North Georgia News

COUNTY OF UNION
NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by that certain

Security Deed, dated March 21, 2007, ex-

ecuted by Ashley Lynn Benson and Jason R. Benson to Mortgage Electronic Registra-

tion Systems, Inc. as nominee for Synovus Mortgage Corp., recorded in Deed Book 700, Page 197, Union County, Georgia Deed

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained

in a Security Deed given by Karen S. Parks and Michael D. Parks to Mortgage Elec-

tronic Registration Systems Inc, as Nominee for Primary Capital Advisors LC. dated 7/7/2005 and recorded in Deed Book 590

Page 626, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Association by Assignment filed for record in UNION County, Georgia re-

cords, conveying the after-described property to secure a Note in the original principal amount of \$ 177,800.00, with interest

at the rate specified therein, there will be sold by the undersigned at public outcry

to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in August, 2012 (August 07, 2012), the following described property:

All that tract or parcel of land lying and being in the 10th District 1st Section Land

ing In the 10th District, 1st Section, Land

Lots 44 & 45, Union County, Georgia, containing 3.76 acres, more or less, and being

the Northern portion of Lot Eighteen (18) of the Winfleid Scoff Subdivision, and being more particularly described as follows:

BEGINNING at the Land Lot corners com-mon to Land Lots 44,45,65 & 66, thence N 07 degrees 00 minutes East 1002 feet to an

iron pin on the Northwest right of way of

an Iron pin, this being the TRUE POINT OF BEGINNING, thence South 81 degrees 55 minutes 12 seconds West 278.78 feet to an

iron pin; thence North 01 degrees 53 min-utes 25 seconds East 540.49 feet to an iron pin; thence North 01 degrees 53 minutes 25

seconds East 15 feet to the centerline of

Anderson Creek; thence following the cen-terline of Anderson Creek three (3) courses

and distances as follows: North 68 degrees

58 minutes East 131.29 feet, North 75 degrees 47 minutes East 127.13 feet, North

61 degrees 26 minutes 41 seconds East

49.52 feet; thence South 02 minutes 55 minutes 31 seconds West 20 feet to an iron

pin; thence South 02 degrees 55 minutes 31 seconds West 598.83 feet to the TRUE POINT OF BEGINNING. Further conveyed

here within is a 20 foot roadway easement

running from County Road 253 along the Eastern boundary of the lower portion of lo

18 to the above described property. Subject

to an easement dated February 6, 1993 recorded in Union County records in Deed

Book 202, Page 653 to James H. Mahaffey.

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

cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-

vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same

and all expenses of this sale, as provided

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

attorney's fees having been given). Said property is commonly known as 3565 Hamilton Road, Blairsville, GA 30512 to-gether with all fixtures and personal 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

parties) in possession of the subject prop-erty is (are): Karen S. Parks and Michael D.

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

ing taxes which are a lien, but not vet 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 foreclo

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

JPMorgan Chase Bank, National Associa-tion as agent and Attorney in Fact for Karen S. Parks and Michael D. Parks

5. Farks and wichael D. Parks
Aldridge Connors, LLP, 15 Piedmont Center,
3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL
BEILED FOR THAT DIRPOSE 1021, 68149.

BE USED FOR THAT PURPOSE. 1031-66148

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

DOCKERY to Appalachian Community Bank

dated August 4, 2008, recorded August 15, 2008, in Deed Book 771, Page 298, Union

County, Georgia records, as transferred to Community & Southern Bank pursuant to that certain Purchase and Assumption Agreement dated as of March 19, 2010, by

and among Community & Southern Bank, The Federal Deposit Insurance Corporation,

Receiver of Appalachian Community Bank and The Federal Deposit Insurance Corpo-ration, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded

in Deed Book 835, Page 291, Union County Records, with an Amendment and Clarifi-

cation recorded in Deed Book 1624, Page

122, Union County, Georgia records, said Security Deed being given to secure a Note from COY LEE DOCKERY dated August 25,

2009, in the original principal amount of One Hundred Thirty Nine Thousand Eighty

Five and 46/100 (\$139.085.46) Dollars, with

Pat Colwell Road, as shown on said plat.

described property:

NOTICE OF SALE UNDER POWER

the loan as provided immediately above.

Parks or tenant or tenants.

County Road 253; thence North 02 degr 55 minutes 31 seconds West 550 fee

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

USED FOR THAT PURPOSE.

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

USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by 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 DOLLARS (560 000 00) with interest theres

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 Coun-ty, Georgia within the legal hours of sale on the first Tuesday in August, 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 lien, but not yet due and payable), any mat-ters which might be disclosed by an accu-

rate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants,

and matters of record superior to the Se-curity 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 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

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/ikw

8/7/12 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-ing 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 complete description of the above de-

scribed property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described proper-

ty. Subject to road easements as shown on

plat. Subject to boundary line agreement as recorded in Union County records in Deed

Book 368, page 42. Subject to a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. MR/jkw 8/7/12 Our file no. 5577812 - FT7

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 STEVEN CALDWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PRIMARY CAPITAL ADVISORS, LC, dated 06/11/2009, and Recorded on 06/16/2008 UNION Course

and Recorded on 06/16/2009, UNION Coun-ty, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A., by assign-

ment, conveying the after-described property to secure a Note of even date in the original principal amount of \$180,816.00,

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 August, 2012, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 299 & 314, 9TH DISTRICT, 1ST SECTION, UNION COUNTY (SORGE) AND REING LOT ONE (1)

COUNTY, GEORGIA AND BEING LOT ONE (1) CONTAINING 0.880 ACRES IN RIVER LAKES

ESTATES SUBDIVISION, AS SHOWN ON A

PLAT OF SURVEY BY ROCHESTER & ASSOCI-

ATES, INC. DATED 03/16/00, LAST REVISED 07/27/02, AS RECORDED IN PLAT BOOK 50,

PAGE 173, UNION COUNTY RECORDS, WHICH

DESCRIPTION IS INCORPORATED HEREIN BY REFERENE AND MADE A PART HEREOF.

THE PROPERTY IS SUBJECT TO RESTRICTIONS AS RECORDED IN DEED BOOK 428, PAGE 403, AS AMENDED IN DEED BOOK 517,

PAGE 38, AND AS AMENDED IN DEED BOOK 517, PAGE 39, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO AN EASE-

MENT FOR INGRESS AND EGRESS AS RECORDED IN DEED BOOK 38, PAGE 470, UNION COUNTY RECORDS.

UNION COUNTY RECURDS.
THE PROPERTY IS SUBJECT TO AN EASE-MENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 442, PAGE 169,

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT.

GRANTOR ALSO GRANTS TO GRANTEE A NON-EXCLUSIVE EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS

UNION COUNTY RECORDS.

N(Jul11,18,25,Aug1)B

Legal Notices for July 11, 2012

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

STATE OF GEORGIA 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 Personal Representative(s) of the estate, ac-cording to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 7th day of May, 2012 By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun13,20,27,Jul4)B UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Janice W. Bennett All debtors and creditors of the estate of Janice W. Bennett, deceased, late of Union County, Georgia are hereby notified to render their demands and payments 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 4th day of May, 2012

By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse Street, Suite 8 65 Courthouse Street, Suite 8 Blairsville, GA 30512 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Thomas L. Burnett
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 estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 22nd day of June, 2012 By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Lewis Jordan All debtors and creditors of the estate of Lewis Jordan, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 13th day of June, 2012 By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun27,Jul4,11,18)B UNION COUNTY NOTICE TO DEBTORS & CREDITORS
RE: Estate of Hilda C. Hood
All debtors and creditors of the estate of Hilda 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 estate are required to make immediate pay-ment to the Personal Representative(s). This 14th day of June, 2012 By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Alwaine Totherow All debtors and creditors of the estate of Alwaine Totherow, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 19th day of June, 2012 By: Kristin Stanley Clerk of the Probate Court NOTICE OF SEIZURE OF PERSONAL PROPERTY PERSONAL PROPERTY
VALUED AT LESS THAN \$25,000.00
Pursuant to O.C.G.A. §16-13-49(n), any
party claiming an interest in the following
property is hereby notified that on the 24th
day of April, 2012, said property was seized by the undersigned agency in Union County, groups of the children of the VIN 1FTFW1EVXAFA11461 Conduct giving rise to said seizure: Said property was found in possession of ANGELA GAIL PATTERSON, and in close proximity to a controlled substance, to wit: OXYCODONE, a Schedule II controlled substance. Said property was intended to facilitate the use, possession, possession with intent to distribute, and distribution of OXYCODONE, in violation of the Georgia Controlled Substances Act, or was the proceeds 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 and consumed. The owner of said property is purported to be: ANGELA GAIL PATTERSON, 137 Bradley 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 0.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, 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 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 706-439-6027 GEORGIA. UNION COUNTY PROBATE COURT Sarah Colleen Swanson has petitioned to be appointed Administrator(s) of the estate of Sue Juanita Sistrunk, deceased, of said of sue Juanua Sistulik, ucceased, of Sau County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 6, 2012. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE OF ARTICLES OF INCORPORATION Notice is given that articles of incorporation that will incorporate Northeast Georgia Board of Realtors Community Outreach Foundation, Inc. have been delivered 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 19 Haines Moun-tain Road, Blairsville, Georgia 30512 and its initial registered agent at such address is Susan W. Phillips. NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate Hope House of Union County, Inc. have been delivered 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 178 Brackett's Way, Unit 3, Blairsville, Georgia and its initial registered agent at such address is Don Parmely. N(Jul11,18)B NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate Leisure Cove Property Owners Association, Inc. have been delivered 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. KENYA L. PATTON, P.C. Kenya L. Patton, Attorney at Law NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
Probate Court of Union County RE: Petition of Ronald Lee Koerber for Discharge 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 BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadinas/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required date. If no objections are filed the petition may be granted without a hearing. David Rogers, Probate Judge By: Kristin Stanley Probate Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 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 HJM SR, INC. to UNITED COMMUNITY BANK, dated April 30, 2008, recorded May 8, 2008, in Deed Book 759, Page 689, Union County, Georgia records, as last modified by Modification of Security Deed dated October 21, 2009, recorded in Deed Book 822, Page 222, Union County, Georgia records; also that certain Assignment of rents dated April 30, 2008, recorded in Deed Book 759, Page 699, Union County, Georgia records, said Security Deed being given to secure a Note from HJM SR, INC. dated October 21, 2009, in the original principal amount of Nine Hundred Sixteen Thousand Ten and 58/100 (\$916,010.58) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesdav in August, 2012, the following de-All that tract or parcel of land lying and being in Land Lot 274, 9th District, 1st Section, of Union County, Georgia, containing 0.363 acres, more or less, as shown on a plat of survey by B. Keith Rochester & Assoc., Inc. and recorded in Union County records, as shown on a plat of survey by B. Keith Rochester & Assoc., Inc., dated August 20, 1987, and recorded in Union County records in Plat Book T, Page 41. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above described property. The property is subject to a road easement as shown on said plat. as snown on said plat.
The property is subject to an easement to
Jenkins & Fix as recorded in Deed Book
159, Page 9, Union County records.
The property is subject to the DOT Access
Rights as recorded in Deed book 149, Page
490, Union County records.
The property is subject to the right of way. The property is subject to the right of way to DOT as recorded in Deed Book 108, Page 151, Union County records. The property is subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 138, Page 174-175, Union County records. ing in Land Lot 274. 9th District, 1st Section. ing in Land Lot 2/4, 9tm District, 1st Section, of Union County, Georgia, containing 0.082 acres, more or less, as shown on a plat of survey by B. Keith Rochester & Assoc., Inc. and recorded in Union County records, as shown on a plat of survey by B. Keith Rochester & Assoc., Inc., dated March 24, 1988, and recorded in Union County records in Plat Book T, Page 190. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The property is subject to a road easement as shown on said plat.
The property is subject to an easement to
Jenkins & Fix as recorded in Deed Book 159, Page 9, Union County records.
The property is subject to the DOT Access Rights as recorded in Deed book 149, Page 490, Union County records.
The property is subject to the right of way to DOT as recorded in Deed Book 108, Page 151, Union County records.
The property is subject to an easement to Blue Ridge Mountain EMC as recorded Deed Book 138, Page 174-175, Union All Furniture, Fixtures and Equipment. 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 debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any
outstanding ad valorem taxes (including
taxes which are a lien, but not yet due
and payable), any matters which might be
disclosed by an accurate survey and inspection of the property any assessments. spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is HJM SR, INC. or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for HJM SR, INC. L. Lou Allen Stites & Harbison. PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03158 N(Jul11,18,25,Aug1)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of the default in the payment of a note executed by LARRY D. PATTERSON in favor of CADENCE BANK, N.A. in the original principal amount of \$149,317.46 secured by a Deed to Secure Debt executed by LAR-RY D. PATTERSON to SEASONS BANK, now known as CADENCE BANK, N.A., successor known as CADENCE DANN, N.A., Successor by merger with Seasons Bank, dated Janu-ary 7, 2005, recorded in Deed Book 562, pages 666-671, Union County, Georgia Deed Records, as modified, the undersigned has declared the full unpaid amount of the indebtedness secured by said deed due and

amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold payable, and acting under the power of sale contained in said deed, for the purpose of paying said indebtedness, will on the first Tuesday in August, 2012, during the legal hours of sale at the Courthouse in Union County, Georgia, sell at public outcry to the highest bidder for cash, the land and all improvements thereon, the property described as follows: All that tract or parcel of land lying and be-ing in Land Lot 216, 9th District, 1st Section of Union County, Georgia, and being shown as Tract 6, containing 4.93 acres, more or less, all on a plat of survey prepared by Blairsville Surveying Co., dated April 6, 1999, and recorded in Plat Book 53, page 29, Union County, Georgia records, which description on said plat is incorned. which description on said plat is incorporated herein by reference and made a part hereof. noron. Together with all rights, easements, appur-tenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fix-tures, and replacements that may now, or tat any time in the future, be part of the real estate described above.

This property is also conveyed along with and subject to all existing easements and restrictions of record.

This sale will be held subject to any outstanding ad valorem taxes (including taxes which are a lien but not yet due and pay-able), any matters which might be disclosed

able), any flatters which implified usclused by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, easements, rights of way, and matters of record superior to the Deed to Secure Debt first set out above. The indebtedness remaining in default, the sale will be made for the purpose of apply-ing proceeds thereof to the payment of the indebtedness secured by the Deed to Se-cure Debt, accrued interest and expenses of the sale and other sums secured by the Deed to Secure Debt, and the remainder, if any, shall be applied as permitted by law. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Cadence Bank, N.A., P.O. Box 1187, Starkville, MS 39760, (662-320-8343). 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 of the undersigned's knowledge
and belief the property is in the possession
of LARRY D. PATTERSON and said property will be sold as the property of LARRY D.
PATTERSON. 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 Deed to Secure Debt.
The undersigned will execute a deed to the purchaser as authorized in the aforementioned Deed to Secure Debt. This law firm is acting as a debt collector attempting to collect a debt and all infor-mation obtained shall be used for that purpose. CADENCE BANK, N.A., As Attorney in Fact for LARRY D. PATTERSON D. Thomas LeFevre Stewart, Melvin & Frost, LLP P. O. Box 3280 Gainesville, GA 30503 770-536-0101 N(Jul11,18,25,Aug1)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of default in the payment of the Because of default in the payment of the indebtedness, secured by a Security Deed executed by Connie V Seitz and Steve D Seitz to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of Hiawassee DBA Bank of Blueridge, its successors and assigns dated October 1, 2007 in the amount of \$327,000.00, and recorded in Deed Book 731, Page 48, Union County, Georgia Records; as last transferred to JP-Morgan Chase Bank. National Association Morgan Chase Bank, National Association by assignment; the undersigned, JPMorgan Chase Bank, National Association 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, without on the first Tuesday in August, 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 with 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 Land Lot 107, of the 10th District and 1st Section of Union County, Georgia, and being Lot 19, containing 1 acre, of Hemlock Ridge Phase Two as per plat of survey by Southern Geosystems, LTD James C. Jones, G.R.L.S., dated September 1, 2005, and recorded in Plat Book 59, Pages 95-96, in the Office of the Clerk of Superior Court of Union County Geograis Reference is bereby Union County, Georgia. Reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein and for a more complete metes and bounds de-scription of the property herein described. which has the property address of 6885 Knights Gap Rd, Blairsville, Georgia., to-gether with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to col-Notice has been given or 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 Connie V Seitz and Steve D Seitz 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.

JPMorgan Chase Bank, National Associa-Attorney in Fact for Connie V Seitz and Steve D Seitz McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News Publication Dates:07-11-2012, 07-18-2012, 07-25-2012, 08-01-2012 File No. 12-05901 /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. N(Jul11,18,25,Aug1)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 Anthony W Pafford to Mortgag Electronic Registration Systems, Inc. in th original principal amount of \$106,400.00 dated 08/09/2002, and recorded in Deed Book 427, page 288, Union County records, said Security Deed being last transferred and assigned to CitiMortgage, Inc. in Deed Book 889, Page 477, the undersigned will sell at public outery to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of August, 2012 by CitiMortgage, Inc., as Attorney-in-Fact for Anthony W Pafford the following described property: property: Tract I All that tract or parcel of land lying and begin in the 9th District, 1st Section, Land Lots 205 & 206 of Union County, Georgia, containing 3 acres, more or less, described as follows: BEGINNING at the branch at a utility pole; thence a Northeast direction with the road to the Creek at a culvert; thence down the creek a South direction to the branch; thence up the branch a Southeast direction to the point of BEGINNING.

to the point of BEGINNING.
Tract II
All that tract or parcel of land lying and
being in the 9th District, 1st Section, Land
Lots 205 & 206 of Union County, Georgia,
containing 1.3 acres, more or less, described as follows:
BEGINNING at the Southwest corner of Gene
F. Rogers property line; thence Southwest
with the Stevens Creek Road 500 feet to a
branch: thence Northwest 52 feet along the branch; thence Northwest 52 feet along the branch; thence due North with the Stevens Creek 480 feet back to the branch at the Gene Rogers property line, the point of the BEGINNING. Property known as: 2211 Rogers Road, 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-lowing: (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 eswage bills 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 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 Anthony W Pafford. thony W Pafford.
CitiMortgage, Inc., as Attorney-in-fact
for Anthony W Pafford.
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 ty in possession of the property is Stephen C Shenkman & Associates, P.A. or a tenant or tenants and said property is more commonly known as 1999 Riverbend Circle, 571 RIVERBEND RD, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited. 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. 11-14466 confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National As-sociation as Attorney in Fact for Stephen Shenkman and Sandra Shenkman Johnson & Freedman, LLC 1587 Northeast Express-way Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/ng4 8/7/12 Our file no. 1239911-FT20

N(Jul4,11,18,25,Aug1)B

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 Susie M. Rose and Mark A King to Mortgage Electronic Registration Systems of the Secure Debt from Susie M. Rose and Mark A King to Mortgage Electronic Registration Systems of the Secure Debt from Susia Description Secure Debt tems, Inc. in the original principal amount of \$371,600.00 dated 04/22/2009, and reof \$371,600.00 dated 04/22/2009, and re-corded in Deed Book 799, page 219, Union County records, said Security Deed being last transferred and assigned to CitiMort-gage, Inc. in Deed Book 884, Page 504, the gage, inc. in Deed Book 844, Page 304, file undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of August, 2012 by CitiMortgage, Inc., as Attorney-in-Fact for Susie M. Rose and Mark A King the following described property: following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 233 & 234 of Union County, Georgia, containing 11.95 acres, more or less, and being more preticularly described on following the continuous control of the control of th being more particularly described as fol-BEGINNING at the Land Lot corner common to Land Lots 199, 200, 233 and 234; thence South 13 degrees 03 minutes 30 seconds East 1,050.82 feet to an iron pin; thence South 68 degrees 09 minutes 15 seconds West 553.16 feet to a point; thence South 0 degrees 00 minutes East 520.75 feet to an True Point of Beginning; thence North 49 degrees 30 minutes East 100 feet to an iron pin; thence South 61 degrees 05 minutes East 27.90 feet to a point in the centerline of Jordan Rose Drive; thence following said centerline of Jordan Rose Drive Four (4) courses and distances, South 29 degrees 00 minutes East 154.35 feet, South 44 degrees 47 minutes East 89.19 feet, South 67 degrees 05 minutes East 73.49 feet to a point; thence South 21 degrees 10 minutes West 489.56 feet to a rock and iron pin; thence South 88 degrees 23 minutes 30 seconds West 218.77 feet to a point; thence South 61 degrees 34 minutes 30 seconds West 174.22 feet to an axle; thence South 53 degrees 32 minutes 45 seconds West 178.89 feet to a point; thence South 21 degrees 05 minutes 30 seconds West 193.33 feet to a point; thence South 15 degrees 30 minutes 30 seconds West 145.07 feet to a fence pos 30 seconds West 145.07 feet to a rence post on the north right-of-way of County Road #24; thence North 56 degrees 43 minutes 15 seconds West 130.83 feet to a point on the north right-of-way of County Road #24; thence North 10 degrees 00 minutes 45 seconds West 227.82 feet to a point; thence North 05 degrees 00 minutes Fact thence North 05 degrees 00 minutes East 175 feet to a point; thence North 0 degrees 29 minutes 15 seconds East 146.81 feet to an iron pin; thence North 44 degrees 27 minutes East 780 feet to the TRUE POINT OF BEGINNING. LESS AND EXCEPT: LESS AND EXCEPT: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 233 and 234 of Union County, Georgia, containing 3.031 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated July 16, 1996 and recorded in Union County Records in Plat Book 37, Page 9. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above referenced property.

Subject to a Roadway Easement to Jordan Rose Drive as it crosses the southern boundary of Tract conveyed to Bill Rose and the northern boundary of the Tract conveyed to Lillie Mae Rose Darby. Also subject to a Road Easement reserved for Ethal Rose to Jordan Rose Drive across the northern boundary of the above described property. Property known as: 1269 Ledford Road, 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 following: (1) all prior restrictive covenants. ease-(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 outstandsurvey or 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 CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368 PHONE: 866-272-4749

STATE OF GEORGIA

the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned 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 To the best of the undersigned's knowledge and belief, the party in possession is Susie M. Rose and Mark A King.
CitiMortgage, Inc., as Attorney-in-fact for Susie M. Rose and Mark A King.
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, PC.
South Terraces. Suite 1000 South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone - (770) 392-0398 Toll Free – (866) 999-7088 Our File No. 12-05335 **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Rhonda D. Franklin and Gerald W. Franklin rankini and ceratiw. Frankini to CitiFinancial Services, Inc., dated August 8, 2007, recorded in Deed Book 722, Page 360, Union County, Georgia Records, last assigned to CitiFinancial Inc., Maryland Corporation, conveying the after-described property to secure a Note in the original principal amount of One Hundred Ten Thousand One Hundred Forty-Five and 05/100 DOLLARS (\$110,145.05), with interest thereon as set forth therein, there wil 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 August, 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 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). The entity that has full authority to nego tiate, amend, and modify all terms of the mortgage with the debtor is: CitiFinancial North America, Attention: Foreclosure Department, 1111 Northpoint, Suite 100 Bldg 4, Coppell, TX 75019 AND 877-675-3656. Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage 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 dis-

closed by an accurate survey and inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restric-

tions, covenants, and matters of record

superior to the Security Deed first set out

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

To the best knowledge and belief of the

undersigned, the party in possession of the property is Rhonda D. Franklin and Gerald

W. Franklin or a tenant or tenants and said

property is more commonly known as 77 Franklin Place, Young Harris, GA 30582.

CitiFinancial Inc,a Maryland Corporation as Attorney in Fact for Rhonda D. Franklin and Gerald W. Franklin

MorrislHardwicklSchneider, LLC

1301 Hightower Trail, Suite 305

Sandy Springs, Georgia 30350

http://foreclosure.closingsource.net MHS File #: GA-91000558-12

WITS THE #: UA-91000306-12
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. COUNTY OF UNION NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Brian T. Allen to Mortgage Elec-Debt from Brian T. Allen to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$155,400.00 dated 12/30/2005, and recorded in Deed Book 623, page 497, Union County records, said Security Deed being last transferred and assigned to MortgagelT, Inc. in Deed Book 865, Page 649, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale on County, during the legal hours of sale, on the first Tuesday of August, 2012 by Mort-gagelT, Inc., as Attorney-in-Fact for Brian T. Allen the following described property: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 83 of Union County Georgia, containing Lot 83 of Union County, Georgia, containing 0.84 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated September 28, 1999, and recorded in Union County Records In Plat Book 45, Page 26 Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Grantors also grant to grantee a non-exclusive perpetual easement for the use of the roads for Ingress and egress to the above described property.
Property known as: 3925 Henry Young Lane,
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, 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 1100 Virginia Avenue
Ft. Washington, PA 19034
PHONE: 800-850-4622
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 To the best of the undersigned's knowledge and belief, the party in possession is Brian MortgageIT, Inc., as Attorney-in-fact for

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

Our File No. 12-04969

Toll Free – (866) 999-7088 www.penderlaw.com

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in

that certain Security Deed and Agreement from Gary Michael Vaughan and Janit Gunt-er Vaughan to Community & Southern Bank

(by virtue of that certain Assignment of

Security Instruments and Other Loan Docu-Security instruments and other Loan Docu-ments, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Deposit Insurance Corporation in receiv-

ership of Appalachian Community Bank

("Community & Southern Bank"), dated December 21, 2007, filed and recorded

January 11, 2008 in Deed Book 743, Page

150, Union County, Georgia Records, re-recorded March 20, 2008 in Deed Book 752,

Page 772, aforesaid records (as amended,

modified, or revised from time to time, "Se curity Deed"), said Security Deed having

been given to secure a Note in the original

AND 00/100THS DOLLARS (\$165.750.00) (as

oal amount of ONE HUNDRED SIXTY-

at public outcry to the highest bidder fo cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in August, 2012, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument previously been released from the lien of the Security Deed): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOTS 48 & 61 OF UNION COUNTY, GEORGIA, CONTAINING 10,205 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY GARY KENDALL, AS RECORDED IN UNION COUNTY RECORDS AT PLAT BOOK 60, PAGE FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY ALSO CONVEYED IS AN EASEMENT ACROSS AND THROUGH THAT ROAD RUNNING FROM MULL ROAD TO THE ABOVE PROPERTY, AS SHOWN ON THE ABOVE REFERRED TO PLAT The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees penses of the sale, including attorneys rees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon public utilities which constitute liefs upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Gary Michael Vaughan and Janit Gunter Vaughan or The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Community & Southern Bank and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. Community & Southern Bank as Attorneyin-Fact for Gary Michael Vaughan and Janit Gunter Vaughan Contact: Guillermo Todd. Esq. Busch, Slipakoff & Schuh, LLP 3350 Riverwood Parkway, Suite 1550 Atlanta, Georgia 30339 Telephone (770) 790-3550 **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
This is an attempt to collect a debt and any information obtained will be used for that By virtue of a Power of Sale contained in by virtue of a rower of saie contained in that certain Security Deed and Agreement from Lester C. Chesser, Jr. and Crystal L. Chesser to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Docu-

ments, filed and recorded June 9, 2010 in Deed Book 835, Page 291, Union, Georgia Records, assignee of the Federal Deposit necords, assignee of the Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank) ("Commu-nity & Southern Bank"), dated November 14, 2007, filed and recorded November 21, 2007 in Deed Book 736, Page 395, UNION COUNTY, Georgia Records (as amended, modified or revised from time to time "Semodified, or revised from time to time, "Se curity Deed"), said Security Deed having been given to secure a Note (the "Note") been given to secure a Note (the "Note") in the original principal amount of ONE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED THIRTY-TWO AND 35/100THS DOL-LARS (\$113,532.35), with interest thereon as provided for therein, there will be sold at public outery to the highest bidder for each before the courtburse does of IMNON. cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in August, 2012, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, by duly executed and recorded instrument, previously been released from the lien of the Security Deedy:
ALL THAT TACT OR PARCEL OF LAND LY-ING AND BEING IN THE IOTH DISTRICT, 1ST SECTION, LAND LOT 83, UNION COUNTY, GEORGIA, BEING LOT TWENTY-TWO (22) OF COOSA VALLEY SUBDIVISION, CONTAINING 2.43 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER AND ASSOCIATES, INC., DATED JUNE 8, 1987, AND RECORDED IN PLAT BOOK P, PAGE 245, UNION COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE FULL AND COMPLETE LESS AND EXCEPT: ALL THAT TACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, 1ST ING AND BEING IN THE TOTH DISTRICT, 1ST SECTION, LAND LOT 83, UNION COUNTY, GEORGIA, AND BEING A PORTION OF LOT 22, COOSA VALLEY SUBDIVISION, CONTAINING 0.016 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED JUNE 9, 1997, AND RECORDED IN PLAT BOOK 39, PAGE 49, WINCH COUNTY ACROSIC PROCESS. UNION COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR MORE FULL AND COMPLETE DESCRIP-The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights of way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lester C. Chesser, Jr. and Crystal L. Chesser or tenant(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Community & Southern Bank and its counsel are acting as debt

DESCRIPTION.

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collectors. Any information obtained will be used for that purpose.
Community & Southern Bank as Attorney in-Fact for Lester C. Chesser, Jr. and Crystal L. Chesser Contact: Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP 3350 Riverwood Parkway, Suite 1550 Atlanta, Georgia 30339 Telephone (770) 790-3550 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Elsie K. Dean to Primary Capital Advisors LLC, dated September 5, 2001, recorded in Deed Book 387, Page 198, Union County, Georgia Records, as last transferred to Washington Mutual Home Loans. Inc by assignment re-Mutual Home Loans, Inc by assignment re-corded in Deed Book 390, Page 293, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-SEVEN THOUSAND AND 0/100 DOLLARS (\$57,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County Georgia within the legal hours of sale or the first Tuesday in August, 2012, the following described property:All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 255 of Union County, Georgia, containing 1.0 acre, more or less, as shown on a plat of survey by B. Keith Rochester & Associates, Inc., dated 5/11/87, revised 11/28/95, and recorded in Union County Records in Plat Book 34, Page 248. Said plat is incorporated herein, by reference hereto. For a full and complete by reference hereto, for a full and complete description of the above described prop-erty. The debt secured by said Security Deed has been and is hereby declared due Deed nas been and is nereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including at-torney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure. 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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Elsie K. Dean or a session of the property is state. Dearl of a tenant or tenants and said property is more commonly known as 81 Young Cane Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the control of the learn with tion and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association, succes-

sor in interest by purchase from the FDIC as Reciever of Washington Mutual Bank fka Washington Mutual Bank, FA S/B/M to Washington Mutual Home Loans, Inc as Attorney in Fact for Elsie K. Dean Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/ng4 8/7/12 Our file no. 1104212-FT20 N(Jul11,18,25,Aug1)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 ANY INFURMATION UBIAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Stephen Shenkman and Sandra Shenkman to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation Its Successors and Assims. Corporation, Its Successors and Assigns, dated December 11, 2003, recorded in Deed Book 502, Page 297, Union County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment of the Post County C signment recorded in Deed Book 896. signment recorded in Deed Book 896, Page 282, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-EIGHT THOUSAND FIVE HUNDRED AND 0/100 DOL-LARS (\$238,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the following described property: All that the following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 17 & 20 of Union County, Georgia, containing 1.781 acres, more or less, and being Lot "A" of Riverbend II Subdivision, as shown an allat of survey by R Keith Rochester & on a plat of survey by B. Keith Rochester & Associates, Inc., dated September 24, 1987 and recorded in Union County Records in Plat Book 34, Page 228. Said plat is incor-porated 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 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 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). JPMorgan Chase Bank, National Associa tion can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, 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 due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the par-

By virtue of a Power of Sale contained in that certain Security Deed from MICHAEL J. WHITE to MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONPOINT, A DIV. OF FFFC, AN OP. SUB. OF MLB&T CO., FSB, dated February 6, 2007, recorded February 12, 2007, in Deed Book 691, Page 218, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Seven Thousand Five Hundred and 00/100 dollars (\$67,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORT-GAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Geor-gia, within the legal hours of sale on the first Tuesday in August, 2012, all property described in said Security Deed including but not limited to the following described property:
THE FOLLOWING PROPERTY TO-WIT: 3.2
ACRES LOCATED IN LAND LOT 238, 11TH.
DISTRICT, 1ST. SECTION UNION COUNTY,
GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE
BELAND LOT 239. SAUD POINT PENIC 10. OF LAND LOT 238; SAID POINT BEING LO-CATED 955 FEET WEST OF THE SOUTHEAST OF SAID LAND LOT AS MEASURED ALONG SOUTH LINE OF SAID LAND LOT; THENCE NORTH 02 DEGREES 14 MINUTES EAST, 360 FEET TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTE EAST, 240 FEET TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTE EAST, 240 FEET TO A POINT; THENCE NORTH AND A SECRET 14 MINUTES AND A SEC POINT: THENCE NORTH 02 DEGREES 14 MIN-UTES EAST, 129.1 FEET TO A POINT; THENCE NORTH 57 DEGREES 21 MINUTES WEST, 358.1 FEET TO A POINT LOCATED IN THE CENTER OF A STREAM; THENCE SOUTHWESTERLY FOLLOWING THE CENTER LINE OF SAID STREAM 683 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LAND LOT 238; THENCE SOUTH 86 DEGREES OO MINUTES EAST, 198.6 FEET TO THE POINT OF BEGINNING.
FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 079-029A; SOURCE OF TITLE IS BOOK 170, PAGE 96 Said legal description being controlling, however the property is more commonly known as 12006 TRITT RD, SUCHES, GA The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MICHAEL J. WHITE, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security

The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Lender Contact: BAC, Loss Mitigation Dept., P.O. Box 940070, Simi Valley, CA 93094-0070 Telephone Number: 800-720-3758 U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORT-GAGE LOAN TRUST, MORTGAGE LOAN AS-SET-BACKED CERTIFICATES, SERIES 2007-1 as Attorney in Fact for MICHAEL J. WHITE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 400, Norcross, GA Telephone Number: (877) 813-0992 Case No. BAC-12-02291-0002 Ad Run Dates 07/10/2012, 07/17/2012, 07/24/2012, 07/31/2012 www.rubinlublin.com/property-listings. N(Jul11,18,25,Aug1)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Ronna L. McFadden and William E. McFadden to Mortgage Electronic Registration Systems, Inc. as nominee for Southern Highlands Mortgage, LLC, its successors and assigns dated January 10, 2007 in the amount of \$159,900.00, and recorded in Deed Book 686, Page 142, Union Counts Courts in County 10,000. County, Georgia Records; as last trans-ferred to Branch Banking and Trust Compa-ny by assignment; the undersigned, Branch Banking and Trust Company 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 August, 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 being in Land Lot 263, 9th District, 1st Section, Union County, Georgia, containing 1.24 acres, as shown on a plat of survey by Tamrok Engineering, Inc., Tommy J. Phillips, RS #1626, dated 7/12/91 and recorded in Plat Book Z Page 29 Union County records, which description on said plat is hereby incorporated by reference and made a part TRACT 2: All that tract or parcel of land lying and being in Land Lot 263, 9th District, 1st Secing in Land Lot 263, 9th District, 1st Section, Union County, Georgia, containing 1.0 acre, being described as follows: Beginning at the point joining the NW corner of the Katsch Property, the NE corner of the Heaton Property, and the SW corner of the said property, thence N 3 00 E 118.0 feet to an iron pin, thence E 331.0 feet to an iron pin, thence S 33 30 E; thence S 14 00 E; thence 5 4 15 W along Dyer Circle to an iron pin; thence S 89 30 W; thence S 86 30 W 75 0 feet; thence N 79 00 W 87.7 thence S W 75.0 feet; thence N 79 00 W 87; thence S 89 15 W 87.0 feet to the Point of Beginning. A plat of description of the property is re-corded in the Union County records in Plat Book 11 Page 231, recorded 12/27/78 and is also shown on the warranty deed from Gertrude K Dyer to Ray H. Sales and Joann O. Sales dated 2/1/91, recorded in Deed Book 182 Page 462 Union County records. All of the above property is further shown on a plat of survey by Tamrok Engineering, Inc., RS #1626, dated 7/12/91, a copy of same being attached hereto.
Also conveyed is a non-exclusive perpetual easement for the use of the roads for inress and egress to the above described which has the property address of 691 Newton Circle, Blairsville, Georgia., to-gether with all fixtures and other personal

property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions,

liens, and other superior matters of record which may affect said property.

The sale will be conducted subject (1) to

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

final confirmation and audit of the status

of the loan with the holder of the security 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 Ronna L. McFadden and William E. Mc-Fadden and the proceeds of said sale will be applied to the payment of said indebt-edness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. Branch Banking and Trust Company Attorney in Fact for Ronna L. McFadden and William E. McFadden www.mccurdycandler.com
The North Georgia News
Publication Dates:07-11-2012, 07-18-2012, 07-25-2012.08-01-2012 07-29-2012, 00-01-2012
File No. 12-05988 /FHLMC/mtucker
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. GEORGIA. UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-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 Jonathan Curtis Corn and Stacey M. Corn to Mortgage Electronic Registration Systems, Inc., as nominee for Appalachian Community Bank, its successors and assigns, dated May 18, 2001, recorded in Deed Book 375. Page 376. Union County. Georgia Records, as last transferred to Chase Home Finance, LLC. by assignment recorded in Deed Book 844, Page 594, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-FOUR THOUSAND SIX HUNDRED AND 0/100 DOL-LARS (\$54,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART 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 Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939. 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 Curtis Corn and Stacey Corn or a tenant or tenants and said property is more commonly known as 888 Hams Old Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-

1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ksp 8/7/12 Our file no. 51176604-FT18 EXHIBIT 1st Section, Union County, Georgia, containing 2.71 acres, more or less, as depicted in the plat of survey prepared for Curtis and Stacey Corn by Robert J. Breedlove, RLS #2228, dated 9/23/99, and recorded in Plat Book 45 page 241, Union County records, and said plat is incorporated herein by reference for a more complete description of the above property. Subject to the easement deed between Dennis W. Garrett and the United States of America dated 1/7/82 and recorded in Deed Book 120 page 350, corrected in Deed Book 122 page 331 Union County records. Subject to mineral rights reserved by previous grantor. MR/ksp 8/7/12 Our file no. 51176604 - FT18 N(Jul11,18,25,Aug1)B **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by William Douglas Loyd and Rachel Loyd to JPMorgan Chase Bank, N.A., dated April 4. 2007, recorded in Deed Book 706, Page 372, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED NINE THOUSAND SIX HUN-DRED AND 0/100 DOLLARS (\$309.600.00). highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO 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 this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JP-Morgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939. 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, knowledge and belief or the undersigned, the party in possession of the property is William Douglas Loyd and Rachel Loyd or a tenant or tenants and said property is more commonly known as 4986 Choestoe Trl, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the 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. JPMorgan Chase Bank National Association as Attorney in

Bank National Association as Attorney in Fact for William Douglas Loyd and Rachel Loyd McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/ksp 8/7/12 Our file no. 52868208-FT18 EXHIBIT "A" All that tract or parcel of land lying and being in the Land Lot 132, 16th District, 1st Section, of Union County, Georgia, and being Lot 3 of Story Book Cabins Subdivision containing 2.031 acres. more or less, as shown on a

firmation 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. JPMorgan Chase

Bank, National Association as Attorney in Fact for Jonathan Curtis Corn and Sta

cey M. Corn successor by merger to Chas

Home Finance LLC McCalla Raymer, LLC

2.031 acres, more or less, as shown on a plat of survey prepared by Rochester And Associates, Inc., dated April 30, 2002, and recorded in Plat Book 53, Page 187, of the Union County records, said plat being spe-cifically incorporated herein by reference for the description of said property. Sub-ject to easement recorded in Deed Book 181, Page 462. Subject to easement to Blue Ridge Mountain EMC as recorded in Deed Ridge Mountain EMC as recorded in Deed Book 405, Page 110 and in Deed Book 417, Page 268. Subject to easements recorded in Deed Book 456, Pages 482 and 483. Sub-ject to water agreement with Appalachian Water, Inc. as recorded in Deed Book 456, Pages 485-486. Subject to restrictions as recorded in Deed Book 502, Pages 84-86. Subject to easement recorded in Deed Book 531. Page 273. Subject to all other ease-531. Page 273. Subject to all other easements, restriction, reservations, and rights-of-way of record, if any. MR/ksp 8/7/12 Our file no. 52868208 - FT18 N(Jul11,18,25,Aug1)B **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Randall J. Allen to Mortgage Electronic Registration Systems, Inc., dated January 17, 2008, recorded in Deed Book 744, Page 561, Union County, Georgia Records, as last transferred to Bank of America N.A. successor by merger to BAC Home Loans Servicing, LP formerly known as Countravide Home. Loans Servicing LP by Countrywide Home Loans Servicing LP by assignment recorded in Deed Book 881, Page 685, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-SIX THOUSAND TWO HUNDRED SEVENTY-FIVE AND 0/100 DOL-LARS (\$86,275.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-curity 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 precide is not required by law to negotiate, amend, ment. To the best knowledge and belief of the undersigned, the party in possession of the property is Estate Of Randall Allen and Randall J. Allen or a tenant or tenants and said property is more commonly known as 1952 Elisha Payne Circle South, 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. Bank of America N.A. successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servic-ing LP as Attorney in Fact for Randall J. Al-len McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/em2 8/7/12 Our file no. 5368212-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 22 of Union County, Georgia, containing 1.00 acre, more or less, as shown on a plat of survey made for Randall J. Allen dated September 9,

1994, by Blairsville Surveying Co. F.R.L.S. #2228, and being recorded in Union County Records in Plat Book 32, page 91, said plat

of survey being incorporated herein by reference hereto, for a full and complete description of the above-described property. Also conveyed herein is 9' gravel rond 9' easement for ingress and egress to and from said property as shown on the plat. Parcel No. 011-048-A MR/em2 8/7/12 Our

file no. 5368212 - FT11

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

N(Jul11,18,25,Aug1)B

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Johnny F. Williams to Mortgage Electronic Registration Systems, Inc. dated September 26, 2005, and recorded in Deed Book 606, Page 468, Union County Re-cords, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA, by Assignment , securing a Note in the original principal amount of \$236,000.00, 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, August 7, 2012, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed. to-wit: All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lot 216 of Union County, Georgia, and being tot 41 of Smokey Mountain Estates Subdivision, containing 2.00 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated April 15, 1987, and recorded in Union County Records in Plat Book U, Page 37. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Grantors also grants to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and of the suddivision rolars and egress to the above described property. Said property is known as 1550 White Oaks Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, 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 status 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, knowledge and belief of the undersigned, being presently in the possession of Johnny F. Williams 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 Johnny F. Williams File no. 12-032590 SHAPIRO & SWERTFEGER, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Duke Building, Suite Atlanta, GA 30341-3941 (770) 220-2535/KB 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 Because of default in the payment of the indebtedness, secured by a Security Deed executed by Alan William Howard and Jennifer Yvonne Howard to Mortgage Electron-ic Registration Systems, Inc., as nominee for Branch Banking and Trust Company, its successors and assigns dated September 28, 2010 in the amount of \$185,780.00, and recorded in Deed Book 845, Page 524,

Union County, Georgia Records; as last transferred to Branch Banking and Trust Company by assignment; the undersigned, Branch Banking and Trust Company pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and nazable and of said indebtedness due and payable and or said intentioness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in August, 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 being in Land Lots 181 & 182, 9th District, 1st Section, Union County, Georgia, containing 1.019 acres, more or less, and being shown as Lot Twenty-Four (24) of Nottely Highlands Subdivision on a plat of survey by Rochester & Associates, Inc , RS 42653, dated 07/25/01, revised 08/01/01 and recorded in Plat Book 49, Page 136, Union County, Georgia records, which plat is by reference incorporated herein and made a The property is subject to the road easements as shown on said plat. The property is subject to the Restrictions recorded in Deed Book 384, Pages 281-284, Union County, Georgia records
The property is subject to the power line
easements to Blue Ridge Mountain EMC
as recorded in Deed Book 383, Page 282, as recorded in Deed Book 363, Page 262, Union County, Georgia records The property is subject to the right of way in favor of Union County, Georgia as re-corded in Deed Book 744, Page 414, Union County, Georgia records. Grantor grants to Grantee a non-exclusive perpetual easement for the use of the sub-division roads for ingress and egress to the above property. which has the property address of 82 Kilo-ran Way, Blairsville, Georgia., together with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.

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

Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Said property will be sold as the property of Alan William Howard and Jennifer Yvonne

Howard and the proceeds of said sale will be applied to the payment of said indebt-edness, the expense of said sale, all as provided in said deed, and the undersigned

will execute a deed to the purchaser as provided in the aforementioned Security

www.mccurdycandler.com
The North Georgia News
Publication Dates:07-11-2012, 07-18-2012,

07-25-2012, 08-01-2012 File No. 12-05939 /FHLMC/kgrant 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.

Branch Banking and Trust Company Attorney in Fact for

Alan William Howard and Jennifer Yvonne Howard McCurdy & Candler, L.L.C. (404) 373-1612

Deed.

Records, and securing a Note in the origi-nal principal amount of \$198,000.00, said Security Deed last having been assigned to Green Tree Servicing LLC, the current holder thereof, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursu-ant to the power of sale contained in said Security Deed, will, on the first Tuesday in August, 2012, to-wit: August 7, 2012, dur-ing the legal hours of sale, before the Union County Courthouse door, sell at public out-County Courthouse door, seil at public out-cry to the highest bidder for cash, the fol-lowing described real property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOTS 215 & 218, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGÍA AND BEING LOT 14 OF ROSS RIDGE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY M.E. RICHARDS, UNION COUNTY SURVEYOR, DATED APRIL 9, 1985, SUBDIVIDED APRIL 1986, SAID PLAT IS RE-CORDED IN PLAT BOOK P, PAGE 131, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HÉREIN BY REFERENCE. The afore described real property is also known as 1420 Matthew Street, Blairsville, GA 30512, according to the present system of numbering houses in Union County, This sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the borrower has not reinstated the loan prior to the foreclosure sale. Said real property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the real property, any as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Upon information and belief, said real property is presently in the possession or control of Ashley Lynn Benson and Jason R. Benson and the proceeds of said sale will be applied to the payment of said sale will be applied to the payment of said indebt-edness and all the expenses of said sale, including attorney's fees, all as provided in said Security Deed and the excess pro-ceeds, if any, will be distributed as pro-vided by law ceeds, if any, will be disvided by law.

Green Tree Servicing LLC
as Attorney-in-Fact for
ASHLEY LYNN BENSON and JASON R. BENSON and JASON R. BENSON
David W. Adams, Esquire
Ellis, Painter, Ratterree & Adams LLP
2 East Bryan Street, Suite 1001
Savannah, Georgia 31401
(912) 233-9700
THIS LAW FIRM MAY BE ATTEMPTING
TO COLLECT A DEBT ON BEHALF OF THE
ABOVE-REFERENCED SERVICER AND ANY
INFORMATION WILL BE USED FOR THAT
PIIRPOSE NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Tricia Gross to Mortgage Electronic Registration Systems, Inc as a nominee for America's Wholesale Lender its successors and as-

signs, dated December 1, 2006, recorded in Deed Book 680, Page 481, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 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 TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$284,750.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia within the legal hours of sale on the first Tuesday property: SEE EXHIBIT "A" ATTACHED HERE-TO 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 in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, CO 80129, 800-306-6059. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mort-gage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Tricia Gross or a tenant or tenants and said property is more commonly known as 7290 Gladys Ln, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confir-mation 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. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFI-CATES, SERIES 2006-24 as Attorney in Fact for Tricia Gross McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/eca1 8/7/12 Our file no. 5646112-FT1 EXHIBIT o///12 Uur ille 10. 3040112-F11 EARIBII "A?" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 17 of Union County, Georgia, and being Lot 28 of Double Springs Settlement Subdivision, containing 1.075 acres, more or less, as shown on a plat of survey by Owenby Land Surveying, Inc., dated Octo-ber 11, 2004 and revised April 3, 2005, and recorded in Union County Records in Plat Book 55, Pages 316-320. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision road for ingress and egress to the above described property. MR/eca1 8/7/12 Our file no. 5646112 - FT1 N(Jul11,18,25,Aug1)B NOTICE OF SALE UNDER POWER GEORGIA. UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Perry P. Gambrell, Jr. to , dated September 21, 2007, recorded in Deed Book 729, Page 28, Union County, Georgia Records, as last transferred to SunTrust Mortgage, Inc. by assignment to be recorded in the Office of assignment to be recorded in the other 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 ONE HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$139,500.00), with interest thereon as set forth therein, there will be added at white output to the bished of the context of the context of the bished of the context of the bished of the context of the bished of the context of will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal

clared due because of, among other pos-

sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity 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 vet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Sununderstand 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 Perry P. Gambrell, Jr. and Lenora F. Gambrell or a tenant or tenants and said property is more commonly known as 1610 April Lane, 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 SunTrust Mortgage, Inc. as Attorney in Fact for Perry P. Gambrell, Jr. McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ gla 300/6 www.toreciosurenotiine.net MH/ tm10 8/7/12 Our file no. 5624812-FT15 EX-HIBIT "A" All that tract or parcel of land ly-ing and being in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being Lot 11E of Doc Thomas Ridge Subdivision, containing 0.682 acres, more or less as recorded in Union County Georgia Records in Plat Book 44, Page 236; which plat and legal description thereon are incorporated herein by reference thereto. Said property is subject to the road right of way and util-ity right of way across east end of Lot 11E for continued use to April Lane reserved by Bobby Poteete as recorded in Deed Book 459, Page 808, Union County, Georgia Records, Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County Records in Deed Book 193, Page 623. Subject to road easement as shown on plat. MR/tm10 8/7/12 Our file no. 5624812 N(Jul11.18.25.Aua1)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Chris-topher M Meigs and Deborah L Meigs to Mortgage Electronic Registration Systems, Inc., dated July 31, 2007, recorded in Deed Book 720, Page 482, Union County, Georgia 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 882. Page 290, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal mount of SEVENTY-THREE THOUSAND WO HUNDRED TWENTY AND 0/100 DOL-LARS (\$73,220,00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County. Georgia within the legal hours of sale on the first Tuesday in August, 2012, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERECOE 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 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 in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set The entity that has full authority to ne-gotiate, 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 Christopher M Meigs and Deborah L Meigs or a tenant or tenants and said property is more commonly known as 4279 Town Creek School Road, Blairsville, Georgia 30512.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security 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., successor by merger

to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Servic-

Our mic no. 31304911-F111

EXHIBIT "4"

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 119 and 126 of Union County, Georgia, containing 0.8 acres, more or less, as

shown on a plat of survey by Lane S. Bishop & Assoc., dated July 15, 1986, and recorded in Union County Records in Plat Book R,

Page 247. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described prop-

Also conveyed is an non-exclusive perpet-ual easement for the use of the roads for ingress and egress to the above described

property. MR/cng 8/7/12 Our file no. 51564911 - FT11

NOTICE OF SALE UNDER POWER

N(Jul11,18,25,Aug1)B

ina. LP

as Attorney in Fact for Christopher M Meigs and Deborah L Meigs

McCalla Raymer, LLC 1544 Old Alabama Road

Roswell, Georgia 30076 www.foreclosurehotline.net MR/cng 8/7/12

Our file no. 51564911-FT11

ROTICE OF SALE ONDER TOWER
GEORGIA, UNION COUNTY
Because of default in the payment of the
indebtedness, secured by a Security Deed
executed by Leonard J. LaBelle and Linda
A. LaBelle to Mortgage Electronic Registration Systems, Inc., as nominee for Branch Banking and Trust Company, its succes-sors and assigns dated May 22, 2009 in the amount of \$335,000.00, and recorded in Deed Book 802, Page 339, Union County, Georgia Records; as last transferred to Beorgia Records; as last transferred to Branch Banking and Trust Company by as-signment; the undersigned, Branch Bank-ing and Trust Company pursuant to said deed and the note thereby secured, has de-clared the entire amount of said indebted-ness due and payable and pursuant to the power of sale contained in said deed will power of sale contained in said deed, will on the first Tuesday in August, 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 being located in Land Lot 58, 8th District, 1st Section of Union County, Georgia, being designated as Tract Two, containing 7.434 acres of land, more or less, as shown on plat of survey prepared by Rochester & Associates, Inc. by James L. Alexander, GRLS# 2853, dated January 22, 1997, revised May 15, 1997 and recorded in Plat Hanger A520, Page 151 (formerly Plat Book 38, Plat 151). Union County, Georgia records. Said plat is incorporated herein by reference thereto for a more complete description of the above described property. Subject to Easement to Blue Ridge Mountain EMC recorded in Deed Book 181, Page 313, aforesaid records. Subject to Private Road Maintenance Agreement recorded in Deed Book 270, Page 301, aforesaid records. Subject to Ingress and Egress recorded in Deed Book 324, Page 195, aforesaid records. Subject to Boundary Line Agreement recorded in Deed Book 504, Pages 94-95, aforesaid records. Subject to all easements, restrictions, and rights of way as shown on above referenced plat or as otherwise appearing of record. Subject to existing easements and right of ways for public roads, if any. This conveyance made together with right of ingress, egress and utility service along existing road to the subject property. Sub-ject to Union County, Georgia Subdivision regulations, Mobile Home regulation and any zoning or other ordinances, if any. which has the property address of 302 Wagon Wheel Road, Morganton, Georgia., together with all fixtures and other personal property conveyed by said deed.

The sale will be held subject to any unpaid taxes, assessments, rights-of-way, 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 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 Leonard J. LaBelle and Linda A. LaBelle and the proceeds of said sale will be applied to the payment of said indebtedness, the ex-pense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. Branch Banking and Trust Company Attorney in Fact for Leonard J. LaBelle and Linda A. LaBelle McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The News Observer Publication Dates:07-11-2012, 07-18-2012, 07-25-2012, 08-01-2012 File No. 12-05925 /FHLMC/mtucker THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale contained in that certain Deed to Secure Debt given by Melissa Gessling L.L.C. (the "Grantor") to Nantahala Bank & Trust Com-pany (the "Lender") dated August 22, 2008 and recorded on August 25, 2008, in Deed Book 772, Pages 301-309, Union County, Georgia official records (together with any and all amendments and modifications, hereinafter referred to as the "Security hereinafter referred to as the "Security Deed"), conveying the property described below to secure repayment of (i) that certain Promissory Note dated as of June 29, 2010, payable by Grantor to the order of Lender, in the stated principal amount of \$212,500,00, together with interest thereon

as set forth therein; and (ii) all present and future debts from Grantor to Lender (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 cale on the first cournouse door or union county, leorgia, within the legal hours of sale on the first Tuesday in August, 2012 (being August 7, 2012) the following described parcel of real property together with all improvements, fixtures, easements, hereditaments, rights, members, appurtenances, and personalty located thereon and described in the Selocated thereon and described in the Security Deed:
All that tract or parcel of land lying and being in Land Lot 273, 9th District, 1st Section, City of Blairsville, Union County, Georgia being Tract 2, containing 0.744 acres and Tract 3 containing 0.069 acres, as per plat of survey by Landtech Services, Inc. RS# 2653, dated February 26, 2003 revised November 30, 2004 and recorded in Plat Pack ES Pages 116 Union Courts Coordinates Book 55, Page 116, Union County, Georgia records, which plat is by reference incorporated herein and made a part hereof.
The property is subject to the road and power line as shown on the aforesaid plat. The property is subject to the easement to the City of Blairsville as recorded in Deed Book 643, pages 563-565, Union County, Georgia records. The above-described property is improved property known as 134 School Circle, Blairsville, Georgia 30512, according to the present system of numbering property in Union County, Georgia. The Secured Indebtedness has been and is Ine Secured indeptedness 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 in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the Security Deed.
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 MELISSA GESSLING L.L.C. Edwin H. Garrison Burr & Forman LLP Suite 1100, 171 Seventeenth Street, N.W. Atlanta, Georgia 30363 Email: ehgarris@burr.com (404) 815-3000 (404) 214-7945 THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across County Road #209 to and from the intersection with Pat Colwell Road, as shown on said plat.
Together with fixtures evidenced by Mobile/Manufactured Home Certificates of Permanent Location, recorded in aforesaid records, as follow: a) Dated 1/7/2008, recorded in Deed Book 742 Page 348, and b) Dated 1/7/2008, recorded in Deed Book 742 Page 349 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property any assessments. hours of sale on the first Tuesday in August, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and A PART HEREOF The debt secured by said Security Deed has been and is hereby dematters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is COY LEE DOCKERY or a tenant **COMMUNITY & SOUTHERN BANK** as attorney in Fact for COY LEE DOCKERY L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. C0608-0365 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Jul11,18,25,Aug1)B **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by William Piechocniski and Sonya Piechocniski to Mortgage Electronic Registration Systems, Inc., dated August 4, 2006, recorded in Red 18 12 12 in Deed Book 773, Page 764, Union County, Georgia 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 SEVEN HUNDRED EIGHTY AND 0/100 DOLLARS (\$165,780.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 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 pos-sible 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 paving 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 vet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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 under-signed, 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 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., successor 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 Piechocniski McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ qlb 8/7/12 Our file no. 5186912-FT11 EX-HIBIT "A" The land referred to in this policy is situated in the State of GA, County of Union, City of Blairsville and described 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, records of Union County, Georgia, which plat is by reference incorporated herein and made a part hereof. APN: 051-012-C01 MR/qlb 8/7/12 Our file no. 5186912 - FT11 N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER

COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given
by TIM J. WILSON AND DARLENE WILSON
to MORTGAGE ELECTRONIC REGISTRATION
CONTROL OF COMMERCE AND AND ADMINISTERS

SYSTEMS, INC. ("MERS") AS NOMINEE FOR BNC MORTGAGE, INC., dated 01/31/2007, and Recorded on 02/09/2007 as Book No.

691 and Page No. 24-43, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

OF THE STRUCTURED ASSET SECURITIES

CORPORATION MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES

SERIES 2007-BC3, by assignment, conveying the after-described property to secure a Note of even date in the original principal

amount of \$207,000,00, with interest at the

rate specified therein, there will be sold by the undersigned at public outcry to the

highest bidder for cash at the UNION Coun-

ty Courthouse within the legal hours of sale on the first Tuesday in August, 2012, the fol-

lowing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 233, 9TH DISTRICT, 1ST SECTION

OF UNION COUNTY, GEORGIA, CONTAINING

STATE OF GEORGIA

183 ACRES, MORE OR LESS, AND BEING HOWN AS LOT FOUR (4) OF ROSE RIDGE SUBDIVISION ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., RS #1534 DATED 8/8/92, LAST REVISED 12/1/93 AND RECORDED IN PLAT BOOK 33 PAGE 174 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY IN-CORPORATED BY REFERENCE AND MADE A PART HEREOF.
BEING THE SAME PROPERTY CONVEYED
TO TIM J. WILSON AND DARLENE WILSON BY DEED FROM CLINTON PATTERSON AND BRENDA PATTERSON RECORDED 10/26/2001 IN DEED BOOK 392 PAGE 416. IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and by said beed 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, including attorney's fees (notice 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: , 888-554-6599. 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 property known as 1360 ROSE RIDGE RD, BLAIRSVILLE, GEORGIA 30512 is/are: TIM J. WILSON AND DARLENE WIL-SON 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 proper-ty, and (c) all matters of record superior to the Deed to Secure Debt first set out above including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the precedin paragraph. U.S. BANK NATIONAL ASSOCIA TION, AS TRUSTEE OF THE STRUCTURED AS-SET SECURITIES CORPORATION MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3 as Attorney in Fact for TIM J. WILSON AND DAR-LENE WILSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE 20120187500071 BARRETT DAFFIN FRAP-PIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. N(Jul11,18,25,Aug1)B **NOTICE OF SALE UNDER POWER** Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOHN WESLEY TURNER AND PAMELA SUE TURNER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERICAN BROKERS CON-NUMINEE FUR AMERICAN BRUKERS CONDUIT, dated 08/31/2005, and Recorded on 09/01/2005 as Book No. 600 and Page No. 591-608, UNION County, Georgia records, as last assigned to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2008 2 bus estimpted. TIFICATES, SERIES 2006-3, by assignment, conveying the after-described property to secure a Note of even date in the original

principal amount of \$420,000.00, with interest at the rate specified therein, there will

be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in August, 2012,

the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION,

LAND LOTS 179 & 182 OF UNION COUNTY, GEORGIA, CONTAINING 0.860 ACRE, MORE OR LESS, AND BEING LOT 62 OF ARROWOOD

POINTE SUBDIVISION, PHASE II, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCI-ATES, INC., DATED 10/9/00 AND RECORDED

IN UNION COUNTY RECORDS IN PLAT BOOK 46, PAGE 137. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO THE ROAD EASEMENTS SHOWN ON THE PLAT.
SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 357, PAGE 196-199. SUBJECT TO THE POWER LINE EASEMENT TO BLUE RIDGE MOUNTAIN ELECTRIC MEM-BERSHIP CORPORATION RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 235. PAGE 799. 233, PAGE 799.
SUBJECT TO THE BULIDING SET -BACK LINE
AS SHOWN ON SAID PLAT
GRANTOR ALSO GRANTS TO GRANTEE A
NOT- EXCLUSIVE PERPETUAL EASEMENT
FOR THE USE OF THE SUBDIVISION ROADS
FOR INGRESS AND EGRESS 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 mains 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, including attorney's fees (notice 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: AMERICA'S SERVICING COMPANY, 3476 STATEVIEW BLVD, Foreclosure, FORT MILL, SC 29715, 800-288-3212. Please understand that the secured creditor is not 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 un-dersigned, the party/parties in possession of the subject property known as 7105 AR-ROWOOD LANDING, BLAIRSVILLE, GEORGIA 30512 is/are: JOHN WESLEY TURNER AND PAMELA SUE TURNER or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not vet 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, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final 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 all to U.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 confirma-tion and audit of the status of the loan as provided in the preceding paragraph. US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORT-GAGE SECURITIES CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 as Attorney in Fact for JOHN WESLEY TURNER AND PAMELA SUE TURNER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 20120134000803 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Telephone: (972) 341-5398. N(Jul11,18,25,Aug1)E **NOTICE OF SALE UNDER POWER**

Surveyor Boulevard Addison, Texas 75001 GEORGIA, UNION COUNTY Because of the default in the payment of a note executed by CHARLES B. DAVIS, JR. in favor of SEASONS BANK, now known as Cadence Bank, N.A., successor by merger with Seasons Bank, in the original principal amount of \$300,000.00 secured by a Deed amount of \$300,000.00 Secured by a beed to Secure Debt executed by CHARLES B. DAVIS, JR. to SEASONS BANK, dated August 20, 2004, recorded in Deed Book 540, pages 357-381, Union County, Georgia Deed Records, as modified, the undersigned has declared the full unpaid amount of the indebtedness secured by said deed due and debtedness secured by said deed due and payable, and acting under the power of sale contained in said deed, for the purpose of paying said indebtedness, will on the first Tuesday in August, 2012, during the legal hours of sale at the Courthouse in Union County, Georgia, sell at public outcry to the highest bidder for cash, the land and all improvements thereon, the property described as follows: All that tract or parcel of land lying and being in Land Lot 107 of the 9th District, 1st Section, Union County, Georgia, containing 0.613 acres and being Lot 111 of Notla Landing, as shown on a plat of survey by Rochester & Associates, Inc. RS #2653 dated December 08, 2000, and recorded in Plat Book 47, page 79, Union County, Geor-gia Records with description on said plat, vhich plat is hereby incorporated herein by Subject to restrictions of record pertaining to Notla Landing as recording in Deed Book 144, pages 750-751, Union County, Subject to easements of record for the maintenance of utilities affecting the prop-Subject to the title to that portion of the property embraced within the boundaries of roads, highways, easements and rights of way. Subject to reservations retained in that special warranty deed dated 05/21/58 between the United States of America and The Champion Paper and Fibre Company recorded in Deed Book 00, page 583. Subject to any and all mineral rights with respect to said tracts of land; provided, respect to said tracts of land; provided, however, the drilling rights with respect thereto shall be limited to a certain 5 acre tract of land as shown on said plat, recorded in Plat Book P, page 138, together with any access easements from the 5 acre tract across adjoining property to any public reads. Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improve-ments, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described The property was conveyed by C B Davis to Blue Mountain Financial, Inc. by Quit Claim Deed on August 23, 2004, recorded in Deed Book 540, page 614, Union County, Georgia book 340, page 514, onion county, deorgia records; and conveyed by Blue Mountain Financial, Inc. to Eileen's Land, LLC by Quit Claim Deed on January 14, 2005, recorded in Deed Book 561, page 586, aforesaid re-This sale will be held 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, easements, rights of way, and matters of record superior to the Deed to Secure Debt first set out above

The indebtedness remaining in default, the sale will be made for the purpose of apply-

ing proceeds thereof to the payment of the

indebtedness secured by the Deed to Se-cure Debt, accrued interest and expenses

of the sale and other sums secured by the Deed to Secure Debt, and the remainder, if any, shall be applied as permitted by law. The entity that has full authority to nego-

tiate, amend, and modify all terms of the mortgage with the debtor is Cadence Bank, N.A., 17 20th Street North, Birmingham, AL

35203 (205-777-0919). 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 of the undersigned's knowledge

lo the best of the undersigned's knowledge and belief, the property is in the possession of Charles B. Davis, Jr. a/k/a C B Davis, Blue Mountain Financial, Inc. or Eileen's Land, LLC and said property will be sold as the property of Eileen's Land, LLC. 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 Deed to Secure Debt.

This law firm is acting as a debt collector attempting to collect a debt and all information obtained shall be used for that

holder of the Deed to Secure Debt. The undersigned will execute a deed to the purchaser as authorized in the aforemen-

tioned Deed to Secure Debt.

purpose. CADENCE BANK, N.A.,

As Attorney in Fact for Charles B. Davis, Jr. D. Thomas LeFevre

770-536-0101

Stewart, Melvin & Frost, LLP P. O. Box 3280 Gainesville, GA 30503

AND EGRESS TO THE ABOVE PROPERTY The debt secured by said Deed to Secure Debt has been and is hereby declared due interest from date at a rate per cent per an-num on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georbecause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner progia, within the legal hours of sale on the vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying first Tuesday in August, 2012, the following All that tract or parcel of land lying and being in Land Lot 245, 9th District, 1st Section, Union County, Georgia, containing the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of in-1.50 acres as shown on a plat of survey by Landtech Services, Inc., RS #2653, dated 11/26/07 and recorded in Plat Book 60 page tent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of 200 Union County records, which descrip the mortgage with the debtor is: JPMOR-GAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME tion on said plat is hereby incorporated by reference and made a part hereof. The property is subject to two 10 foot grav-FINANCE LLC, 3415 VISION DRIVE, Forecloel driveway easements (a portion of one being asphalt) as shown on said plat. sure, COLUMBUS, OH 43219, 800-848-9136. Please understand that the secured credi-Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across County Road #209 to and from the intersection with tor is not required to negotiate, amend, or modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party/parties in pos-session of the subject property known as 580 BUTTERFLY LANE, BLAIRSVILLE, GEOR-All that tract or parcel of land lying and GIA 30512 is/are: STEVEN CALDWELL or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem being in Land Lot 245, 9th District, 1st Section, Union County, Georgia, containing 2.72 acres and being more particularly described as Tract One (1) on a plat of survey by Landtech Services, Inc. RS #2653, dated taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate 6/1/07 and recorded in Plat Book 60 page 29 Union County records, which description on said plat is hereby incorporated by refsurvey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, erence and made a part hereof.
The property is subject to two 10 foot gravel driveway easements (a portion of one being asphalt) as shown on said plat. including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) The property is subject to the powerline easement as shown on said plat. 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-graph. JPMORGAN CHASE BANK, N.A. as At-torney in Fact for STEVEN CALDWELL. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 20120187404839 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. 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 JAY MC-CARTER to Appalachian Community Bank dated March 21, 2007, recorded April 3, 2007, in Deed Book 700, Page 503, Union County, Georgia records, as transferred to Community & Southern Bank pursuant to that certain Purchase and Assumption Agreement dated as of March 19, 2010, by Agreement dated as of March 19, 2010, by and among Community & Southern Bank, The Federal Deposit Insurance Corporation, Receiver of Appalachian Community Bank and The Federal Deposit Insurance Corporation, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded in Deed Book 835, Page 291, Union County Records, said Security Deed being given to secure a Note from JAY MCCARTER dated August 28, 2008, in the original principal

August 28, 2008, in the original principal amount of Ninety Two Thousand Ninety One and 50/100 (\$92,091.50) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2012, the following described property: All that tract or parcel of land lying and being in Land Lot 12, 10th District, 1st Section, Union County, Georgia, containing 0.768 acre and being shown as Tract Four (4), on a plat of survey by Cleveland & Cox Land Surveying, LLC, RLS, dated 10/5/06 and recorded in Plat Book 59 page 170 on said plat is incorporated herein by reference and made a part hereof. The property is subject to the powerline easement to Blue Ridge Mountain EMC recorded in Deed Book 481, Page 559, Union County records. r grants to grantee a non-exclusive easement for ingress and egress to the above property along the gravel drive to and from Old Blue Ridge Highway, as shown on said plat. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security To the best knowledge and belief of the undersigned, the party in possession of the property is JAY MCCARTER or a tenant or tenante. **COMMUNITY & SOUTHERN BANK,** as attorney in Fact for JAY MCCÁRTER L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. C0608-00375 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. STATE OF GEORGIA **NOTICE OF SALE UNDER POWER** Under and by virtue of the power of sale contained in a Security Deed from EVAN LANCE and JOANNA H. LANCE to Community & Southern Bank, dated June 18, 2010, recorded July 7, 2010, in Deed Book 837, Page 273, Union County, Georgia records, said Security Deed being given to secure a Note from JOANNA LANCE and EVAN LANCE of even date in the original principal amount of Thirty One Thousand Seven and 20/100 (\$31,007.20) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2012, the following described property:
All that tract or parcel of land lying and being in Land Lot 251, 9th District, 1st Section, Union County, Georgia containing 3.01 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated 02/26/2009, as recorded in Plat Book 61, Page 224, Union County, Georgia, which description is incorporated herein by reference and made a part hereof. Grantor grants to grantee an ingress and egress along the proposed access easement to GA Hwy. 325 as shown on said Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any

outstanding ad valorem taxes (including taxes which are a lien, but not yet due

and payable), any matters which might be

disclosed by an accurate survey and inspection of the property, any assessments,

liens, easements, encumbrances, zoning

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

To the best knowledge and belief of the undersigned, the party in possession of the property is EVAN LANCE and JOANNA H.

Deed first set out above.

LANCE or a tenant or tenants.

COMMUNITY & SOUTHERN BANK as attorney in Fact for EVAN LANCE and JO-ANNA H. LANCE Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. C0608-00372 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from MITCH PATTON to Appalachian Community Bank dated December 11, 2009, recorded De-cember 14, 2009, in Deed Book 821, Page 129, Union County, Georgia records, as transferred to Community & Southern Bank pursuant to that certain Purchase and As-sumption Agreement dated as of March 19, 2010, by and among Community & Southern Bank, The Federal Deposit Insurance Corporation, Receiver of Appalachian Community Bank and The Federal Deposit Insurance Corporation, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded in Deed Book 835, Page 291, Union County Records, said Security Deed being given to secure a Note from MITCH PATTON dated December 11, 2009, in the original principal amount of One Hundred Thirty Four Thousand Five Hundred Fifty Nine and 88/100 (\$134.559.68) Dollars Nine and 68/100 (\$134,559.68) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2012, L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8

sale on the first fuesday in August, 2012, the following described property:
All that tract or parcel of land lying and being in Land Lot 190, 10th District, 1st Section, Union County, Georgia, containing 10.299 acres and being Lot Sixty-Two of the Hoyt Alexander Subdivision as shown on a plat of survey by Land Tech Services Inc., dated 6/21/02 and recorded in Plat Book 54, Page 31, Union County records, and reference is herein made to said plat of survey for a full and complete descrip-tion herein. Also, an easement for ingress and egress as described in a Warranty Deed recorded in Deed Book 75, Page 180, Union County The above described property being prop-erty shown as Lot #62 in Plat Book B, Page 2, Union County records. This deed is given subject to all easements and restrictions, if any.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and indisclosed by an accurate survey and in-spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is MITCH PATTON or a tenant COMMUNITY & SOUTHERN BANK as attorney in Fact for MITCH PATTON 11 Mountain Street, Suite o
Blue Ridge, Georgia 30513
(706) 632-7923
File No. C0608-00330
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.