North Georgia News

Legal Notices for June 27, 2012 COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER UNION COUNTY NOTICE OF DUI CONVICTION Union County Superior Court Pursuant to the Power of Sale contained in 10-CR-324 Convicted Person: Jane Allison Whaley Offense Date: 6/18/2010 a Security Deed given by Sherry Warren to Mortgage Electronic Registration Systems, Offense Location: Hwy. 515 Case Disposition: 12 Months, Serve 10 Days, \$1000 Fine, 30 Days Community Inc. as nominee for Quicken Loans, Inc. datand the state of quicken Loans, inc. dated 7/24/2009 and recorded in Deed Book 810 Page 245-253, UNION County, Georgia records; as last transferred to BANK OF AMERICA, N.A. by Assignment filed for record in UNION County, Georgia records, NOTICE In compliance with O.C.G.A. 19-15-3d, the Union County Child Fatality Review Committee is submitting the following: Annual Report: January 1, 2011 - December Number of Reports Receive by Committee for Review: 2 Number of Reports of Death Investigations following described property: Reviewed: 2 STATE OF GEORGIA State of GA UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Harrison Nix All debtors and creditors of the estate of Harrison Nix, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Per-sonal Representative(s) of the estate, ac-

This 7th day of May, 2012 By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS

estate, according to law, and all persons indebted to said estate are required to

make immediate payment to the Personal

Representative(s). This 4th day of May, 2012

Blairsville, GA 30512

STATE OF GEORGIA

Representative(s)

UNION COUNTY

Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS

RE: Estate of Hilda C. Hood All debtors and creditors of the estate of Hil-

ment to the Personal Representative(s).

the Personal Representative(s)

Representative(s). This 19th day of June, 2012

By: Kristin Stanley Clerk of the Probate Court

Blairsville, GA 30512

NOTICE OF SEIZURE OF

VIN .ITHBD182X10001858

VIN JTHBD182X10001858
PROPERTY TWO: 1994 Toyota Land Cruiser vehicle, VIN JT3DJ81W9R0087141
PROPERTY THREE: New Haven 12 gauge shotgun, Model 600AT, Serial No. H793204
PROPERTY FOUR: Ruger .22 caliber long rifle, Model 77/22, Serial No. 700-35695
PROPERTY FIVE: Ruger .22 caliber revolver, Model Single Six, Serial No. 264-63568
PROPERTY SIX: LG flat screen televicion Model No. 37(530-LM, Serial No.

sion, Model No. 37LG30-UA, Serial No. 804MXKD05429

PROPERTY SEVEN: LG flat screen television

Model No. 37LG30-UD, Serial No. 808MX-VW4H599

PROPERTY EIGHT: Toshiba laptop computer.

Serial No. Y9130S15W, Part No. PSPG0U-

puter, Model No. ZK2, Serial No. LXAS-R0X106907174162500

Any party claiming an interest in said prop-

return receipt requested. This ______ day of June, 2012. District Attorney Enotah Judicial Circuit

SEIZING AGENCY: Inv. T. Miller Union County Sheriff's Office

(706) 439-6066 By:Cathy A. Cox-Brakefield Chief Assistant District Attorney

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

by the undersigned agency in Union County.

Property Seized: PROPERTY ONE: 2010 Ford F-150 Vehicle,

Conduct giving rise to said seizure: Said

of OXYCODONE, in violation of the Georgia Controlled Substances Act, or was the pro-

ceeds of said illegal activities. Further, the

said property and the OXYCODONE were seized from ANGELA GAIL PATTERSON,

at the time of her arrest in Union County, Georgia at a residence where said con-

trolled substance was being distributed

The owner of said property is purported to be: ANGELA GAIL PATTERSON, 137 Bradley

Road, 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 by serving said claim to the undersigned seizing agency and the District Attorney by certified mail,

65 Courthouse Street, Box 6

Blairsville, Georgia 30512 706-439-6027

NOTICE OF SEIZURE OF

PERSONAL PROPERTY

VIN 1FTFW1EVXAFA11461

and consumed.

return receipt requested

return receipt requested.
This 22nd day of June, 2012.
District Attorney
Enotah Judicial Circuit
SEIZING AGENCY:
Inv. T. Miller
Union County Sheriff's Office

940 Beasley Street Blairsville, Georgia 30512

(706) 439-6066 By:Cathy A. Cox-Brakefield Chief Assistant District Attorney

NOTICE OF ARTICLES OF INCORPORATION

Notice is given that Articles of Incorporation

GA 30512 and its registered agent at such address is William Sykes.

Notice is given that articles of incorporation that will incorporate Leisure Cove Property Owners Association, Inc. have been deliv-

ered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered

office of the corporation is located at 232

Lakemont Circle, Blairsville, Georgia and its initial registered agent at such address is Richard H. Bell.

Probate Court of Union County RE: Petition of Ronald Lee Koerber for Dis-

charge as Executor of the Estate of Mary

Agnes Koerber, Deceased.
To Whom it may concern, Stefanie Seyfert
Beichler, Todd Yamello and Rose Marie

Zepp:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before July 16, 2012.
BE NOTIFIED FURTHER: All objections to the

petition must be in writing, setting forth the grounds of any such objections. All plead-ings/objections must be signed before

an 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.

filed, a hearing will be scheduled at a later date. If no objections are filed the petition

erly to secure a voter in the original princi-pal amount of SIXTY THOUSAND AND O/100 DOLLARS (\$60,000.00), with interest there-on 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 July, 2012, 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 va-lorem taxes (including taxes which are a

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 Se-

curity Deed first set out above. The entity

curity been inst set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage, Inc., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Please understand that

the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned,

the party in possession of the property is Donna T. Sticher or a tenant or tenants and

said property is more commonly known as 6799 Confidence Church Rd, Blairsville, Georgia 30512. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real

estate and this law firm will not be seeking

a personal money judgment against you. Wells Fargo Bank, N.A. as Attorney in Fact

for Donna T. Sticher McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/stm

7/3/12 Our file no. 5577812-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 287 of Union County, Georgia, contain-

tot 207 of time tourity, everylar, containing 0.70 acres, more or less, as shown on a plat of survey by Jack Stanley Union County Surveyor dated July 16, 1984 and recorded in Union County Records in Plat Book Q, Page 93. Said plat is incorporated herein,

by reference hereto, for a full and com-plete description of the above described

t due ar

may be granted without a hearing. David Rogers, Probate Judge By: Kristin Stanley Probate Court Clerk

NOTICE OF SALE UNDER POWER

65 Courthouse Street Blairsville, Ga. 30512

706-439-6006

KENYA L. PATTON, P.C. Kenya L. Patton, Attorney at Law

NOTICE FOR DISCHARGE FROM

OFFICE AND ALL LIABILITY

65 Courthouse Street, Box 6

NOTICE OF INCORPORATION

Blairsville, Georgia 30512

706-439-6027

940 Beasley Street Blairsville, Georgia 30512

PROPERTY NINE: Acer laptop

Georgia 30512

N(Jun27, Jul4, 11, 18) B

65 Courthouse Street, Suite 8

VALUED AT LESS THAN \$25,000

This 14th day of June, 2012 By: Kristin Stanley Clerk of the Probate Court

Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY

N(Jun27, Jul4, 11, 18) B

This 22nd day of June, 2012 By: Kristin Stanley Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS & CREDITORS RE: Estate of Lewis Jordan

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

UNION COUNTY NOTICE TO DEBTORS & CREDITORS

RE: Estate of Thomas L. Burnett

Blairsville, GA 30512

N(Jun13.20.27.Jul4)B

conveying the after-described property to secure a Note in the original principal amount of \$ 120,099.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in July, 2012 (July 03, 2012), the Tax ID Number(s): 070C 040

Land situated in the County of Union in the State of GA
ALL THAT CERTAIN TRACT OR PARCEL OF
LAND LYING AND BEING IN LAND LOT 239,
9TH DISTRICT, 1ST SECTION OF UNION
COUNTY, GEORGIA, CONTAINING 0.48 ACRE,
MORE OR LESS, AND BEING SHOWN ON A
PLAT OF SURVEY PREPARED BY BLAIRS-VILLE SURVEYING CO., DATED JULY 28, 2008
AND RECORDED IN PLAT BOOK 57, PAGE 227,
UNION COUNTY, GEORGIA RECORDS. SAID
PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION
OF THE ABOVE DESCRIBED PROPERTY. cording to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). Commonly known as: 890 Sawmill Road, Blairsville, GA 30512

biairsville, GA 30512
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default this sale will be made maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Se-RE: Estate of Janice W. Bennett All debtors and creditors of the estate of Janice W. Bennett, deceased, late of curity Deed and by law, including attorney's Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 890 Sawmill 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 property is (are): Sherry Warren or tenant or tenants.

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) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and All debtors and creditors of the estate of Thomas L. Burnett, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Atorney in Fact for Sherry Warren Aldridge Connors, LLP, 15 Piedmont Center, All debtors and creditors of the estate 3575 Piedmont Road, N.E., Suite 500, Atlanof Lewis Jordan, deceased, late of Union County, Georgia are hereby notified to ta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A

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 13th day of June, 2012

By: Kristin Stanley

Clerk of the Probate Court

65 Courthouse Street, Suite 8

Rairsville 68 30:512 DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-1676 NOTICE OF SALE UNDER POWER UNION COUNTY UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Angelia D Maltby and Benjamin T Maltby, Jr. to Mortgage Electronics Registration Systems, Inc. as nominee for United Community Bank, d/b/a nominee for united community Bank, o/fo/a United Community Mortgage Service, Inc. dated 4/22/2010 and recorded in Deed Book 831 Page 499-508, UNION County, Georgia records; as last transferred to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SER-Ad C. Hood, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said es-tate are required to make immediate pay-ment to the Personal Representative(s) VICING, LP by Assignment filed for record in UNION County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$ 245,471.00, with interest at the rate

specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse

door of UNION County, Georgia, within the

July, 2012 (July 03, 2012), the following described property: All that tract or parcel of land lying and being in Land Lots 322 & 323, 9th District, 1st Section, Union County, Georgia, containing NOTICE TO DEBTORS & CREDITORS
RE: Estate of Alwaine Totherow
All debtors and creditors of the estate 1.752 acres and being shown as Lot Four-teen (14) of Old Birch Bend on a plat of survey by Rochester & Associates, Inc., RS #2349, dated 5/4/04, revised 10/30/04 and recorded in Plat Book 55 page 198 Union of Alwaine Totherow, deceased, late of Union County, Georgia are hereby notified to render their demands and payments County records, which description on said plat is hereby incorporated by reference and made a part hereof. estate, according to law, and all persons indebted to said estate are required to The property is subject to the road easements as shown on said plat and to all existing road and utility easements. make immediate payment to the Personal The property is subject to the restrictions recorded in Deed Book 149 pages 117-118 Union County records and to the Release From Restrictions recorded in Deed Book 155 page 287 and in Deed Book 155 page 591 Union County records. The property is subject to the restrictions ed in Deed Book 569 pages 500-504 Union County records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 151 pages 378-380 Union County re-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 5th day of April, 2012, said property was seized by the undersigned agency in Union County, The property is subject to the flood hazard area as shown on said plat. Georgia. Property Seized: PROPERTY ONE: 2001 Lexus IS300 vehicle, This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within

120 days from the sale date aforesaid, in

order to satisfy certain outstanding federal

The debt secured by said Security Deed

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

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-

maining in default, this sale will be made

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

curity Deed and by law, including attorney's

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

Said property is commonly known as 93 Chimney Stone Road, Blairsville, GA 30512 together with all fixtures and personal prop-

erty attached to and constituting a part of

said property, if any. To the best knowledge and belief of the undersigned, the party (or

narties) in possession of the subject prop-

Conduct giving rise to said seizure: Said property was found in possession of LISA MARIE PURCELL and JASON GABRIEL rty is (are): Angelia D Maltby and Benjamin Maltby, Jr. or tenant or tenants. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due HUGHES, and in close proximity to a prohibited substance, to wit: MARIJUANA (in the form of growing plants and other quantities of marijuana intended for distribution). and payable), (b) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey Said property was intended to facilitate the use, possession, possession with intent to distribute, and distribution of MARIJUANA, and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and in violation of the Georgia Controlled Sub-stances Act, or was the proceeds of said illegal activities. Further, the said property and the MARIJUANA were seized from the residence occupied by LISA MARIE PUR-CELL and JASON GABRIEL HUGHES, in Union 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 County, Georgia from which marijuana transactions were conducted. The owner of said property is purported to be: LISA MARIE PURCELL and JASON GA-BRIEL HUGHES. 55 Veach Place, Blairsville, of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia the Deed Under Power and other foreclo erty 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 sec-ond publication of this Notice of Seizure sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC-ING, LP FKA COUNTRYWIDE HOME LOANS in the North Georgia News by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, SERVICING, LP as agent and Attorney in Fact for Angelia D Maltby and Benjamin T Maltby, Jr. Aldridge Connors, LLP, 15 Piedmont Center. 3575 Piedmont Road, N.E., Suite 500, Atlan-ta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT

GEORGIA, UNION COUNTY
Because of default in the payment of the indebtedness, secured by a Security Deed executed by Bonnie L. Netherland to Mort-gage Electronic Registration Systems, Inc. as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Net-work, Inc.), its successors and assigns dated January 9, 2007 in the amount of \$325,600.00, and recorded in Deed Book 686, Page 575, Union County, Georgia Reproperty is hereby notified that on the 24th day of April, 2012, said property was seized cords: as last transferred to Deutsche Bank corus; as last transferreu to Deutsche bank Trust Company Americas as Trustee for RALI 2007-QS6 by assignment; the undersigned, Deutsche Bank Trust Company Americas as Trustee for RALI 2007-QS6 pursuant to said deed and the note thereby secured, has deproperty was found in possession of ANGELA GAIL PATTERSON, and in close proximity to a controlled substance, to wit: OXYCODONE, a Schedule II controlled 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 July, 2012 , during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry substance. Said property was intended to facilitate the use, possession, possession with intent to distribute, and distribution 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 1st Section, 7th District, Land Lot 53 of Union County, Georgia containing

survey by Roy A. Terrell, G.R.L.S. Number 1700 of North Georgia Land Surveyors, dated May, 1982 and recorded June 1, 1982

in Plat Book M, Page 70, Union County, Georgia Records. Said plat is incorporated herein, by reference hereto, for a com-

plete description to the above described property. Also conveyed is an easement thirty feet wide along the East boundary

tourny teet wide along the East boundary of a 10.02 acre parcel as shown on a plat of survey made by Roy A. Terrell, G.R.L.S. #1700, dated May, 1982, and as recorded in Union County records in Plat Book Q, Page 206. Also conveyed is an easement of ingress and egress thirty feet in width over the existing rada from the above ref.

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL

BE USED FOR THAT PURPOSE, 1016-1842

NOTICE OF SALE UNDER POWER

over the existing road from the above ref-erenced easement to the Northwest corner of Tract #2 of the Heilenberg property, and along the North boundary of said Tract #2 to the Northwest corner of the property herein conveyed. Also conveyed is an easement of ingress and egress thirty feet in width over the existing gravel road from the above referenced easement to the West boundary of the property herein conveyed as charge of erenced easement to the West boundary of the property herein conveyed, as shown on the plat of survey first referred to herein. Said easement fully described as follows: Beginning at the point marked B.C. on the plat of survey of the herein conveyed property; thence South 03 degrees 48 minutes 15 seconds East 30.0 feet; thence North 72 degrees 08 minutes East 241.10 feet to the centerline of the subdivision road; thence with said center line North 17 degrees 25 minutes West 30.0 feet; thence North 72 degrees 08 minutes East 241.10 feet to the Point of Beginning. Notice is given intarancies of incorporation that will incorporate Albedo Media Incorporated have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 1349 Forest Drive, Blairsville, CA 20513 and the protected part of the corporation and the protected part of the protected pa Point of Beginning.
which has the property address of 2832
Timber Fern Drive, Blairsville, Georgia., together with all fixtures and other
personal getner with all ixtures 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. Said property will be sold as the property of Bonnie L. Netherland 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 pur-

chaser as provided in the aforementioned Security Deed. Deutsche Bank Trust Company Americas as

www.mccurdycandler.com
The North Georgia News
Publication Dates:06-06-2012, 06-13-2012,

00-20-2012, 00-27-2012
File No. 10-22581 / CONV/efisher
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.

Trustee for RALI 2007-QS6 Attorney in Fact for Bonnie L. Netherland

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

06-20-2012.06-27-2012

UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Jessica C. Guild to Mortgage Electronic Registration Systems Inc, as Nominee for United Community Mortgage Services, Inc., its successors and assigns dated 12/31/2009 and recorded in Deed Book 823 Dees 624 LINION County assigns dated 12/31/2009 and recorded in Deed Book 822 Page 634, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Association by Assignment filed for record in UNION County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$ 119,340.00, with interest at the rate specified therein, there will be sold by the undersigned at public outery to the high-NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
HISI 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
Donna T. Sticher to Wells Fargo Bank, N.A.,
dated May 5, 2006, recorded in Deed Book
645, Page 69, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY THOUSAND AND 0/100 specimen unerent, there win be sout by the undersigned at public outery to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in July, 2012 (July 03, 2012), the following described expects of the court of the

scribed property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 152, of Union County, Georgia, containing 0.72 acre more or less, and being further identified as Lot 6 of Hollow Hill Subdivision as shown on a plat of survey by Jack

sion, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 17, 1981, and recorded in Union

County, Georgia records in Plat Book L.

Page 152. Said plat is incorporated into this instrument by reference hereto for a com-

plete and accurate description of the above

conveyed property. Also conveyed is a non-exclusive perpetual

easement for the use of subdivision roads

for ingress and egress to the above described property.

The debt secured by said Security Deed

NOTICE OF SALE UNDER POWER

has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Serity Deed and by law, including a fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 410 Hollow Hill 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 property is (are): Jessica C. Guild and Michael R Guild or tenant or 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) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) 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 9-13-172.1, which allows for certain procedures

regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

JPMorgan Chase Bank, National Associa-

tion as agent and Attorney in Fact for Jes-sica C. Guild

sica C. Guild Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlan-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. 1031-65788 property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. MR/stm 7/3/12 Our file no. 5577812 - FT7

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Barbara Colwell to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$183,000.00 dated 02/11/2008, and recorded in Deed Book 748, page 235, Union County records, said Security Deed being last transferred and assigned to U.S. Bank, National As-sociation in Deed Book 897, Page 595, the sociation in Deed Book of 7, Page 395, the indersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of July, 2012 by U.S. Bank, National Association, as Attorney-in-Fact for Barbara Colwell the following described property

Attorney-III-ract for Barbara Colwell the following described property:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 235 and 9th district, 1st Section, Land Lot 252 of Union County, Georgia, containing 2.0 acres, and being more particularly described as follows: Beginning at an iron pin on the West original Line of the Dean Property and Odom Property; thence run-ning in an East direction 420 feet to an iron pin; thence North 210 feet to an iron pin; thence in a West direction 420 feet to the original line above-referenced; thence in a South direction with the original line to the point of beginning.

The above property is as shown and depicted as property of "Colwell Bros." in a plat of survey for Don and Troy Phillips dated May 8, 1975 and recorded in Plat Book E, page 29 of the Union County Superior Court Clerk's Office.

Court Clerk's Office. This property fronts on Becky Road. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. Property known as: 361 Becky Road, Blairs-ville, GA 30512 The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of 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 The Aforesaid Grantors subject to the fol-(1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments. if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. Pursuant to 0.C.G.A. Section 44-14-162.2

rursuant to U.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 Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness. To the best of the undersigned's knowledge and belief, the party in possession is Bar-bara Colwell.

U.S. Bank, National Association, as Attor-

U.S. Ballik, National Association, as Attorney-in-fact for Barbara Colwell.

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

Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088 www.penderlaw.com Cur File No. 12-02852 Our File No. 12-02852 N(Jun6,13,20,27)B STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER
IN DEED TO SECURE DEBT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Susan L. Johnson to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$93,000.00

dated 06/10/2008, and recorded in Deed Book 764, page 767, Union County records, said Security Deed being last transferred and assigned to CitiMortgage, Inc., the undersigned will sell at public outcry to the highest bidder for cash before the Court-page door, in said County during the legal house door in said County, during the legal hours of sale, on the first Tuesday of July, 2012 by CitiMortgage, Inc., as Attorneyin-Fact for Susan L. Johnson the following described property: All that tract or parcel of land lying and being in 9th District, 1st Section, Land Lot 38 of Union County, Georgia, containing 1.124 acres, more or less, and being designated as Lot 14 lvy Mill Estates Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated September 13, 2000, and recorded in Union County Records in Plat Book 47, Page 52. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The property is subject to road easements as shown on said plat.
The property is subject to the restrictions recorded in Deed Book 323, pages 625-628,

The property is subject to the powerline easement to Blue Ridge Mountain EMC recorded in Deed Book 324, page 313, Union

County records. The property is subject to the 100-foot

transmission right of way line as shown on

Grantor grants to Grantee a non-exclusive

perpetual easement for the use of the subdivision roads for ingress and egress to the

Property known as: 544 Havenwood Rd.

Union County Records.

above property.

Blairsville, GA 30512
The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of 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 The Aforesaid Grantors subject to the fol-(1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments. if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. Pursuant to 0.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: CitiMortgage, Inc

1000 Technology Drive O'Fallon, MO 63368 PHONE: 866-272-4749 Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness. To the best of the undersigned's knowledge and belief, the party in possession is Susan L. Johnson.
CitiMortgage, Inc., as Attorney-in-fact for Susan L. Johnson.
This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C.
South Teraces Suite 1000 South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088 www.penderlaw.com Our File No. 12-04604 **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 con-

tained in a Security Deed given by Charles Bougher and a/k/a Charles S Bougher to

Mortgage Electronic Registration Systems, Inc., dated April 7, 2010, recorded in Deed Book 830, Page 502, Union County, Georgia

Records, as last transferred to Wells Fargo

Bank, N.A. by assignment recorded in Deed Book 897, Page 586, Union County, Georgia

Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FIVE THOUSAND

AND 0/100 DOLLARS (\$95,000,00), with in-

terest thereon as set forth therein, there will be sold at public outcry to the highest bid-

der for cash before the courthouse door of

Union County, Georgia within the legal hours of sale on the first Tuesday in July, 2012, 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 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 orditers of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage, Inc., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Estate of Charles Bougher or a tenant or tenants and said property is more commonly known as 298 High Range 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 lan with the holder of the security deed loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. Wells Fargo Bank, NA as Attorney in Fact for Charles Bougher and alk/a Charles S Bougher McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia (2007)

gia 30076 www.foreclosurehotline.net MR/

stm 7/3/12 Our file no. 5517512-FT7 EXHIBIT
"A" All that tract or parcel of land lying and
being in the 9th District, 1st Section, Land

being in the but District, 1st Section, Land Lot 134, containing 0.792 acre, more or less, and being Lot Seventy (70) of Meadows of lvy Log, Phase III, as shown on a plat of survey by Land Tech Services, Inc., dated 9/6/02, and recorded in Plat Book 50 page

229 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is

subject to the road easements as shown on said plat. Subject to the restrictions recorded in Deed Book 434 page 115 Union County

records. Subject to easements to Blue Ridge

Mountain EMC recorded in Deed Book 165 page 512 and in Deed Book 343 page 532 Union County records. Subject to set-back lines as shown on said plat. Grantor grants to grantee a non-exclusive, perpetual easement for the use of the subdivision roads for interest and grants the other presents.

ingress and egress to the above property. MR/stm 7/3/12 Our file no. 5517512 - FT7.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale
contained in that certain Deed to Secure
Debt given by James W. Patterson (the
"Grantor") to Nantahala Bank & Trust Company (the "Lender") dated May 9, 2008 and
recorded on May 13, 2008, in Deed Book
760, Pages 307-315, Union County, Georgia
official records (together with any and all
amendments and modifications, hereinafter
referred to as the "Security Deed"), conveying the property described below to secure
repayment of that certain Promissory Note
dated as of June 29, 2010, payable by Grantdated as of June 29, 2010, payable by Grant-or to the order of Lender, in the stated princi-pal amount of \$299,172.97, together with interest thereon as set forth therein (together with any and all amendments or modifications, collectively hereinafter referred to as the "Secured Indebtedness"), there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in July, 2012 (being

July 3, 2012) the following described parcel of real property together with all improvements, fixtures, easements, hereditaments,

rights, members, appurtenances, and per-sonalty located thereon and described in the Security Deed:

All that tract or parcel of land lying and be-

ing in the Land Lot 219, 9th District, 1st Section, Union County, Georgia, containing 7.678 acres and being shown as Tract Two (2) on a plat of survey by Rochester & Associates, Inc., RS #2653, dated 03/25/96 and recorded

in Plat Book 36, Page 53, Union County, Georgia records, which plat is by reference incor-porated herein and made a part hereof.

The property is subject to the power pole as shown on aforesaid plat.
Grantor grants to Grantee a non-exclusive perpetual easement of ingress and egress to the above property running from Queens Gap Spur as shown on the aforesaid plat. The above-described property is improved property known as 7.678 Acres MOL On Patton Place, Blairsville, Georgia 30512, according to the present system of numbering property in Union County, Georgia. The Secured Indebtedness has been and is hereby accelerated and declared due because of, among other possible events of default, failure to pay the Secured Indebtedness as and when due and in the manner provided in the instruments evidencing the Secured Indebtedness and Security Deed. The Secured Indebtedness remaining in default, the sale will be made for purposes of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (written 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

To the best knowledge and belief of the undersigned, the party in possession of the

property is the Grantor or a tenant or tenants claiming through it.

NANTAHALA BANK & TRUST COMPANY, Attorney-in-Fact and Agent for JAMES W.

PATTERSON

Suite 1100, 171 Seventeenth Street, N.W. Atlanta, Georgia 30363 Email: ehgarris@burr.com

THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED

the Security Deed.

Burr & Forman LLP

(404) 815-3000 (404) 214-7945

FOR THAT PURPOSE.

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Kai B. Schmidt and Becky Schmidt to Mortgage Electronic Registra-tion Systems, Inc. dated May 10, 2007, and recorded in Deed Book 707, Page 698, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to BANK OF AMERICA, N.A. by Assignment, securing a Note in the original principal amount of \$178,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 3, 2012, during the legal hours of sale, before the Courthouse door in said County. sell at public outcry to the highest bidder cash, the property described in said Deed. to-wir:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 124 of Union County, Georgia, and being Lot 24 of Highland Falls Cottages Subdivision, continuous constitutions. taining 0.269 acres, more or less, as shown on a plat of survey by Landtech Services, Inc., dated March 12, 2003, and recorded in Union County Records in Plat Book 59, Page

278-279 . Said plat is incorporated herein, by reference hereto, for a full and complete de scription of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision road for ingress and egress to the above described property. Said property is known as 4539 Highland Falls Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the security

The proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law. BANK OF AMERICA, N.A. as Attorney-in-Fact for Kai B. Schmidt and Becky Schmidt File no. 12-031448 SHAPIRO & SWERTFEGER, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Duke Building, Suite Atlanta, GA 30341-3941 (770)220-2535/EM WWW.swertfeger.net
*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **NOTICE OF SALE UNDER POWER**

Under and by virtue of the Power of Sale contained in a Security Deed given by Wil-liam Piechocniski and Sonya Piechocniski to Mortgage Electronic Registration Systems lnc., dated August 4, 2006, recorded in Deed Book 773, Page 764, Union County, Geor-gia Records, as last transferred to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Servicing, LP, by assignment recorded in Deed Book 894, Page 677, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND SCHOL MUNICIPAL BIOLOGY AND CAND SERVEN HUNDRED FIGHTY AND CAND CAND COURT BIOLOGY AND COUNTRY OF THE PROPERTY OF THE P SAND SEVEN HUNDRED EIGHTY AND 0/100 DOLLARS (\$165,780.00), with interest there-on as set forth therein, there will be sold at

public outery to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on

the first Tuesday in July, 2012, the following

TACHED 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 pur-

pose of paying the same and all expenses of this sale, as provided in Security Deed and

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 inspection of the property, any ass liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in and belief of the undersigned, the party in possession of the property is William A. Piechocniski and Sonya L. Piechocniski or a tenant or tenants and said property is more commonly known as 5334 lvy Log Dr, 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. This law firm

the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will

not be seeking a personal money judgment against you. Bank of America, N.A., succes-

sor by Merger to BAC Home Loans Servicing,

LP formerly known as Countrywide Home

Loans Servicing LP as Attorney in Fact for William Piechocniski and Sonya Piechocni-ski McCalla Raymer, LLC 1544 Old Alabama

Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/krc1 7/3/12 Our file no. 5186912-FT11 EXHIBIT "A" The land referred to in this policy is situated in the State of GA, county of Union, City of Blairsville and de-scribed as follows: All that tract or parcel of land lying and being in Land Lot 83 of the 9th District, Union County, Georgia, bing Lot 1, Phase III, Ivy Log Estates Subdivision, as per plat recorded in Plat Book 38, Page 256, cords of Union County, Georgia, which plat is by reference incorporated herein and made a part hereof. APN: 051-012-C01 MR/krc1 7/3/12 Our file no. 5186912 - FT11 N(Jun6,13,20,27)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 con-J. Parkis to Mortgage Electronic Registration Systems, Inc., dated April 5, 2007, recorded in Deed Book 703, Page 227, Union County, of America, N.A., successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book 893, Page

371, Union County, Georgia Records, convey-ing the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND AND

0/100 DOLLARS (\$255,000.00), with interest thereon as set forth therein, there will

be sold at public outcry to the highest bid-

De son at public outry to the highest buder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in July, 2012, 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 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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony J. Par-kis or a tenant or tenants and said property is more commonly known as 5025 Wilson Mtn Smt, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not reality and the sale is not reality. 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. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. Bank of America, N.A., succesagainst you. Bailk of America, N.A., successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP as Attorney in Fact for Anthony J. Parkis McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/dt3 7/3/12 Our file no. 5131912-FT14 EXHIBIT "A" Tax ID Number: 100A-010-T Land situated in the City of Blairsville in the County of Union in the State of GA All that tract or parcel of land lying and being in the 16th District 1st Section, Land Lot 11 of Union County, Georgia, and being Lot 18 of Wilson Mountain Subdivision, as shown on a plat of survey by Rochester and Associates Inc. dated March division, as shown on a plat of survey by Rochester and Associates, Inc., dated March 26, 1991 and recorded in Union County records in Plat Book 32, Page 18. Said plat is incorporated herein, by reference hereto, for a full and complete described of the above described property. Commonly known as: 5025 Wilson Mtn Smt, Blairsville, GA 30512 MR/dt3 7/3/12 Our file no. 5131912 - FT14

der for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in July, 2012, 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 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

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Ramona June Campbell to Mortgage Electronic Registration Systems, Inc., dated March 25, 2009, recorded in Deed Book 798, Page 23, University Programs of the Power of Page 1999.

25, 2009, recorded in Deed Book 798, Page 63, Union County, Georgia Records, as last transferred to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book 386, Page 187, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED EIGHTY-EIGHT AND 0/100 DOLLARS (\$144,488.00), 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

FOR THAT PURPOSE.

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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Ramona June Campbell or a tenant or tenants and said property is more commonly known as 85 Hollow Hill Spur, 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. the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. 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 Ramona June Campbell McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/rao1 7/3/12 Our file no. 51515610-FT11 EXHIBIT "A" All hat tract or narcel of land lying and being that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 152 of Union County, Georgia, and being Lot 5 of Hollow Hill Subdivision, containing 0.918 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. Dated June 3, 1993 and recorded in Union County Records in Plat Book 30, Page 179. Subject to a 20 foot driveway easement for ingress and egress to house and shed located on Lot 5. Running along Lot 5 northern bound-ary line and lot 7 southern boundary line as shown on above referenced plat. Subject to restrictions as recorded in Union County Records in Deed Book 217, Page 55 and in Deed Book 240, Page 331. Subject to road ease-ments as shown on plat. MR/rao1 7/3/12 Our file no. 51515610 - FT11

Under and by virtue of the Power of Sale contained in a Security Deed given by Pat-rick Graf and Christie L Graf to Mortgage Electronic Registration Systems, Inc as a nominee for American Brokers Conduit, dated March 3, 2006, recorded in Deed Book 634, Page 189, Union County, Georgia Re-cords, as last transferred to The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR5, Mortgage Pass-Through Certificates, Series 2006-AR5 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 SIX HUNDRED THOUSAND AND 0/100 DOL-LARS (\$600,000.00), 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

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.

STATE OF GEORGIA, COUNTY OF UNION NOTICE OF JUDICIAL SALE "CAVEAT EMPTOR"

STATE OF GEORGIA, COUNTY OF UNION NO-TICE OF JUDICIAL SALE "CAVEAT EMPTOR" in the City of Blairsville, Georgia on the 3rd day of July, 2012 between the hours of 10:00 a.m. and 4:00 p.m., there will be sold on the

steps of the Union County Courthouse, at

65 Courthouse Street, at public cryout, to the highest bidder for cash, the following

Georgia within the legal hours of sale on the first Tuesday in July, 2012, the follow-ing described property: Tract I All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 59 of Union County, Georgia, containing 5.239 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated May 14, 1991 and recorded in Union County Records in Plat Book Y, Page 156. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed herewith is a 20 foot wide easement running from Laurel Ridge Road to the above described property. Said easement being shown on the above referred to plat of survey. Said easement being for ingress and egress to the above described property. Subject to easement recorded in Union County Records at Deed Book 569, Pages 187-189. Tract II All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 86 of Illiano County Reports Union County, Georgia, containing 1.55 acres, more or less, and being Lot 16C as shown on a plat of survey by William F. Rolader, dated January 9, 1990 and recorded in Union County Records in Plat Book X, Page 27. Said plat is incorporated herein, by reference bearets for a full and complete description of hereto, for a full and complete description of the above described property. Also conveyed

me anove described property. Also conveyed is a road easement over existing subdivision roads. Tract III All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 59 & 86 of Union County, Georgia, and being Tract II, containing 2.729 of the loan with the holder of the security Notice has been given of intention to collect attorney's fees in accordance with the terms of the Note secured by said Deed.
The property, to the best information, knowlacres, more or less, and Tract III, containing 6.664 acres, more or less, as shown on a plat edge and belief of the undersigned, being presently in the possession of Kai B. Schmidt and Becky Schmidt or a tenant or tenants. of survey by Rochester & Associates, Inc., dated March 29, 2003 and recorded in Union County Records in Plat Book 27, Page 209. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Tract IV All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 86 of Union County, Georgia, containing 0.66 acre, more or less, and being Lot 15B of Oakridge Subdivision, and being more particularly described as follows: BEGINNING at the land lot corpers common to Land Lot 58, 59, 868. Said plat is incorporated herein, by reference lot corners common to Land Lots 58, 59, 86& 87; thence South 88 degrees 22 minutes 37 seconds West 960.99 feet to an iron pin and the TRUE POINT OF BEGINNING; thence South 53 degrees 48 minutes 30 seconds West 267.38 feet; thence South 67 degrees 05 minutes West 77.66 feet; thence North 16 degrees 37 minutes West 197.28 feet to an iron pin; thence South 89 degrees 50 minutes 45 seconds East 343.72 feel to the TRUE POINT OF BEGINNING. Tract II Subject to re-strictions recorded in Union County Records GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.

in Deed Book 127, Page 230. Subject to an easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Book 126, Page 227. Subject to a water agreement recorded in Union County Records in Deed Book 184 Page 785. Tract III Subject to a water agree-ment recorded in Union County Records in Deed Book 206, Pages 461-462 arid Deed Book 299, Pages 779-780. Tract IV Subject to the road easement on the Southern bound-ary. Subject to restrictions recorded in Union County Records in Deed Book 127, Page 230 County Records in Deed Book 127, Page 230. Subject to easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Bock 126, Page 227. 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). Homeward Residential,

Patrick Graf and Christie L Graf Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www. jflegal.com MSP/eca1 7/3/12 Our file no. 1108312-FT1 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JIMMY W BROWN to WELLS FARGO BANK N.A. , dated 01/23/2009, and Recorded on 01/27/2009 as Book No. 786 and Page No. 412-423, UNION County, Georgia records, as last assigned to WELLS FARGO BANK, N.A., by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$137,090.00, 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 July, 2012, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155, 9TH DISTRICT 1ST SECTION, UNION COUNTY, GEORGIA AND BEING LOT 14, BARON'S RIDGE SUBDIVISION, CONTAINING 0.936 ACRES, AS PER PLAT OF SURVEY BY SOUTHERN GEOSYSTEMS, LTD, DATED JULY 12, 2006 AND RECORDED IN PLAT BOOK 58, PAGE 245, UNION COUNTY,

GEORGIA RECORDS, WHICH PLAT IS BY REF-ERENCE INCORPORATED HEREIN AND MADE

THE PROPERTY IS SUBJECT TO THE ROAD AND WATER LINE EASEMENT AS SHOWN ON

THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 574, PAGE 396, UNION COUNTY, GEORGIA

RECORDS.
THE PROPERTY IS SUBJECT TO THE EASE

MENTS IN FAVOR OF BLUE RIDGE MOUNTAIN

A PART HEREOF.

THE AFORESAID PLAT.

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 Patrick Graf and Christie Graf

or a tenant or tenants and said property is more commonly known as 883 Griffith Ridge

Rd. Blairsville, Georgia 30512. The sale will

be conducted subject (1) to confirmation that the sale is not prohibited under the U.S.

Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with

the holder of the security deed. The Bank of

New York Mellon, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR5, Mortgage Pass-Through Certificates, Series 2006-AR5 as Attorney in Fact for

EMC AS RECORDED IN DEED BOOK 526, PAGE 701, DEED BOOK 526, PAGE 703 AND DEED BOOK 526, PAGE 704, UNION COUNTY, GEOR-GIA RECORDS.
THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF IN-GRESS AND EGRESS OVER AND UPON THE SUBDIVISION ROADS AS SHOWN ON THE AFORESAID PLAT TO THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt 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 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, as provided in the Deed to Secure Debt and by law, includ ing attorney's fees (notice of intent to coling attorney's fees (houte of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: WELLS FARGO BANK, N.A., ATTN: BK DEPT - MAC #D3347-014, Foreclosure 3476 STATEVIEW BLVD, FORT MILL, SC 20715 903, 208, 6000. Bloace understand 29715. 803-396-6000. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the

mortgage instrument. To the best knowledge

and belief of the undersigned, the party/ parties in possession of the subject prop-erty known as 26 DUCHESS CT, BLAIRSVILLE,

GEORGIA 30512 is/are: JIMMY W BROWN 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 including.

to Secure Debt first set out above, including

but not limited to, assessments, liens, en-cumbrances, zoning ordinances, easements,

sale will be conducted subject to (1) confir-mation 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. Pursuant 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 may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph, WELLS FARGO BANK, N.A. as Attorney in Fact for JIMMY W BROWN.

THIS LAW FIRM IS ACTING AS A DEBT COL-

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

FOR THAT PURPOSE, 20110169806039 BAR-

restrictions, covenants, etc.

RETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. N(Jun6,13,20,27)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 OTIS YOUNG and SARA YOUNG to UNITED COMMUNITY BANK D/B/A UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated August 9, 1998, recorded September 11, 1998, in Deed Book 298, Page 779, Union County, Security accords as lest modified by Modi-Georgia records, as last modified by Modification of Security Deed dated March 31, 2008, recorded in Deed Book 756, Page 279, Union County, Georgia records, said Secu-rity Deed being given to secure a Note from OTIS YOUNG and SARAH YOUNG A/K/A SARA YOUNG dated March 31, 2008, in the original principal amount of One Hundred Seven Thousand Four Hundred Thirty Nine and 50/100 (\$107,439.50) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in July, 2012, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 260 of Union County, Georgia, containing 0.815 acres, more or less, and being Lot 499 of Brackett Creek Subdivision as shown on a plat of survey by Rochester & Associates, Inc., dated July 13, 1995 and recorded in Union County Records in Plat Book 33, Page 171. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The debt secured by said Security Deed has been and is hereby declared due because

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 this of naving the same and all eveness of this of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, ease-ments, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set To the best knowledge and belief of the undersigned, the party in possession of the property is OTIS YOUNG and SARA YOUNG or a tenant or tenants. UNITED COMMUNITY BANK D/B/A UNION COUNTY BANK N/K/A UNITED COMMUNITY as attorney in Fact for OTIS YOUNG and SARA YOUNG L. Lou Allen Stites & Harbison, PLLC
11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03298 This Law Firm is attempting to collect A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TO WIT:

Lot 44, Coosa Walk Subdivision; All that tract
or parcel of land lying and being in the 10th
District, 1st Section, Land Lot 47 of Union
County, Georgia, containing 1.59 acres, more
or less, and being Lot 44 of Coosa Walk
Subdivision, as shown on a plat of survey
by Lane S. Bishop R.L.S. dated August 11,
1988 and recorded in Union County Records
in Plat Rook III. Page 96 Said plat is incorin Plat Book U, Page 96. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above described property.

Lots 4, 5 and 7 of Mountainside Subdivision: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 99 of Union County, Georgia, and being Lot 4 of Mountainside Subdivision, containing 2.393 [sic acres], more or less, and being Lot 5 of Mountainside Subdivision, containing 1.0 [sic acres] and Lot 7 of Mountainside Subdivision, containing 1.0 [sic acres] and Lot 7 of Mountainside Subdivision, containing 1.0 [sic acres] and Lot 7 of Mountainside Subdivision, containing 1.0 [sic acres] and Lot 7 of Mountainside Subdivision. ing 1.0 [sic acre], and Lot 7 of Mountainside Subdivision, containing 0.933 [sic acres], more or less, as shown on a plat of survey by Southern Geosystems, LTD dated Septem-ber 1, 2005 and recorded in Union County Records in Plat Book 56, Page 284. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Lot 20, Poplar Ridge Subdivision: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 63 of Union County, Georgia, and being Lot 20 of Poplar Ridge Subdivision, containing 2.00 acres, more or less, as shown on a plat of survey by North Georgia Surveyors, dated May 29, 1987, and recorded in Union County Records in Plat Book P, Page 222. Said plat is incorporated herein, by reference hereto, for full and complete descriptions of the behavior a full and complete description of the above described property.

Lot 20, Riverbend Subdivision: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 20 of Union District, 1st Section, Land Lot 20 of oilloin County, Georgia, containing 1.2 acres, more or less, and being Lot 20, as shown on a plat of survey of Riverbend Subdivision made by Jack Stanley, dated July 13, 1981 and recorded in Union County, Georgia Records in Plat Book J, Page 117. Said plat is incorporated into this instrument by reference porated into this instrument by retreence hereto for a complete and accurate description of the above described property. (Lot 44, Coosa Walk Subdivision; Lots 4, 5 and 7 of Mountainside Subdivision; Lot 20, Poplar Ridge Subdivision and Lot 20, Riverbend Subdivision will hereinafter be collectively referred to as the "Property"). tively referred to as the "Property").

The Property will be sold subject to all prior easements, covenants, restrictions, and en-cumbrances of record. The aforesaid Prop-erty, or a portion thereof, may be possessed ertly, or a portion thereof, may be possessed by Charles Totherow. The Property is being levied on to satisfy the Fi.Fa. and the lien in favor of the Bank of Hiawassee, Bank of Blairsville, Bank of Blue Ridge and Citizens South Bank (collectively hereinafter referred to as "Plaintiff in Fi.Fa.") against the Property of Highland Building Supply, Inc, Calvin Collins and Charles Totherow (collectively hereinafter referred to as "Defendant in Fi.Fa."). The Fi.Fa. and the order of foreclosure were issued in the Superior Court of Union County, Georgia, Civil Action No. 2010–SU-CV-169-LA levied on as the Property of Defendant in Fi.Fa., notice of levy and sale having been given to the Defendant in Fi.Fa. as required by law. Citizens South Bank, successor in interest to Bank of Hiawassee, Bank of Blairsville and Bank of Blue Ridge, is foreclosing on its secured statutory lien is foreclosing on its secured statutory lien pursuant to O.C.G.A. Section 44-3-232. Note: The judgment holder makes no declaration or warranty of the correctness or completeness of the above information. Said Property will be sold subject to all state and county delinquent taxes, and no warranty of title as to defects of title or survey or liens an encumbrances or other title defects will be made in conjunction with the sale. The Union County Sheriff makes no warranties what-soever as to the above described Property. The Sheriff specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The Sheriff reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above described Property.

Purchaser shall pay all costs in connection with the sale. Govern yourself accordingly. This the 1st day of June, 2012. Scott Stephens, Sheriff of Union County, Georgia. writing to 6501 Irvine Center Drive, Irvine, CA 92618, to discuss possible alternatives to foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT Under and by virtue of the power of sale con-tained in that certain Deed to Secure Debt from Amos Redner, III and Earleen L. Redner 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

> in Plat Book 49, Page 156. Said plat is in-corporated herein, by reference hereto, for a full and complete description of the above described property.
>
> 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. Property known as: 306 lvy Meadow Ln, Blairsville, GA 30512
> The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law). The property will be sold as the property of The Aforesaid Grantors subject to the fol-(1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. 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 indebted-CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368 PHONE: 866-272-4749 Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness.

To the best of the undersigned's knowledge

and belief, the party in possession is Amos Redner, III and Earleen L. Redner.

CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., as Attor-ney-in-fact for Amos Redner, III and Earleen

This law firm is acting as a debt collector attempting to collect a debt, any information

obtained will be used for that purpose.

Pendergast & Associates, P.C. South Terraces, Suite 1000

115 Perimeter Center Place

Phone – (770) 392-0398 Toll Free – (866) 999-7088

GEORGIA. UNION COUNTY

NOTICE OF SALE UNDER POWER

Because of default in the payment of the indebtedness, secured by a Security Deed

executed by Charles D Tucker, Jr. and Lisa A

Tucker to Mortgage Electronic Registration

Systems, Inc. as nominee for United Commu-

nity Mortgage Services, Inc., its successors and assigns dated September 27, 2007 in the amount of \$85,500.00, and recorded in Deed

Atlanta, GA 30346

www.penderlaw.com Our File No. 12-02999

N(Jun6,13,20,27)B

L. Redner.

to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$140,000.00 dated 01/27/2006, and re-

corded in Deed Book 627, page 412, Union County records, said Security Deed being last transferred and assigned to ABN AMRO Mortgage Group, Inc. in Deed Book 633, Page 30, the undersigned will sell at public out-

cry to the highest bidder for cash before the

cry to the highest bidder for cash perore the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of July, 2012 by CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., as Attorney-in-Fact for Amos Redner, Ill and Earleen L. Redner the following de-

scribed property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots

134 and 135 of Union County, Georgia, and being Lot 33 of Meadows of Ivy Log Sub-

division, Phase II, containing 0.780 acres,

more or less, as shown on a plat of survey by Tamrok Associates, Inc., dated June 15,

2001, and recorded in Union County Records

Book 729, Page 3, Union County, Georgia Re-cords; as last transferred to Cenlar FSB by assignment; the undersigned, Cenlar FSB 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 July, 2012 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 126 of Union County, Georgia, and being Tract IV, containing 0.57 acres, more or less, as show on a plat of survey by Blairsville Surveying Co., dated March 15, 1994, and recorded in Union County Records in Plat Book 30, page 178. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described And
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land
Lot 126 of Union County, Georgia, and being
Tract 4, containing 1.133 acres more or less,
as shown on a plat of survey by Rochester &
Associates, Inc., dated August 21, 1991 and
last revised December 1, 1992, and recorded last revised becember 1, 1992, and recorded in Union County Records in Plat Book 27, Page 190. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. LESS AND EXCEPT:

taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security Notice has been given of intention to collect attorneys' fees in accordance with the terms attorneys' rees in accordance with the terms of the note secured by said deed. Said property will be sold as the property of Charles D Tucker, Jr. and Lisa A Tucker 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. Cenlar FSB Attorney in Fact for Charles D Tucker, Jr. and Lisa A Tucker McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com
The North Georgia News
Publication Dates:06-06-2012, 06-13-2012,

06-20-2012. 06-27-2012

N(Jun6,13,20,27)B

STATE OF GEORGIA

COUNTY OF UNION

00-20-2012, 00-27-2012
File No. 12-03835 /FHLMC/sstojanovic
This LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by a Security Deed executed by John C. Honaker and Karen M. Honaker to Wells Fargo Bank, N.A. dated October 20, 2010, and recorded in Deed Book 247 Deed 424 Union County Boards accurated.

847, Page 424, Union County Records, secur-ing a Note in the original principal amount of \$376,000.00, the holder thereof pursuant

to said Deed and Note thereby secured has declared the entire amount of said indebted-

ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 3, 2012, during the legal hours of sale, before the Courthouse

LESS AND EXCEPT:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 126 of Union County, Georgia, and being Tract II, containing 0.34 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated March 15, 1994, and recorded in Union County Records in Plat Book 30, Page 178. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described.

complete description of the above described

Also conveyed is a non - exclusive perpetual easement for the use of the roads for ingress and egress to the above described property, which has the property address of 1452 Owl

Roost Trail, Blairsville, Georgia., together with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid

door in said 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 ly-Ing and being in land lot 227 of the 9th district, 1st section, Union County, GEORGIA, BEING LOT 6 OF HOYT RAPER SUB-DIVISION, CONTAINING 0.42 ACRES, MORE OR LESS, AS PER SURVEY PREPARED BY B. KEITH ROCHESTER & ASSOCIATES, INC., DAT-ED November 6, 1987, RECORDED IN PLAT BOOK T, PAGE 99, UNION COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES, BOUNDS AND COURSES DESCRIP-TOGETHER WITH RIGHTS OF INGRESS/ EGRESS OVER PRIVATE ROADS IN DEVELOP-MENI.
Said property is known as 1454 McCombs
Drive, Blairsville, GA 30512, together with
all fixtures and personal property attached
to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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

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 attorney's fees in accordance with the terms of the Note secured by said Deed. The property, to the best information, knowledge and belief of the undersigned, being presently in the possession of John C. Honaker and Karen M. Honaker or a tenant or tenants. The proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law. Wells Fargo Bank, NA as Attorney-in-Fact for John C. Honaker and Karen M. Honaker File no. 12-032228 SHAPIRO & SWERTFEGER, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Duke Building, Suite

Atlanta, GA 30341-3941 (770) 220-2535/KMM

N(Jun6.13.20.27)B

BE USED FOR THAT PURPOSE.
[FC-NOS]

*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL

cord superior to the Security Deed first set