# **North Georgia News**

# IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: Estate of Carolyn Elizabeth Holland, Deceased Estate No. 13-36

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Angie M. Holland has petition to be ap-pointed Administrator(s) of the estate of Carolyn Elizabeth Holland, deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before April 8, 2013. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filling fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted with-

out a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate/Deputy Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706\_439\_6006 706-439-6006 N(Mar13,20,27,Apr3)I

## NOTICE OF AMENDMENT TO

ARTICLES OF INCORPORATION Notice of Change of Corporate Name, pur-suant to 0.C.G.A. 14-2-1006.1(b), has been filed with the State of Georgia to change the name of the corporation from Castaway Critters Pet Rescue. Inc. to Castoff Pet Rescue, Inc. with amendment being adopted on 1/30/2013. The amendment was adopted by vote of the board of directors with the only change being the corporation name. The initial registered office of the corpora-

tion is located at 48 River Street. Hiawassee, GA 30546 and the initial registered officer is Jeanne Davis. This 3/12/13 day of November, 2011

## NOTICE OF SEIZURE OF

VALUED AT LESS THAN \$25,000.00 Pursuant\_to\_O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 12th property is hereby notified that on the 12th day of January, 2013, said property was seized by the undersigned agency in Union County, Georgia. Property Seized: PROPERTY ONE: Twenty-three Hundred and Forty & 97/100 Dollars (\$2340.97) in United State Currency.

States Currency PROPERTY TWO: Five Hundred and Thirty-seven & 00/100 Dollars (\$537.00) in United

States Currency PROPERTY THREE: Four Hundred and Sixty-four and 00/100 Dollars (\$464.00) in United

States Currency PROPERTY FOUR: iPad personal computing device, Serial No. DMPJPHAMF18D PROPERTY FIVE: iPhone 4 cellular phone,

Serial No. 7P112G72A45 PROPERTY SIX: Tom Tom navigation device, Serial No. M61058D10340

Serial No. Molosob 10340 PROPERTY SEVEN: High Sense television, Serial No. 3TE4061235014301708 PROPERTY EIGHT: Sony flatscreen televi-sion, Serial No. 1749664 PROPERTY NINE: Dell laptop computer, Se-rial No. 00144546967606 Conduct prime rice to cold acieven

Conduct giving rise to said seizure: Said PROPERTY ONE in the amount of Twenty-three Hundred and Forty & 97/100 Dollars (\$2340.97) in United States Cur-rency was found in the possession of MIGUEL SANCHEZ DELACRUZ. Said PROP-ERTY TWO in the amount of Five Hundred and Thirty-seven &00/100 Dollars (\$537.00) was found in the possession of FILIBERTO RAFAEL RUIZ NEBLINA. Said PROPERTY THREE in the amount of Four Hundred and Sixty-four & 00/100 Dollars (\$464.00) and PROPERTIES FOUR, FIVE, SIX, SEVEN, EIGHT, and NINE were found in the possession of CAMILO AGUAS RESENDIZ. Each of these properties was found at the time of the ar-rest of the three named individuals during the execution of a search warrant at 102 The execution of a search warrant at 102 Serenity Drive, Blairsville, Union County, Georgia, and was found in close proximity to a quantity of METHAMPHETAMINE and/ or COCAINE, and was, directly or indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE and/or COCAINE or was the proceeds of said activity, in viola-Act. Further, the property and contraband was seized from the residence of the three previously named individuals, said location being in Union County, Georgia.

The owner of said property is purported to Camilo Aguas Resendiz/Miguel Sanchez

Senauluz/Finderto Kafael Ruiz Neblina 102 Serenity Drive, Blairsville, Georgia 30512

Any party claiming an interest in said prop-erty is hereby further notified that you must file any claim in accordance with 0.C.G.A.

## Legal Notices for March 20, 2013 NOTICE TO DEBTORS AND CREDITORS NOTICE OF CHANGE OF CORPORATE NAME Notice is given that articles of amendment which will change the name of: Appala-

STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Mary Autry Warlick, De-

chian Trailways Inc. to Appalachian Trai Jitney have been delivered to the Secre-

tary of State for filing in accordance with the Georgia Business Corporation Code. The registered office of the corporation is

located at 79 High Meadows Road, Blairs-

NOTICE Notice is hereby given that Tonnala Mar-garet Zollinger, filed her Petition in the Superior Court of Union County on the 15th day of March, 2013, praying for a change in Petitioner's name, Tonnala Margaret Zollinger to Tani Beverly Zollinger. A notice is hereby given pursuant to law to any in-terested or affected narty to he and annear

terested or affected party to be and appear in said matter in said Court on the 30th day

of April, 2013 at 9 a.m. Objections must be

filed with said Court within thirty (30) days

Under and by virtue of the power of sale contained in a Security Deed from ELLA LAPP to UNITED COMMUNITY BANK, dated

LAPP to UNITED COMMUNITY BANK, dated May 28, 2009, recorded May 29, 2009, in Deed Book 802, Page 260, Union County, Georgia records, as last modified by modi-fication of Security Deed dated August 16, 0010 preceded in Dead Book 0012 Decided

10 Security beed dated August 16, 2012, recorded in Deed Book 917, Page 473, Union County, Georgia records, said Security Deed being given to secure a Note from ELLA LAPP dated August 16, 2012, in the original principal amount of One Hun-dred Fifty Six Thousand Three Hundred Forty Nine and 03/100 (\$156,349.03) Dol-ber with interest from date at a rate new

lars, with interest from date at a rate per cent per annum on the unpaid balance until

paid; there will be sold by the undersigned at public 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 April, 2013, the following described property: All that tract or parcel of land lying and be-

ing in Land Lot 162, 16th District, 1st Sec-tion, Union County, Georgia, containing 2.55

acres, and being Tracts 1 and 2, as per plat of survey by Survey Systems and Associ-ates, Inc., dated 12/3/92, revised 7/30/93

and recorded in Plat Book 29, Page 197, Union County records, which plat is incor

porated herein by reference and made a

The property is conveyed with and sub-ject to a 20 foot ingress-egress easement running from Jim Berry Road to the above

property, as shown on the above referenced

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-

naining 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

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

To the best knowledge and belief of the undersigned, the party in possession of the property is ELLA LAPP or a tenant or ten-

Deed first set out above.

520 West Main Street

N(Mar6,13,20,27)B

**STATE OF GEORGIA** 

COUNTY OF UNION

Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03461

ants. UNITED COMMUNITY BANK, as attorney in Fact for ELLA LAPP L. Lou Allen Stites & Harbison, PLLC F30 Wack Main Streath

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from KEVIN

GREEN and CRAIG J. STEPHENS to Bank of

Hiawassee d/b/a Bank of Blairsville, dated

March 18, 2004, recorded March 22, 2004, in Deed Book 516, Page 136, Union County,

Georgia records, as last modified by Modi-fication of Deed to Secure Debt from KEVIN GREEN dated January 27, 2010 recorded in

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

State of Georgia

N(Mar20.27.Apr3.10)P

lars

part hereof.

plat of survey.

**STATE OF GEORGIA** 

Judy Odom, Clerk, Superior Court of Union County

COUNTY OF UNION NOTICE OF SALE UNDER POWER

ville. GA 30514

N(Feb27,Mar6,13,20)B

OF UNION COUNTY STATE OF GEORGIA

CAFN: 13-CV-115-SG

petitioner

NOTICE

IN THE SUPERIOR COURT

IN RE: Tonnala Margaret Zollinger,

Trail

ceased All debtors and creditors of the Estate of Mary Autry Warlick, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s) Representative(s). This 1st day of March, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

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

N(Mar6.13.20.27)B

COUNTY OF UNION IN RE: Estate of June Weaver, Deceased All debtors and creditors of the Estate of June Weaver, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 1st day of March, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Countheres Cheret Cuite 0 65 Courthouse Street. Suite 8 Blairsville, GA 30512

N(Mar6,13,20,27)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

**COUNTY OF UNION** 

IN RE: Estate of Sue Juanita Sistrunk, De-All debtors and creditors of the Estate of Sue Juanita Sistrunk, deceased, late of Union County, Georgia, are hereby notified to County, 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 indented to said estate are required to make immediate payment to the Personal Representative(s). This 25th day of February, 2013. By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Mar6,13,20,27)B

# NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

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

All debtors and creditors of the Estate of Shirley Jean Reynolds, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 1st day of March, 2013.

By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Mar6,13,20,27)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

**COUNTY OF UNION** IN RE: Estate of Barbara Lee Randall, De-

All debtors and creditors of the Estate of Barbara Lee Randall, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 8th day of March, 2013. By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Mar13,20,27,Apr3)B

**NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Ronna L. McFadden and Wil-liam E. McFadden to Mortgage Electronic Registration Systems, Inc. as nominee for Southern Highlands Mortgage, LLC, its successors and assigns dated January 10, 2007 in the amount of \$159,900.00, and recorded in Deed Book 686, Page 142, Union County, Georgia Records: as last transferred to Branch Banking and Trust Company by as-signment; the undersigned, Branch Banking and Trust Company pursuant to said deed and the note thereby secured, has de-clared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in April, 2013, during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit:

TRACT 1: All that tract or parcel of land lying and being in Land Lot 263, 9th District, 1st SecNOTICE OF SALE UNDER POWER STATE OF GEORGIA.

**COUNTY OF UNION.** On August 16, 2002, Joseph F. Taylor executed a Security Deed to Stephens Federal Bank securing a note of even date for One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00), said security deed being recorded in Deed Book 428, Pages 566-588, Union County Records. Said secu-rity deed conveyed the property hereinather rity deed conveyed the property hereinafter described.

By virtue of the power of sale contained in said security deed to Stephens Federal In said security deed to subpliefs readral Bank, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Union County Courthouse door in Biarsville, Georgia, during the le-gal hours of sale, being 10 a.m. until 4 p.m. Eastern Time, on the first Tuesday in April,

Eastern Time, on the first luesday in April, the same being April 2, 2013 the following described property: All that tract or parcel of land lying and be-ing in Land Lot 18, 16th District, 1st Sec-tion, Union County, Georgia containing 6.97 acres and being shown as Lots Five (5) and Nine (9) on a plat of survey by Blairsville Surveying Co., R. S. #2228, dated 6/20/95, last revised 4/21/99 and recorded in Plat Book 42, Page 244, Union County Records which description on said plat is incorporated herein by reference and made a part ereof.

The property is subject to the road easement as shown on said plat.

The property is subject to the attached re-strictions. The property is subject to the easement to

Blue Ridge Mountain EMC recorded in Deed Book 318, Page 35, Union County Records. The property is subject to the road right of way to Union County recorded in Deed Book 177, Page 130 Union County Records. The Agreement recorded in Deed Book 322, Page 612, Union County Records.

The grantor grants to grantee a perpetual water right to the well located on Lot # 6, and the right to run and maintain the necessary water lines to the home located on Lot # 5

The debt secured by said security deed and note has been and is hereby declared due and payable because of default for non-payment as required by the note and security deed. The debt having been de-clared due and payable and remaining un-paid, and the terms in the note and security deed remaining in default this sale will be deed remaining in default, this sale will be made for the purpose of paying the prin-cipal, accrued interest and attorney's fees pursuant to the note and security deed,

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

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

The entity with full authority to negotiate, amend and modify all terms of the mort-gage with the Debtor is Stephens Federal Bank, Phone Number (706) 886-2111. The undersigned will execute a deed to the purchaser at said sale as provided in the aforementioned deed to secure debt to Ste-

phens Federal Bank. Dated this 22nd day of February, 2013. Stephens Federal Bank, Attorney-in-fact

Brian C. Ranck Joseph F. Tavlor Sanders & Ranck, P. C. P. O. Box 1005 Toccoa, GA 30577 706-886-7533 Attorney for Stephens Federal Bank

N(Mar6,13,20,27)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 Aus-tin Beer and Holly Beer to Mortgage Elec-tronic Registration System inc, as nominee for Group One Mortgage, its successors and assigns, dated July 23, 2009, recorded in Deed Book 808, Page 315, Union County, Georgia Records, as last transferred to JP-Morgan Chase Bank, National Association by assignment recorded in Deed Book 919, Page 201, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00), with inter-est thereon as set forth therein, there will be sold at public outcry to the highest bidof Union County, Georgia within the legal hours of sale on the first Tuesday in April, 2013, the following described property:All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 12 of Union County, Georgia, and being Lot 6 of Coosa Creek Acres Subdivision, containing 0.86 acres, more or less, as shown on a plat of survey by North Georgia Land Surveyors, dated October, 1981 and recorded in Union County, Georgia Records in Plat Book L. Page 232. Said plat is incorporated herein, by reference hereto, for a full and com-plete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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 JPMorgan Chase Bank, National Associa-tion holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: Federal National Mortgage Association ("Fannie Mae"). »JP-Morgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not vet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Austin Beer and Holly Beer or a tenant or tenants and said property is more commonly known as 215 Rachel Road, Blairsville, Georgia 30512, The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association as Attorney in Fact for Austin Beer and Holly Beer Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal com MSP/ef2 4/2/13 Our file no. 1790312-FT20

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from MICHAEL J. WHITE to MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC., AS NOMINEE FOR NATION POINT, A DIV. OF FFFC, AN OP. SUB. OF MLB&T CO., FSB, dated February 6, 2007, recorded February 12, 2007, in Deed Book 691, Page 218, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Sever Thousand Five Hundred and 00/100 dol lars (\$67,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to U.S. BANK, NATIONAL ASSOCIA-TION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, secured creditor, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2013, all property described in said Security Deed including but not limited to the following described property: THE FOLLOWING PROPERTY TO-WIT: 3.2

ACRES LOCATED IN LAND LOT 238, 11TH. DISTRICT, 1ST. SECTION UNION COUNTY, GEORGIA, BEING MORE PARTICULARLY DE-

SCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LAND LOT 238; SAID POINT BEING LO-CATED 955 FEET WEST OF THE SOUTHEAST CORNER

OF SAID LAND LOT AS MEASURED ALONG SOUTH LINE OF SAID LAND LOT; THENCE NORTH 02 DEGREES 14 MINUTES EAST, 360 FEET TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTE EAST, 240 FEET TO A POINT; THENCE NORTH 02 DEGREES 14 MIN-UTES EAST, 129.1 FEET TO A POINT:

THENCE NORTH 57 DEGREES 21 MINUTES WEST, 358.1 FEET TO A POINT

LOCATED IN THE CENTER OF A STREAM; THENCE SOUTHWESTERLY FOLLOWING THE CENTER LINE OF SAID STREAM 683 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LAND LOT 238; THENCE SOUTH 86 DEGREES 00 MINUTES EAST, 198.6 FEET TO THE POINT OF BEGINNING.

THE POINT OF BEGINNING. LESS AND EXCEPT 1.2 acres of the above de-scribed property heretofore conveyed from Daniel H. Woody and Mary Kathy Woody to Kenneth L. Carlisle by that certain Warranty Deed dated January 6, 1995 and recorded in Deed Book 227, Page 314 in the office of the Clerk of Superior Court of Union Courty the Clerk of Superior Court of Union County Georgia to which said deed and recorded reference is hereby made for more com-plete boundaries and description. LESS AND EXCEPT 0.96 acre of the above

described property heretofore conveyed from Mary Kathy Woody, individually and Mary Kathy Woody, Candi Woody Turner and Randy Woody as the sole surviving heirs of Daniel H. Woody to Timothy L. Carlisle by that certain Warranty Deed dated November 6, 2006 and recorded in Deed Book 681. Page 535 in the office of the Clerk of Supe-rior Court of Union County, Georgia to which said deed and recorded reference is hereby made for more complete boundaries and

description. FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 079-029A; SOURCE OF TITLE IS BOOK 170. PAGE 96

Said legal description being controlling, however the property is more commonly known as 12006 TRITT RD, SUCHES, GA 30572. 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" ba-sis without any representation warranty or Said property will be sold of all as-is ba-sis without any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of rademption of any taxing authority. right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; superior to said Security Deed. To the best of the knowledge and belief of

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

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

The entity having full authority to negoti-The entry having full automy to hegot-ate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, D f/k/a Countrywide Home Loans Servicing, D Lose Misterier Deat 7106 Concernit

## NOTICE OF SALE UNDER POWER

**GEORGIA, UNION COUNTY** Because of default in the payment of the indebtedness, secured by a Security Deed executed by Karen Whitle to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., its successors and assigns dated April 9, 2007 in the amount of \$205,800.00, and re-corded in Deed Book 702, Page 647, 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 declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in April, 2013, during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit:

All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 83 of Union County, Georgia, containing 1.38 acres, more or less, and being Lot Five (5) of Coosa Run Subdivision as shown on a plat of survey by Rochester & Associates, Inc., dated 5/12/88, and recorded in the Union County Records in Plat Book U, Page

53, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property. Subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 151, Pages 372-374, Union County Re-cords cords.

Subject to the restrictions recorded in Deed Book 152, Page 740-741 and in Deed Book 160, Pages 464-465, Union County

Subject to the road easement as shown on

said plat. which has the property address of 283 V Addington Rd, Blairsville, Georgia., together with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid

taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions, liens, and other superior matters of record

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

Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby se-cured in accordance with 0.C.G.A. Section

44-14-162.2(a). Said property will be sold as the property of Karen Whittle 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 un-

dersigned will execute a deed to the purchaser as provided in the aforementior Security Deed.

Nationstar Mortgage LLC Attorney in Fact for Karen Whittle

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

The North Georgia News Publication Dates: 03-06-2013, 03-13-2013, 03-20-2013, 03-27-2013

03-20-2013, 03-27-2013 File No. 13-00022 /FHLMC/wmorgan THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Mar6,13,20,27)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 Arthur Michael Moolman to Mortgage Electronic Registration Systems, Inc., dated January 10, 2005, recorded in Deed Book 561, Page 299, Union County, Georgia Records, 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 AND 0/100 DOL-LARS (\$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 within the legal hours of sale on the first Tuesday in April, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART 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 paving 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 valor-

em 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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Earon Home Mortgage a div of

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 under-signed, the party in possession of the prop-erty 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, Geor-

gia 30560. 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 security deed. Wells Fargo Bank, N.A. as At-

torney in Fact for Arthur Michael Moolman McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-

closureholtine.net MR/rcf1 4/2/13 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 Wood-land Hills Subdivision, Unit One, containing 2 90 acree more or less as shown on a plat

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

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/rcf1 4/2/13 Our file no. 558713 - FT7

IN THE SUPERIOR COURT OF UNION COUN-

SIALE OF GEORGIA SIDNEY C. MAHAN, JR, as EXECUTOR OF THE ESTATE OF SIDNEY C. MAHAN, SR

NOTICE OF SALE BY COURT ORDER

Pursuant to an Order dated February 25, 2013, in the above action which orders the

following described property to be sold on the Union County Courthouse steps on the day for legal sales for the month of April

2013, as is done under the law for the sale of property as if at a foreclosure at pub-lic auction and sold thereby to the highest

bidder during the legal hours of sale. Said tract of land is described as follows,

All that tract or parcel of land situate, ly-ing and being in Land Lots 273 and 274, 9th District, 1st Section, of Union County, Geor-

gia containing 3.503 acres, more or less beginning at the intersection of the south-ern right of way Nelson Street (now Cook

Street) and Tanyard Branch and running thence along the southern, southwestern and western line of Nelson Street as fol-

lows: North 84 degrees 30 minutes east 65 feet; North 83° 15 min. east 40.0 feet; South 89° 00 min. east 45.83 feet; South 61° 15

min. east 93.0 feet; South 56° 00 min. east 84.0 feet; South 51° 30 min. east 84.0 feet; South 41° 15 min. east 58.0 feet; South 36°

30 min. east 72.0 feet; South 31° 30 min. east 100.0 feet; South 36° 30 min. east 44.0 feet; South 42° 45 min. east's 45.0 feet;

South 67° 30 min. east 20.0 feet to an iron pin; thence leaving the Western line of Nel-son Street and running thence South 60° 00

min. west 80.0 feet; running thence South 61° 30 min. west 88.0 feet; running thence South 59° 30 min. west 100.0 feet; running

thence South 55° 15 min. west 86.0 feet to an iron pin found; running thence along the centerline of Tanyard Branch, North 24° 30

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

feet; running thence North 23° 30 min. west 62.0 feet; running thence North 26° 00 min. west 65.0 feet to an iron pin found; running

thence North 17° 30 min. west 110.0 feet; running thence North 20° 30 min. west 32.0 feet; running thence North 40° 30 min.

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

feet; running thence North 45° 00 min. west 31.0 feet; running thence North 27° 45 min. west 43.0 feet; running thence North 27° 45 min.

min. west 109.0 feet to the original point of beginning.

Said property as shown on a plat of survey

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

sequent years; unrecorded easements and other maters not of record which would be disclosed by a visual inspection of the

N(Mar6,13,20,27)B

**STATE OF GEORGIA** 

PLAINTIFF CIVIL ACTION FILE NO.

12-CV-516-RG BRITTANY PACK DEFENDANT

to wit:

TΥ

SiGe-13-49(n)(4) within 30 days of the sec-ond publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return

receipt requested. This 11th day of March, 2013. District Attorney Enotah Judicial Circuit SEIZING AGENCY: Lt. Chad Deyton Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512

(706) 439-6027 N(Mar20,27,Apr3)B

N(Mar20,27,Apr3,10)

## NOTICE OF PETITION TO CHANGE NAME GEORGIA, UNION COUNTY 13-CV-110-SG

Notice is hereby given that Clive Edward Waylett, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 11th day of March, 2013 praying for a change in the name of petitioner from Clyde to Clive. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 11th day of March, 2013 Clive Edward Waylett, Petitioner

### NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorpora tion for Blairsville Sorghum Festival, Inc will be delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the Corporation will be located at 241 Grinder Drive, Blairsville, GA 30512, and its registered agent at such address is Terry P. Kane. N(Mar20,27,Apr3,10)B

#### NOTICE OF LOCATION

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

P.I. No. 0007495 Notice is hereby given in compliance with Georgia Codes 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location approval is: March 12, 2013

Project CSSTP-0007-00(495) in Lumpkin, Project CSSTP-0007-00(459) in Lumpkin, Union, Towns, and White Counties consists of signal upgrades and pedestrian facility improvements for twenty (20) intersections within Lumpkin, Union, Towns, and White Counties. The project is located in the fol-lowing Land Distribution 2010 17 and 10. Countes. The project is located in the for-lowing Land Districts: 9, 12, 17, and 19; Land Lots: 69, 70, 112, 134, 135, 268, 269, 950, 984, 985, 998, and 999; and Georgia Military Districts: 837, 843, and 865.

Lumpkin County 1. SR 52 @ SR 115/Longbranch Rd 2. SR 60 @ SR 400

3. SR 400 @ Burnt Stand 4. SR 60-US 19 @ SR 9-SR 52-SR 60 (Mor-

rison Moore Pkwy)

5. SR 9/52 @ W. Main Street 6. SR 60 BUS @ E. Main Street

7. SR 9/52/60 @ SR 60 BUS 8. SR 9 @ SR 52 9. SR 9 /52/60 @ E. Memorial DR/Pinetree

Way Towns County 1. SR 2 @ SR 75 2. SR 2 @ SR 66

2. SR 2 @ SR 10 3. SR 2 @ SR 17 4. SR 2 @ River Street 5. SR 2 @ SR 288 0. SN 2 @ SN 200 Union County 1. SR 2/515 @ SR 11/US 129 2. SR 2 @ Industrial Blvd

3. SR 11 @ SR 325 4. SR 2 @ Young Harris Street White County

1. SR 11 @ Westmoreland Pkwy 2. SR 115 @ SR 384

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

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Geor-gia Department of Transportation: Mr. Michael Seabolt

Area Engineer, District One Area Four email: mseabolt@dot.ga.gov 942 Albert Reid Rd

Gleveland, GA 30528 (706) 348-4848 Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and re-

questing in writing to: Ms. Genetha Rice-Singleton State Program Delivery Engineer email: grice-singleton@dot.ga.gov One Georgia Center 600 West Peachtree St NW Atlanta Georgia 3038

Atlanta, Georgia 30308

(404) 631-1522 Any written request or communication in reference to this project or notice SHOULD include the Project and P.I. Numbers as noted at the top of this notice.

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

**COUNTY OF UNION** IN RE: Estate of Mary Ruth Garrett, De-

N(Mar20.27.Apr3.10)E

ceased All debtors and creditors of the Estate of Mary Ruth Garrett, 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)

Deed Book 825, page 241, Union County, Georgia records, as transferred to CADC/ RADC VENTURE 2011-1, LLC by Assign-ment from the Federal Deposit Insurance Corporation in its Capacity as Receiver for Bank of Hiawassee dated September 30, 2011 and recorded in Deed Book 888 30, 2011 and recorded in Deed Book 888. Page 728, Union County, Georgia records, said Security Deed being given to secure a Note from KEVIN GREEN dated December 2, 2008 in the original principal amount of Two Hundred Eleven Thousand Six Hundred Sixty Four and 00/100 (\$211.664.00) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in April, 2013, the following described property:

All that tract or parcel of land lying and be-ing in Land Lot 12, 16th District, 1st Section, Union County, Georgia, containing 21.60 acres and being shown as Tract II on a plat of survey by Blairsville Surveying Co., RS #2228, dated 1/12/94, revised 5/2/95 and recorded in Plat Book 33, Page 56, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to the road ease-ment and powerline easement as shown on said plat

#### LESS AND EXCEPT:

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lots 12 & 13, 16th District, 1st Section of Union County, Georgia, being shown as Lots 1, 2, 6, 7, 9, 10, 11, 12 and 17 of Owltown Vista Subdivision on a plat of survey by WW Land Surveying Co., Jeffrey B. Weatherly, RS #2814, dated 8/17/05 and recorded in Plat Book 56, Page 196, Union County records, which description on said plat is hereby incorporated by reference plat is hereby incorporated by reference 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 the Se-curity Deed and by law, including attorney's fees (notice of intent to collect attorney's

fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the

undersigned, the party in possession of the property is KEVIN GREEN or a tenant or

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

## STATE OF GEORGIA

N(Mar6,13,20,27)B

## COUNTY OF UNION NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from MAR-JORIE C. RHODES A/K/A MARJORIE C. WIN-TERMUTE to UNITED COMMUNITY BANK dated August 1, 2008, recorded August 4, 2008, in Deed Book 770, Page 181, Unior County, Georgia records, as last modified by Modification of Security Deed dated July 30, 2010, recorded in Deed Book 839, Page 712, Union County, Georgia records, said Security Deed being given to secure a Note from MARJORIE C. RHODES A/K/A MARJORIE C. WINTERMUTE dated July 30, 2010, in the original principal amount of One Hundred Eleven Thousand Eight Hundred Thirty Nine and 35/100 (\$111,839.35) Dollars, with interest from date at a rate pe 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 April, 2013, the

following described property: All that tract or parcel of land lying and be ing in the 9th district, 1st Section, Land Lot 299 of Union County, Georgia, containing 0.910 acre, more or less, and being Lot 4, as shown on a plat of survey by Rochester & Associates, Inc., dated December 6, 2002 and recorded in Union County Records in Plat book 51, Page 75. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Subject to the roadway easement shown

on the plat.

Grantor also grants to Grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above-described property. ALSO

ALSU All that tract or parcel of land lying and be-ing in the 9th District, 1st Section, Land Lot 299 of Union County, Georgia, containing 0.479 acre, more or less, and being Tract 4A of River Lake Estates Subdivision, Phase II, as shown on a plat of survey by Rochester & Associates, Inc., dated December 6, 2002, revised April 20, 2005 and July 15, 2005 and recorded in Union County records in Plat Book 56, Page 55. Said plat is incorporated herein, by reference hereto for a full and complete description of the above described property. Subject to a roadway easement as shown

on the plat. Subject to an easement to Blue Ridge

Mountain Electric Membership Corporation and public utilities easement. The property below the 1785 contour of

tion, Union County, Georgia, containing 1.24 acres, as shown on a plat of survey by Tamrok Engineering, Inc., Tommy J. Phillips, RS #1626, dated 7/12/91 and recorded in Plat Book Z Page 29 Union County Records, which description on said plat is hereby incorporated by reference and made a part hereo TRACT 2:

All that tract or parcel of land lying and being in Land Lot 263, 9th District, 1st Sec-Ing in Land Lot 265, 9th District, 1st Sec-tion, Union County, Georgia, containing 1.0 acre, being described as follows: Begin-ning at the point joining the NW corner of the Katsch Property, the NE corner of the Heaton Property, and the SW corner of the said property, thence N 3 00 E 118.0 feet to an iron pin; thence E 331.0 feet to an iron pin thence S 14 00. iron pin, thence S 33 30 E; thence S 14 00 E; thence S 4 15 W along Dyer Circle to an iron pin; thence S 89 30 W; thence S 86 30 W 75.0 feet; thence N 79 00 W 87; thence S 89 15 W 87.0 feet to the Point of Beginning. A plat of description of the property is re-corded in the Union County Records in Plat Book 11 Page 231, recorded 12/27/78 and is also shown on the warranty deed from Gertrude K Dyer to Ray H. Sales and Joann O. Sales dated 2/1/91, recorded in Deed Book 182 Page 462 Union County Records All of the above property is further shown on a plat of survey by Tamrok Engineer-ing, Inc., RS #1626, dated 7/12/91, a copy of same being attached to Exectors Deed recorded in Book 686, Page 137.

Also conveyed is a non-exclusive perpetual easement for the use of the roads for in-gress and egress to the above described property.

which has the property address of 691 Newton Circle, 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 deed.

Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby se-cured in accordance with 0.C.G.A. Section

44-14-162.2(a). Said property will be sold as the property of Ronna L. McFadden and William E. Mc-Fadden and the proceeds of said sale will be applied to the payment of said indebt-edness, 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.

Branch Banking and Trust Company Attorney in Fact for

Ronna L. McFadden and William E. McFad-

McCurdy & Candler, L.L.C.

(404) 373-1612

www.mccurdycandler.com The North Georgia News Publication Dates: 03-06-2013, 03-13-2013, 03-20-2013, 03-27-2013 File No. 12-05988 /FHLMC/mtucke THIS LAW FIRM IS ACTING AS A DEBT COL-

LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Mar6,13,20,27)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 Larry Nix Harkins to First Charter Bank, dated December 20, 2007, recorded in Deed Book 742, Page 168, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHT HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS (\$880,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County. Georgia within the legal hours of sale on the first Tuesday in April, 2013, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART IF The debt secured by said Se curity beed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Fifth Third Mortgage Company sbm First Charter Bank is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-§ 44-14-162.2. Ine entity that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fifth Third Bank, 5001 Kingsley Drive, MD 1MOB-BW, Cincinnati, OH 45227, 800-375-1745opt3. To the best knowledge and belief of the undersigned, the party in posses-sion of the property is Larry Nix Harkins or a tenant or tenants and said property is more commonly known as 4203 Liberty Church Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to Church Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Fifth Third Mortgage Company sbm First Charter Bank as Attorney in Fact for Larry Nix Harkins McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MB/rla 30076 www.foreclosurehotline.net MR/rla 4/2/13 Our file no. 591313-FT17 EXHIBIT "A" All that tract or parcel of land lying and "A" All that tract or parcel of land lying and being in Land Lot 117 of the 16th District, 1st Section, Union County, Georgia, con-taining 3.905 acres and being Tract Two (2) as shown on a plat of survey by Rochester and Associates, Inc., RS No. 2349, dated 03.02.05 and recorded in Plat Book 56, Page 24, Union County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this descrinreference and made a part of this descrip-tion. Said property being known as 4203 Liberty Church Road according to the present system of numbering property in Union County, Georgia. Grantor grants access for ingress and egress along or about the 30 foot proposed easement across Tracts 1A and 1B as shown on the above referenced plat serving Tract 2. MR/rla 4/2/13 Our file no. 591313 - FT17 6,13,20,27)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 Donald W Pilcher and David M Monbeck to Mortgage Electronic Registration Sys-tems, Inc., dated March 7, 2007, recorded in Deed Book 696, Page 403, Union County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 909, Page 32, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWEN-TY-EIGHT THOUSAND AND 0/100 DOLLARS (\$128,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in April, 2013, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt 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 valor-em 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 ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. M&T Bank is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, P.O. Box 1288, Buffalo, NY 14240, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Donald W Pilcher and Da-vid M Monbeck or a tenant or tenants and said property is more commonly known as 5270 Acorn Ln, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status final confirmation and audit of the status of the loan with the holder of the security deed. M&T Bank as Attorney in Fact for Donald W Pilcher and David M Monbeck McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/siu 4/2/13 Our file no. 51154512-FT15 EXHBIT "A" All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 131, 132 & 147 of Union County, Georgia, containing 1.86 acres, more or less, and being more particularly described as follows: Begin-ning at the land lot corners common to Land Lots 131, 132, 146 & 147; thence S 0 Degrees 51 Minutes W 50 Feet; thence N 72 Degrees 18 Minutes W 160 7 forthe N 72 Degrees 18 Minutes W 169.7 feet to the centerline of a road; thence following the centerline of the road Nine (9) courses and distances, N 24 Degrees 58 Minutes W 150.3 feet, N 68 Degrees 37 Minutes E 72.5 feet, S 58 Degrees 07 Minutes E 81.1 feet, S 70 Degrees 48 Minutes E 83.3 feet, N 86 De-grees 16 Minutes E 107.9 feet, N 77 Degrees 14 Minutes E 92.4 feet, N 84 Degrees 26 Minutes E 52 feet, S 84 Degrees 00 Minutes E 100 feet, S 66 Degrees 46 Minutes E 219.5 feet; thence S 30 Degrees 22 Minutes E 30 feet to an iron pin; thence S 89 Degrees 38 Minutes W 555.0 feet to the point of beginning. Property is conveyed subject to road right of way of the aforementioned road. MR/sju 4/2/13 Our file no. 51154512 - FT15 r6.13.20.27)B

LP, Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-274, Plano, TX 75024, Tele-phone Number: 800-720-3758 for and on behalf of the secured creditor.

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERI-CA. N.A., AS SUCCESSOR TO LASALLE BANK NA. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORT-GAGE LOAN TRUST, MORTGAGE LOAN AS-SET-BACKED CERTIFICATES, SERIES 2007-1 as Attorney in Fact for MICHAEL J. WHITE THE DELOW LAW EIDEM MAY BE HELD TO

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

Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Cor-ners, GA 30092

Telephone Number: (877) 813-0992 Case No. BAC-12-02291-0004 Ad Run Dates 03/05/2013, 03/12/2013,

03/19/2013.03/26/2013 www.rubinlublin.com/property-listings.

N(Mar6.13.20.27)B

**NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY** 

By virtue of a Power of Sale contained in a Security Deed (hereinafter, "Security Deed") from Wallace G. and Marion W. Loftis to United Community Banks, Inc. dba United Community Mortgage Services dat-ed December 18, 2009, recorded December 28, 2009 in Deed Book 822, Page 173, Union County, Georgia Records, as last transferred to Generation Mortgage Company by that certain Assignment, recorded February 1, 2010 in Deed Book 824, Page 769, afore said records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four-Hundred Forty Seven Thousand and 00/100 Dollars (\$447,000.00), with interest thereon as provided for therein. Said Security Deed will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, 0000described 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 311 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 CONTAINING 1.10 ACRES, MORE OR LESS AND LOT 2 CONTAINING 1.21 ACRES, MORE OR LESS, OF NOTLA WOODS SUBDIVISION, AS SHOWN ON A DI AT SUBDIVISION AS SHOWN ON A PLAT SURVEY BY ROCHESTER & ASSO-CIATES, INC., DATED MAY 11, 1989, REVISED JUNE 19, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK , PAGE 96. SAID PLAT IS INCORPORATED EREIN, BY REFERENCE HERETO, FOR A HEREIN, FULL AND COMPLETE DESCRIPTION OF THE

ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROP-ERTY.

Said property is more commonly known as 1217 Blue Ridge Hwy, Blairsville, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees, and all 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; accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; spe-cial assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants easements, rights-of-way, and any other matters of record superior to said Security Deed. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property Wallace G. and Marion W. Loftis or tenant(s). The sale will be conducted subject (1) to

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

Agreement. Notice has been given of intention to collect attorneys' fees in accordance with the terms of the Note secured by said Security Deed. The law firm listed below is acting as

a debt collector. Any information obtained will be used for that purpose. Said property will be sold as the property of Wallace G. and Marion W. Loftis and the proceeds of said sale will be applied to the payment of said indebtedness, the ex-nences of said sale all as provided in the expenses of said sale, all as provided in the Security Agreement, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Agreement

Agreement. Generation Mortgage Company, as Attor-ney-in-Fact for, Wallace G. and Marion W.

Said property being Map & Parcel number B02-222A, Tax Bill#22894. Said property will be conveyed subject to any state of facts as would be disclosed by a current and accurate survey of the prop-erty; all taxes for the year 2012 and sub-sequent wars: unrecorded easements and Loftis. The entity having full authority to negotiate amend, or modify all terms of the loan (although not required by law to do so) is: Lender Contact: Generation Mortgage Com-

pany, Loss Mit Department Lender Address: 3 Piedmont Center, 3565 Piedmont Road NE, Suite 300, Atlanta, GA 30305

Telephone Number: 866-733-6092 Attorney Contact: Dickenson Gilroy LLC, 3780 Mansell Road, Suite 140, Alpharetta, Georgia 30022 Telephone Number: (678) 317-0409 DG File No. LIT-2011-00966

property: easements to any and all utility companies for the erection and placing of poles and stringing of wire, together with incidental rights of clearing and inspec-tion; right of way deeds and easements in governmental authorities for the purpose of construction of roads and easements for water flowage and non-disturbance; and subject to any other matters which would affect, defeat or impair title which do not appear on the record.

This 22nd day of February, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Feb27.Mar6.13.20)B

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

**COUNTY OF UNION** IN RE: Estate of Donald A. Nelson, Deceased

All debtors and creditors of the Estate of Donald A. Nelson, 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 20th day of February, 2013. By: Kristin Stanley, Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Feb27.Mar6.13.20)B

GEORGIA. UNION COUNTY PROBATE COURT Elaine T. Stanton has petitioned to be ap-pointed Administrator(s) of the estate of David Kukula, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. Un objections to the petition much granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before March 25, 2013. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Probate Judge Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8

Blairsville, GA 30512 706-439-6066 N(Feb27,Mar6,13,20)E

## NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Michael D. Parks and Karen S. Parks to Mortgage Electronic Registration Systems, Inc. as nominee for

registration Systems, inc. as infinite for primary Capital Advisors LC dated 7/7/2005 and recorded in Deed Book 590 Page 626, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Association, convey-ing the decord decord convertion Chase Bank, National Association, convey-ing the after-described property to secure a Note in the original principal amount of \$ 177,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the high-est bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on April 02, 2013 (being the first Tuesday of said month unless said date fails on a Federal Holidav), the followdate falls on a Federal Holiday), the follow-

and scribed property: All that tract or parcel of land lying and be-ing In the 10th District, 1st Section, Land ing In the 10th District, 1st Section, Land Lots 44 & 45, Union County, Georgia, con-taining 3.76 acres, more or less, and being the Northern portion of Lot Eighteen (18) of the Winfleid Scoff Subdivision, and being more particularly described as follows: BEGINNING at the Land Lot corners com-mon to Land Lots 44,45,65 & 66, thence N 07 degrees 00 minutes East 1002 feet to an iron nin on the Northwest right of way of

iron pin on the Northwest right of way of County Road 253; thence North 02 degrees 55 minutes 31 seconds West 550 feet to an Iron pin, this being the TRUE POINT OF BEGINNING, thence South 81 degrees 55 minutes 12 seconds West 278.78 feet to an iron pin; thence North 01 degrees 53 min-utes 25 seconds East 540.49 feet to an iron pin; thence North 01 degrees 53 minutes 25 seconds East 15 feet to the centerline of Anderson Creek; thence following the cen-terline of Anderson Creek three (3) courses and distances as follows: North 68 degrees S8 minutes East 131.29 feet, North 75 de-grees 47 minutes East 127.13 feet, North 61 degrees 26 minutes 41 seconds East 49.52 feet; thence South 02 minutes 55 minutes 31 seconds West 20 feet to an iron pin: thence South 02 degrees 55 minutes 31 seconds West 598.83 feet to the TRUE POINT OF BEGINNING.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3565

Hamilton Road, Blairsville, GA 30512 to-gether 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 prop-erty is (are): Michael D. Parks and Karen S. Parks or tenant or tenants. JPMorgan Chase Bank, NA is the entity or

individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage pursuant to established guidelines. JPMorgan Chase Bank, NA

Lake Nottely is subject to the TVA Easement.

Grantor also grants to Grantee a non-exclu-

Grantor also grants to Grantee a non-exclu-sive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. The debt secured by said Security Deed has been and is hereby declared due 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 curity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and navable) any matters which minth be

and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, 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 MARJORIE C. RHODES A/K/A MARJORIE C. WINTERMUTE or a tenant or tenante

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

L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 (700) 032-7920 File No. 7484A-03450 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**STATE OF GEORGIA** 

N(Mar6.13.20.27)B

# COUNTY OF UNION NOTICE OF SALE UNDER POWER

COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from WIL-LIAM F. MOORE, III and LINDA S. MOORE to UNITED COMMUNITY BANK, dated March 3, 2005, recorded March 11, 2005, in Deed Book 570, Page 140, Union County, Georgia records, as last modified by Modification of Security Deed dated February 23, 2011, re-corded in Deed Book 860, Page 740, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM F MOORE, III and LINDA S. MOORE dated February 23, 2011, in the original principal amount of Eighty Three Thousand Five Hun-dred Three and 50/100 (\$83,503.50) Dol-lars, with interest from date at a rate per cent per annum on the unpaid balance until 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 April, 2013, the

following described property: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 282, of Union County, Georgia, contain-ing 2.0 acres, more or less, and being fur-ther described as Tract 2, as shown on a plat of survey by Rochester and Associates, inc., dated November 15, 1999 and last re-vised April 8, 2003, and recorded in Union County, Georgia records in Plat Book 51, Page 213. Said plat is incorporated into this instrument by reference hereto for a more complete and accurate description of the above conveyed property.

All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 282, of Union County, Georgia, being Tract 1C, containing 2.186 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc., dated November 15, 1999 and last revised April 19, 2004, and record-ed in Union County, Georgia records in Plat Book 54, Page 108. Said plat is incorporated into this instrument by reference hereto for a more complete and accurate description of the above conveyed property.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default follows to lure to pay t 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 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.

Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is WILLIAM F. MOORE, III and LINDA S. MOORE or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for WILLIAM F. MOORE, III and LINDA S. MOORE

L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

File No. 7484A-03453 N(Mar6,13,20,27)B

NOTICE

GEORGIA, UNION COUNTY PROBATE COURT Tracie (Tract) A. Ivey has petitioned to be appointed Administrator(s) of the estate NOTICE OF SALE UNDER POWER

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

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUPPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by John D Ryan and Barbara A Ryan to Countrywide Bank, FSB, dated April 18, 2008, recorded in Deed Book 764, Page 226, Union County, Georgia Records, as last transferred to Nationstar Mortgage, LLC by assignment recorded in Deed Book 920, Page 65, Union County, Georgia Records, conveying the af-ter-described property to secure a Note in ter-described property to secure a Note in the original principal amount of ONE HUN-DRED EIGHTY-NINE THOUSAND THREE HUN-DRED AND 0/100 DOLLARS (\$189,300.00), DRED AND 0/100 DOLLARS (\$189,300.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia within the legal hours of sale on the first Tuesday in April, 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 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 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 re-cord 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 mortgage with the debtor is: Nation-Star Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is John D Ryan and Barbara A Ryan or a tenant or tenants and said property is more commonly known as 2530 reserved internet to the same and the same and the reserved internet to the same and the same and the same reserved internet to the same and the same and the same tensor to the same and the same and the same and the same tensor to the same and the same and the same and the same tensor to the same and the same an Forest Ridge Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited contirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage, LLC as Attorney in Fact for John D Ryan and Barbara A Ryan McCaila Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/mtj 4/2/13 Our file no. 525713-FT15 EXHIBIT "A" All that certain or parcel of land lving and being in the 10th parcel of land lying and being in the 10th District, 1st Section, Land Lot 47 of Union County, Georgia, containing 0.51 acres, more or less, and being Lot 3 and containing 0.55 acres, more or less, and being Lot 4 of the Forest Ridge Subdivision, as shown 4 of the rorest ninge subolvision, as shown on a plat of survey by Tim Cable Surveying, and recorded in Union County Records in Plat Book 31, Page 215, said plat is incor-porated herein, by reference thereto, for a full and complete description of the above described property. MR/mtj 4/2/13 Our file no. 525713 - FT15 N(Mar6,13,20,27)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 Lind-sey A. Squire and Kyle R. Squire to Mort-gage Electronic Registration Systems, Inc., dated October 11, 2006, recorded in Deed Book 673, Union County, Cook dated October 11, 2006, recorded in Deed Book 672, Page 227, Union County, Geor-gia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 897, Page 410, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FIVE THOUSAND AND 0/100 DOLLARS (\$155,000,00), with interest thereon as set (\$155,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in April, 2013, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of empire ather apacible avanta 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 for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accuany assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-curity Deed first set out above. Wells Fargo Bank, N.A. is the holder of the Note and Se-Bank, N.A. is the holder of the Note and Se-curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the 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 Lindsey A. Squire and Kyle R. Squire or a tenant or tenants and said property is more commonly known as 3995 Souther Forest, Blairsville, Georgia 30512. Souther Forest, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited contirmation 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, N.A. as Attorney in Fact for Lindsey A. Squire and Kyle R. Squire McCalla Raymer, LLC 1544 Old Ala-bama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/sc1 4/2/13 Our file no. 51216912-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 98 of Union County, Georgia, and being Lot 36 of Souther Mill Estates Subdivision, contain-Souther will Estates Suburysion, contain-ing 1.133 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 2, 1995 and last revised January 13, 2004, and recorded in Union County Records in Plat Book 55, Page 136. Said plat is incorporated herein, by refer-ence hereto, for a full and complete de-scription of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. MR/sc1 4/2/13 Our file no. 51216912 - FT7 N(Mar6,13,20,27)B

THE ABOVE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-07599947 2.21.13 Generation/Loftis, Wallace

N(Mar6,13,20,27)B

## **STATE OF GEORGIA** COUNTY OF UNION NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT

IN DEED TO SECURE DEBT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Keith P. Foster, Jr. to Mortgage Electronic Registration Systems, Inc. as nominee for Heritage Lending & Invest-ments, LLC in the original principal amount of \$180,000.00 dated 04/22/2005, and re-corded in Deed Book 579, page 27, Union County records, said Security Deed being last transferred and assigned to U.S. Bank, National Association in Deed Book 926, page 84, Union County records, the underpage 84, Union County records, the under-signed will sell at public outcry to the high-est bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of April, 2013 by U.S. Bank National Association aka U.S. Bank N.A., as Attorney-in-Fact for Keith P. Foster, Jr. the following described prop-

erty: All that tract or parcel of land lying and be-ing in the 8th District, 1st Section, Land Lot 164 of Union County, Georgia, containing 2.7 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 14, 2000 and recorded in Union County Records in Dist Reck 46 Page Union County Records in Plat Book 46, Page 195. Said plat is incorporated herein by ref-erence hereto for a full and complete description of the above described property Property known as: 3313 Nottely Dam Rd, Blairsville, GA 30512 The indebtedness secured by said Deed to

Secure Debt having been declared due and payable because of default in the payment payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of pay-ing the same and all expenses of sale, in-cluding attorney's fees, (notice having been given as provided by law). The property will be sold as the property of Keith P. Foster, Jr. subject to the following: (1) all noir restricting coverants ease

Keith P. Foster, Jr. subject to the following: (1) all prior restrictive covenants, ease-ments, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstand-ing ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and navable or not yet due and whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above.

U.S. Bank National Association aka U.S. Bank N.A. holds the Note and referenced Security Deed and services the loan on be-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 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 Keith P. Foster, Jr.. U.S. Bank National Association aka U.S.

Bank N.A., as Attorney-in-fact for Keith P.

This law firm is acting as a debt collector attempting to collect a debt, any informa-tion obtained will be used for that purpose.

Pendergast & Associates, P.C. 115 Perimeter Center Place South Terraces, Suite 1000 Atlanta, GA 30346 Phone - 770-392-0398 Toll Free - 866-999-7088 www.nenderlaw.com www.penderlaw.com

Our File No. 12-53030-2 N(Mar6,13,20,27)B

It is under the power of the above described Order said property is to be sold. SO ORDERED, THE HONORABLE RAYMOND E. GEORGE, JUDGE, SUPERIOR COURT, UNION COUNTY, GEORGIA . David E. Barrett Oliver & Weidner, LLC 545 Helen Highway, Suite D Cleveland, GA 30528 706-865-9200 telephone N(Mar6,13,20,27)B

- Homeowner's Assistance Department 3415 Vision Drive Columbus, Ohio 43219

1-866-550-5705 Note, however, that such entity or individual is not required by law to negotiate, amend

or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (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

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-T2.1, 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 feed coefficient or a until of the checking of final confirmation and audit of the status of the Ioan as provided immediately above. JPMorgan Chase Bank, National Associa-

tion as agent and Attorney in Fact for Mi-chael D. Parks and Karen S. Parks Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlan-

3075 PIEUMONT NOAU, W.E., SUITE 300, AUAI-ta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-69762A

N(Mar6.13.20.27)B

appointed Administrator(s) of the estate of William Sanders Ivey, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing setting forth the grounds of be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before March 25, 2013. All pleadings/objections must be signed before address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristing Stapley Prohate Clerk By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 706-439-6066 N(Feb27,Mar6,13,20)B