Union County, Georgia records, and securing a Note in the original principal amount of \$183,750.00; last transferred to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP by Assignment, filed for record in Deed Book 816, Page 572, Union County, Georgia records, there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Union County, Georgia, between the legal hours of sale on the first Tuesday in December, 2013, by Bank of America, N.A., Successor

COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO THE ROAD EASEMENT OF EAST HALF OF CHARLIE EVERETT ROAD TO BERTHA GARNER AS RECORDED UNION COUNTY RECORDS IN DEED BOOK 145, PAGE 212. SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON PLAT. GRANTORS ALSO GRANT TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED

Secure Dot having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees, if applicable. The property will be sold as the property of the aforesaid grantor subject to the follow-ing: all prior restrictive covenants, ease-Bank of America, N.A. Home Loan Assistance Dept 7105 Corporate Drive

Countrywide Home Loans Servicing LP as Attorney-in-Fact for STEVEN MORLOCK and SUE ELLEN MOR-STEVEN MORLOCK and SUE ELLEN MORLOCK
SHUPING, MORSE & ROSS, L.L.P.
By: S. Andrew Shuping, Jr.
6259 Riverdale Road, Suite 100
Riverdale, GA 30274
770-991-0000
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. USED FOR THAT PURPOSE.

COMMENCING AT A POINT LOCATED IN THE INTERSECTION OF THE CENTERLINES WITH MAUNEY ROAD AND HAIZLIP RIDGE ROAD, NORTH 35°32'02" EAST, A DISTANCE OF 905.62 FEET TO A POINT; THENCE NORTH 00°37'32" EAST, A DISTANCE OF 56.37 FEET TO AN IRON PIN SET (1/2" REBAR), SAID POINT BEING THE POINT OF BEGIN-NING; THENCE NORTH 00°37'32" EAST, A DISTANCE OF 461.01 FEET TO AN IRON PIN

WEST, A DISTANCE OF 9.06 FEET TO A POINT; THENCE SOUTH 65°23'12" WEST, A DISTANCE OF 10.87 FEET TO A POINT; THENCE SOUTH 28°49'08" WEST, A DISTANCE OF 10.04 FEET TO A POINT; THENCE SOUTH 13°47'27" EAST, A DISTANCE OF 4.74 FEET TO A POINT, THENCE SOUTH 23°07'16' EAST, A DISTANCE OF 31.82 FEET TO A POINT; THENCE SOUTH 06°48'49" WEST, A DISTANCE OF 5.72 FEET TO A POINT; THENCE SOUTH 33°46'00" WEST, A DISTANCE OF 8.21 FEET TO A POINT; THENCE SOUTH 43°06'48" WIEST A DISTANCE OF 8.21 FEET TO A POINT; THENCE SOUTH 43°06'48" WIEST A DISTANCE OF 43°06 FEET TO A POINT; THENCE SOUTH 14°06'48" WEST A DISTANCE OF 12 66 FEFT 14°06'48" WEST, A DISTANCE OF 12.66 FEET TO A POINT; THENCE SOUTH 16°15'37" EAST, A DISTANCE OF 10.66 FEET TO A POINT; THENCE SOUTH 01°22'58" EAST, A DISTANCE OF 10.50 FEET TO A POINT; THENCE SOUTH 14°47'22" WEST, A DISTANCE OF 20.85 FEET TO A POINT; THENCE SOUTH 21°13'52" WEST, A DISTANCE OF 12.38 FEET TO A POINT; THENCE SOUTH 08°56'17" EAST, A DISTANCE OF 16.30 FEFT TO A POINT. A DISTANCE OF 16.30 FEET TO A POINT; THENCE SOUTH 16°36'29" EAST, A DISTANCE OF 12.99 FEET TO A POINT; THENCE SOUTH 01°27'18" EAST, A DISTANCE OF 13.46 FEET TO A POINT; THENCE SOUTH 07°48'43" WEST, A DISTANCE OF 18.57 FEET TO A POINT; THENCE SOUTH 24°58'46" WEST, A DISTANCE OF 17.19 FEET TO A POINT; THENCE SOUTH 04°33'23" WEST, A DISTANCE OF 9.52 FEET TO A POINT; THENCE SOUTH 31°37'44" EAST, A DISTANCE OF 5.75 FEET TO A POINT; THENCE SOUTH 69°38'01" EAST, A DISTANCE OF 7.20 FEET TO A POINT; THENCE SOUTH 53°34'10" EAST, A DISTANCE OF 4.20 FEET TO A POINT; THENCE SOUTH 06°10'45" EAST, A DISTANCE OF 12.36 FEET TO A POINT; THENCE SOUTH 13°54'07" WEST, A DISTANCE OF 16.26 FEET TO A POINT; THENCE SOUTH 06°35'28" EAST, A DISTANCE OF 3.65 FEET TO A POINT; THENCE LEAVING SAID BRANCH, NORTH THENCE LEAVING SAID BRANCH, NORTH
42°27'32" WEST, A DISTANCE OF 5.45 FEET
TO AN IRON PIN FOUND (1/2" REBAR);
THENCE NORTH 48°05'08" WEST, A DISTANCE OF 259.35 FEET TO AN IRON PIN SET
(1/2" REBAR); THENCE NORTH 12°24'15"
EAST, A DISTANCE OF 31.09 FEET TO AN
IRON PIN FOUND (1/2" REBAR); THENCE
SOUTH 86°47'54" WEST, A DISTANCE OF
41.11 FEET TO A POINT; THENCE NORTH
67°09'11" WEST, A DISTANCE OF 133.46
FEET TO A POINT; THENCE NORTH 78°43'40"
WEST, A DISTANCE OF 28.59 FEET TO A
POINT; THENCE SOUTH 89°58'00" WEST,
A DISTANCE OF 115.36 FEET TO A POINT;
THENCE NORTH 88°43'32" WEST, A DISTANCE OF
15 00 FEET TO A POINT; THENCE
NORTH 88°43'32" WEST, A DISTANCE OF
15 00 FEET TO A POINT; THENCE
NORTH 88°43'32" WEST, A DISTANCE OF NORTH 88°43'32" WEST, A DISTANCE OF 15.09 FEET TO A POINT; THENCE NORTH 88°43'32" WEST, A DISTANCE OF 6.84 FEET TO AN IRON PIN SET (1/2" REBAB); THENCE NORTH 01°37'48" WEST, A DISTANCE OF 59.53 FEET TO AN IRON PIN SET (1/2" RE-BAR); THENCE SOUTH 88°18'34" WEST, A DISTANCE OF 59.65 FEET TO AN IRON PIN SET (1/2" REPAR): SAUD POINT BRING THE

UNION COUNTY, BLAIRSVILLE, GEORGIA 30512 The debt secured by the Security Deed is evidenced by a Renewal Note, dated December 5, 2008, from Curtis R. Teague to Bank of Blairsville in the original princi-

Union County, State of Georgia (the Note, as reduced to judgment and as same may have been further modified, renewed or amended, collectively the "Note"); plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and con-ditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms.

The above-described real property will be

sold to the highest and best bidder for cash as the property of Curtis R. Teague, the pro-ceeds to be applied to the payment of said

indebtedness, attorneys' fees, and the law-ful expenses of said sale, all as provided in the Note and Security Deed. The sale shall

est to Bank of Blairsville, as Attorney-in-Fact for Curtis R. Teague. M. Todd Westfall, Esquire Howick, Westfall, McBryan & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway

in a Deed to Secure Debt by STEVEN MOR-LOCK and SUE ELLEN MORLOCK to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home Loans, Inc., dated March 7, 2007 and filed for record March 15, 2007 in Deed

2013, by Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing LP, FKA Countrywide Home Loans Servicing LP as Attorney-in-Fact for STEVEN MORLOCK and SUE ELLEN MORLOCK the following ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 82 OF UNION COUNTY, SECTION, LAND LOT 82 OF UNION COUNTY, GEORGIA, CONTAINING 1.03 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA SURVEYORS, DATED JULY 7, 1986, AND RECORDED IN PLAT BOOK S, PAGE 107, UNION COUNTY RECORDS. SAID PLAT IS HEREBY MADE A PART OF THIS PEED BY REFERENCE THERETO EDR A MORE PEED BY REFERENCE THERETO EDR A MORE DEED BY REFERENCE THERETO FOR A MORE

PROPERTY.
The above described property is also known as 1937 MULKY GAP ROAD, BLAIRS-VILLE, GA 30512.
The indebtedness secured by said Deed to

ments, rights-of-way, security deeds, or encumbrances of record; all valid zoning ordinances; matters which would be disclosed by an accurate survey of the prop-erty or by any inspection of the property; all outstanding taxes, assessments, unpaid bills, charges, and expenses that are a lien against the property whether due and payable or not yet due and payable. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to pagotists amend or modify. full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Plano, TX 75024 1-800-669-6650 The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed

to require Bank of America, N.A. to negotiate, amend or modify the terms of the Deed

to Secure Debt described herein. Bank of America, N.A., Successor by Merg-er to BAC Home Loans Servicing LP, FKA

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Larry G. Gooch to Mortgage

Electronic Registration Systems, Inc. as nominee for Shelter Mortgage Company, LLC dba Fairfield Mtg, its successors and assigns dated January 17, 2006 in the amount of \$216,000.00, and recorded in Deed Book 626, Page 214, Union County, Georgia Records: as last transferred to Ocwen Loan Servicing, LLC by assignment; the undersigned, Ocwen Loan Servicing, LLC pursuant to said deed and the note LLC pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale con-tained in said deed, will on the first Tuesday in December, 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 deed to-wit: said deed to-wit:
All that tract or parcel of land situate, lying and being in Land Lots 305 & 306, 9th
District, 1st Section, Union County, Georgia,
and being shown as Lot Sixty-Two (62),
containing 1.383 acres of The Mountain,

Phase II, as shown on Plat of Survey by Rochester & Associates, Inc., RS# 1534, dated October 12, 1993, last revised March 3, 1997, and recorded in Plat Book 38, Page 52, in the Union County Records which de-scription on said plat is incorporated herein by reference and made a part hereof. The property is conveyed subject to the road easements as shown on said plat. The property is conveyed subject to the Restrictions recorded in Deed Book 220, Pages 117-120, Union County Records. The property is conveyed subject to the Road Right-of-Way granted to Union County, Georgia, in Deed Book 260, Page 67, Union County Records. The property is subject to the Water Agreement recorded in Deed Book 332, Pages 91-96, Union County Records. which has the property address of 615 Sunny View Drive, Blairsville, Georgia, to-gether with all fixtures and other personal property conveyed by said deed.
The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a). To the best knowledge and belief of the

Larry G. Gooch or tenant or tenants 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. Pursuant to O.C.G.A. 44-14-162.2, 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 is as follows: Ocwen Loan Servicing, LLC Two Ravinia Dr. , Suite 500 Atlanta, GA 30346 Phone Number: 678-855-7067. The foregoing notwithstanding, nothing in O.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. Ocwen Loan Servicing, LLC Attorney in Fact for Larry G. Gooch McCurdy & Candler, L.L.C. (404) 373-1612

www.mccurdycandler.com
The North Georgia News
Publication Dates:11-06-2013, 11-13-2013, 11-20-2013, 11-27-2013 File No. 09-21739 /FHLMC/kcarr THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Char-lie E Ross, II and Amanda A Ross to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., dated April 3, 2009, recorded

in Deed Book 795, Page 184, Union County, Georgia Records, as last transferred to U.S. Bank National Association by assign-

ment recorded in Deed Book 949, Page 480. Union County, Georgia Records, conveying the after-described property to secure

a Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND AND 0/100 DOLLARS (\$164,000.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 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 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 va-lorem 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. U.S. Bank National Association 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: U.S. Bank National Association 4891 Frederics Street Owenshorp KV tion, 4801 Frederica Street, Owensboro, KY 42301, 1-800-365-5858. To the best knowledge and belief of the undersigned, the party in possession of the property is Char-lie E Ross, II and Amanda A Ross or a tenant or tenants and said property is more commonly known as 309 Antioch 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 confirma-tion and audit of the status of the loan with the holder of the security deed. U.S. Bank National Association as Attorney in Fact for Charlie E Ross, II and Amanda A Ross McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/rla 12/3/13 Our file no. 5606513-FT17 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 154, 9th District, 1st Section of Union County Georgia containing 0.75 acres, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., RLS # 3007, dated May 29, 2007 and recorded in Plat Book 57 Page 120 Union County records, which descrip-tion on said plat is incorporated herein by reference hereto, for a complete description of the above described property. Also conveyed is a perpetual, non-exclusive easement for ingress and egress to the above described property. MR/rla 12/3/13 Our file no. 5606513 - FT17

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Contained in a Security Deed given by Dallas R Jones and Patricia C Jones to United Community Mortgage Services, Inc., dated May 10. 2004. recorded in Deed Rook 526. May 10, 2004, recorded in Deed Book 525, Page 197, Union County, Georgia Records, as last transferred to PNC Bank, National

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

Association by assignment recorded in Deed Book 957, Page 323, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTV-FOUR THOUSAND AND 0/100 DOL-LARS (\$282,000.00), with interset thereon. LARS (\$284,000.00), 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 Coun-ty, Georgia, or at such place as may be law-fully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO AND MADE A PART HEREOF The debt se-cured 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 (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 record superior to the Security Deed first set out above. PNC Bank, National Association 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: PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654. To the best knowledge and belief of the undersioned, the party in possession of the dersigned, the party in possession of the property is Dallas R Jones and Patricia C Jones or a tenant or tenants and said property is more commonly known as 3600 Dallas Drive, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the commation and audit of the status of the loan with the holder of the security deed. PNC Bank, National Association as Attorney in Fact for Dallas R Jones and Patricia C Jones McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/crp1 12/3/13 Our file no. 5623313-FT8 EXHIBIT "A" All that the tract of secret of load history being in that tract or parcel of land lying being in the 10th District, 1st Section, Land Lot 28 of Union County, Georgia, and being Lot 1 of R. Winfield Scott Subdivision, contain-ing 1.517 acres, more or less, and Lot 2 of Ing 1.317 acress, limite or less, and to 12 or R. Winfield Scott Subdivision, containing 1.521acres, more or less as shown on a plat of survey by Rochester & Associates, Inc., dated October 31, 2001, and recorded in Union County Records in Plat book 51, page 102. Said plat is incorporated herein, bereferes berefer for 51 descriptions. be reference hereto, for a full and complete description of the above described prop-erty. Also conveyed is a road way easement for ingress and egress to the above described property as shown on the above and referred to plat and survey. MR/crp1 12/3/13 Our file no. 5623313 - FT8

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 Chris-topher P Hefferen and Caryn M Hefferen to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc.,, dated January 9, 2007, recorded in Deed Book 687, Page 386, Union County, Georgia Records, as last transferred to PNC Bank, National As-sociation by assignment recorded in Deed Book 943, Page 94, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED THIRTY-FOUR THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$334,400.00), 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 December, 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 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 mat-ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. PNC Bank, Na-tional Association 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: PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Christopher P Hefferen and Caryn M Hefferen or a tenant or tenants and said property is more com-monly known as 2116 Elisha Payne Cir S, Bairsville Georgia 30512. The seal will be Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the security deed. PNC Bank, National Association as Attorney in Fact for Christopher P Hefferen and Caryn M Hef-feren McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/jbm2 12/3/13 Our file no. 5721213-FT8 EXHIBIT "A" All undersigned, the party (or parties) in possession of the subject property is (are): that tract or parcel of land lying and be-ing in the 7th District, 1st Section of Land Lot No. 22, of Union County, Georgia, being further described as Tract 3-A; containing 5.082 acres, more or less, as shown on plat of survey prepared for Carrie Hefferen by Southern Geosystems, Ltd.; James C. Jones, G.R.L.S. No. 2298, dated May 8, 2006, recorded in Plat Hanger 59, Pages 144, in Union County Deed Records. Said plat of survey is incorporated herein by reference thereto for a more complete and acculate materials. rate metes and bounds description of the above-described property. Being and intended to be a portion of the same property conveyed by Executor's Deed Under Power dated September 23, 2004, from Suzanne Meadow Bond, as Executor of the Last Will and Testament of David Wilson Meadow in favor of Parmer & Smith, LLC and recorded in Union County Records in Deeb Book 546, Pages 502-03. Being and intended to be a portion of the same property conveyed by Warranty Deed dated May 9, 2006, from Parmer & Smith, LLC in favor of Christo-pher P. Hefferen and Caryn M. Hefferen and recorded in Union county Records in Deed Book 647, Pages 206-207. Subject to Electric Line Right-of-Way Easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Book 139, Pages 75-76. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book 56, Page 8; Plat Book 55, Page 183; Plat Book U, Page 200; Plat Book J, Page 81; and Plat Book I, Page 258. Subject to restriction that the land can not be used for the following: 1. Industrial 2. Mobile or Modular Homes Dwelling must be at least 1,400 square feet of heated/finished living space 6. Maintain appearance of property 7. Lots less than one (1) acre MR/jbm2 12/3/13 Our file no. 5721213 - FT8

> NUTICE OF SALE UNDER FOWER
> 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 Joseph D Seabolt and Ruby W Seabolt to

NOTICE OF SALE UNDER POWER

I(Nov6,13,20,27)B

Mortgage Electronic Registration System as nominee for Primary Capital Advisors LC, dated May 25, 2005, recorded in Deed Book 582, Page 741, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 906, Page 89, Union County. in Deed Book 906, Page 89, Union County, Georgia Records, ,as last transferred to Primary Capital Advisors LC by assignment Primary Capital Advisors LC by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY THOUSAND AND 0/100 DOLLARS (\$70,000.00), 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, or at such 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 December, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOFThe 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 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. out above.
Primary Capital Advisors LC is the holder of the Note and Security Deed to the property

gotiate, amend, and modify all terms of the mortgage with the debtor is: Primary Capital, 1000 Parkwood Circle, Suite 600, Atlanta, GA 30339, 770-226-8181.
To the best knowledge and belief of the undersigned, the party in possession of the property is The Estate of Joseph D Seabolt, Ruby W Seabolt and Joseph D Seabolt or a tenant or tenants and said property is more commonly known as 4199 Liberty Church Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited 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 Primary Capital Advisors LC as Attorney in Fact for The Estate of Joseph D Seabolt and Ruby W Seabolt

in accordance with OCGA § 44-14-162.2.

The entity that has full authority to ne-

McCalla Raymer, LLC THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/rla 12/3/13 Our file no. 5723313-FT17 FXHIRIT "A" All that certain tract or parcel of land lying and being in Land Lot 117, District 16, 1st Section of Union County, Georgia, and being Shown as Tract 1, containing 3,002 acres, more or less, on a plat of survey prepared by Land Tech Services, Inc., dated 11/30/04 and recorded in Plat Book 55, Page 329, Union County, Georgia records. Said plat

being incorporated herein by reference for a more complete description of the above referenced property. Subject to easements and other matters of Survey as shown on the above referenced MR/rla 12/3/13 Our file no. 5723313 - FT17 N(Nov6,13,20,27)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Fred

H. Poteet and Sandra Gail Poteet to Mort-gage Electronic Registration Systems Inc as nominee for Lehman Brothers Bank,

FSB, a Federal Savings Bank, dated August 2, 2007, recorded in Deed Book 722, Page 2, Union County, Georgia Records and as 2, Union County, Georgia Records and as re-recorded in Deed Book 771, Page 691, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 958, Page 197, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-SIX THOUSAND NINE HUNDRED SIXTY-SEVEN AND 0/100 DOLLARS (\$276,967.00), 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 December, 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 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, encum-brances, 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 OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortage with the debtar is: NationStar Mort. gage with the debtor is: NationStar Mort-gage 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 Sandra Gail Poteet, Sandra Gail Poteet and Sandra G. Poteet or a tenant or tenants and said property is more commonly known as 4885 Roberts 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. Nationstar Mortgage LLC as Attorney in Fact for Fred H. Poteet and Sandra Gail Poteet McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/mtj 12/3/13 Our file no. 5746708-FT2 EXHIBIT "A" All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 68 of Union County, Georgia, containing 1.59 acres, more or less, and being further identified as Tract 1.2 schown on a net of identified as Tract I, as shown on a plat of survey by Blairsville Surveying Co., dated December 10, 1996 and recorded in Union

County, Georgia records in Plat Book 56, Page 245. Said plat is incorporated into this instrument by reference hereto for a

full and complete and accurate description of the above conveyed property. For information only: being identified as parcel 041

120F according to the current system of numbering property for the Union County, Georgia Tax Assessor Also conveyed is a

non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above described property. And also, All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 68 of Union County, Georgia, containing 0.89 acres more or less and being

taining 0.89 acres, more or less, and being further identified as Tract I, as shown on a plat of survey by Blairsville Surveying Co.,

dated December 10, 1996 and recorded in Union County, Georgia records in Plat Book 42, Page 172. Said plat is incorporated into

at J. age 172. San plat is incorporated into this instrument by reference hereto for a full and complete and accurate description of the above conveyed property. For infor-mation only: being known as 4885 Roberts Road, Blairsville, Georgia 30512, and being further identified as parcel 041 1208 ac-cording to the current extent of numbering

cording to the current system of numbering property for the Union County, Georgia Tax Assessor Also conveyed is a non-exclusive

perpetual easement for the use of subdivision roads for ingress and egress to the above described property. MR/mtj 12/3/13 Our file no. 5746708 - FT2