## North Georgia News

**Legal Notices for August 8, 2012** STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

said Deed, to-wit:

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION This notice serves purpose that Blairsville Flea Market and Storage will hold a Public Auction pursuant to the Georgia Self Storage Act, Georgia Code Section 10-4-210 to 10-4-215, on 8/12/12 at 9 a.m., at the Blairsville Super Flea Market and Storage, located at 27 Orbit Drive, Blairsville, GA 30512 County of Ilinio, State of Georgia IN RE: Estate of Carlton F. Henry, Deceased All debtors and creditors of the Estate of Carlton F. Henry, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 18th day of July, 2012. owner and obligated party. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 **NOTICE OF SALE UNDER POWER** LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Thomas L. Burnett, Sr., Deceased All creditors of the Estate of Thomas L. Burnett, Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

This 13th day of July, 2012. Thomas L. Burnett, Jr., Executor Estate of Thomas L. Burnett, Sr. 5223 Lanton Drive Gainesville, GA 30504 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Thomas A. Figueroa All creditors of the Estate of Thomas A. Figueroa, deceased, late of Union County,

Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me. This 3rd day of August, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Aug8,15,22,29)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Irene Jones All creditors of the Estate of Irene Jones, deceased, late of Union County, Georgia,

are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me. This 3rd day of August, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Nell Berrong Turner All creditors of the Estate of Nell Berrong Turner, deceased, late of Union County,

Georgia, are hereby notified to render their

demands to the undersigned according to law, and all persons indebted to said estate

are required to make immediate payment

This 2nd day of August, 2012.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Eloise Addington Grav All creditors of the Estate of Eloise Adding-ton Gray, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of July, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION RE: Estate of Virginia Mae Prikryl All creditors of the Estate of Virginia Mae Prikryl, deceased, late of Union County,

IN THE JUVENILE COURT OF UNION COUNTY Hughes, Asiah a child under the age of eighteen years of age Case No. 144-12J-60A NOTICE OF DEPRIVATION HEARING TO: James McDaniels, father of the above-named child.

By Order for Service by Publication dated the 9th day of July, 2012, you are hereby notified that on the 3rd day of July, 2012,

all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer,

please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship,

the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging the child is deprived. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition as to you on September 25, 2012, at 9:30 a.m., at the Union County Courthouse, Blairsville, Georgia. The child or children and other parties involved may be represented by a lawyer at

you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 9th day of July, 2012. Juvenile Judge Gerald W. Bruce Union County Juvenile Court Enotah Judicial Circuit NOTICE OF ARTICLES OF INCORPORATION Notice is given that Articles of Inco tion which will incorporate JT'S VI EXPRESS, INC., will be delivered to the Seccarriess, No., will be delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 2140 Mulkey Gap Road, Blairsville, Ga. 30512 and its initial registered agent at such address is Johnny Thomas. N(Aug8,15)P NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
Probate Court of Union County RE: Petition of Janice Donham Resig for

Deaseu.

To Whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before August 20, 2012.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All plead-ings/objections must be signed before 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 Court Clerk

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

Discharge as Executor of the Estate of Gwendolyn Michael Eugene Donham, De-

ceased.

GEORGIA, UNION COUNTY PROBATE COURT Edith Garrett has petitioned to be appointed Administratorof the estate of Ella Mae Ingram, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. 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 20, 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

mav be granted without a hearing.

Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8

Blairsville, GA 30512 706-439-6066

GEORGIA. LINION COUNTY PROBATE COURT Dale Kinnett, deceased, of said County. (The Date Kinnert, deceased, of said County, (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. 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 September 3, 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 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 706-439-6066 N(Aug8,15,22,29)B

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mary Pauline Stephens All creditors of the Estate of Mary Pauline

Stephens, deceased, late of Union County,

STATE OF GEORGIA, COUNTY OF UNION

Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 26th day of July, 2012. By: Kristin Stanley, Clerk of the Probate Court GEORGIA. UNION COUNTY PROBATE COURT Narcissa Cooley, deceased, of said County (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be field with

the court on or before August 27, 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.

Namin Ragkett Probate Judge.

Dwain Brackett, Probate Judge

Blairsville, GA 30512 706-439-6066 N(Aug1,8,15,22)B IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Sharon Beatrice Blasingame, Plaintiff Chase William Blasingame, Defendant Civil Action No. 12-CV-454-SG To: Chase William Blasingame, 1304 Dean Forest Road, Savannah, GA 31405 Notice of Publication By Order for service by publication dated the 6th day of July, 2012, you are hereby notified that on the 9th day of July, 2012, Sharon Beatrice Blasingame filed suit against you for Complaint for Divorce Without Minor Children. You are required to file with the Clerk of Superior Court and to serve Junon plaintiff's attorney. Sharon to serve upon plaintiff's attorney, Sharon Blasingame-Pro-Se 168 Red Oak Lane, Blairsville, GA 30512 an Answer in writing within sixty (60) days of the date of the order for publication.
Witness, the Honorable N. Stanley Gunter, Judge of the this Superior Court This the 9th day of July, 2012 IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA BRANCH, BANKING AND TRUST CO., Petitioner

Judge of this Superior Court This 24th day of July, 2012 Judy L. Odom, Clerk of Superior Court N(Aug1,8,15,22)B NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000 VALUED AT LESS THAN 3-2-3,000
Pursuant to 0.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 6th DAY OF JUNE, 2012, said property was seized by the undersigned agency in Union County, Georgia.

Property Seized: PROPERTY ONE: 2002 Harley Davidson mo-torcycle, VIN 1HD1BMY162Y075968

Conduct giving rise to said seizure:
Said property was found in the possession
of James Carlos Sparks, and was found in
Close proximity to a quantity of METHAMPHETAMINE, and was, directly or indirectly,

used or intended for use to facilitate the

JEREMY D. ADAMS, Respondent Civil Action File No: 10-CV-110

Civil Action File No: 10-CV-110
Notice of Publication
By Order for Service by Publication dated
the 11th day of January, 2012, you are
hereby notified that on the 5th day of February, 2010, BRANCH, BANKING AND TRUST
CO., filed suit against you for Confirmation
of Foreclosure Sale.
Respondent shall appear in the Superior
Court of Union County and show cause why
the relief requested in Petitioner's Application for Confirmation and Approval of Foreclosure Sale should not be granted before

closure Sale should not be granted before the Honorable N. Stanley Gunner, Courtroom on the 9th day of October, 2012, at 9 a.m. Witness the Honorable N. Stanley Gunner,

possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE, or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property was being used to transport the controlled substance by James Carlos Sparks at the time of his arrest at the Union County Courthouse, said location being in Union County, Georgia. The owner of said property is purported to James Carlos Sparks, 299 lvy Log Creek Road, Blairsville, Georgia 30512 ROAD, BIAITSVIIIE, GEORGIA 30512
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. \$\frac{1}{5}\text{6-13-49(n)(4)}\text{ within 30 days of the second publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation.

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 N(Aug8,15,22)B NOTICE This notice serves purpose that Blairsville Flea Market and Storage will hold a Public Auction pursuant to the Georgia Self Storage Act, Georgia Code Section 10-4-210 to 10-4-215, on 8/12/12 at 9 a.m., at the Blairsville Super Flea Market and Storage,

and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.

This \_\_day of \_\_\_\_\_\_, 2012.

District Attorney

Each by ledical Circuit

NOTICE NOTICE
This notice serves purpose that Blairsville
Flea Market and Storage will hold a Public
Auction pursuant to the Georgia Self Storage Act, Georgia Code Section 10-4-210
to 10-4-215, on 8/12/12 at 9 a.m., at the
Blairsville Super Flea Market and Storage,
located at 27 Orbit Drive, Blairsville, GA
30512, County of Union, State of Georgia.
Unit F-7. this auction will he a cash sale to Unit E-7, this auction will be a cash sale to owner and obligated party. N(Aug8)B

located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. Unit A-4, this auction will be a cash sale to the highest bidder. Sale subject to cancel-lation in the vent of a settlement between owner and obligated party. N(Aug8)B

30512, County of Union, State of Georgia.
Unit C-40, this auction will be a cash sale to the highest bidder. Sale subject to cancellation in the vent of a settlement between GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-

USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Mike A. Youngblood to Choice Mortgage
Bank, dated June 19, 2007, recorded in
Deed Book 715, Page 288, Union County,
Georgia Records, as last transferred to The
Bank of New York Mellon Trust Company,
National Association Formerly Known As
The Bank of New York Trust Company The Bank of New York Trust Company, National Association, As Trustee for Chase Mortgage Finance Trust Series 2007-S6 by assignment recorded in Deed Book 829. assignment recorded in Deen Book 629, Page 532, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIVE HUNDRED TWENTY-NINE THOUSAND SIX HUNDRED AND 0/100 DOL-LARS (\$529,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union Coun-ty, Georgia within the legal hours of sale on the first Tuesday in September, 2012, the following described property:All that tract or parcel of land lying and being in Land Lots 164 and 197, 8th District, 1st Section, Union County, Georgia, containing 5.00 acres, as being shown on plat of survey entitled "Survey for Mike A. Youngblood and Julia D. Youngblood" by Kuykendall Surveying, Inc. dated September 28, 2004 and recorded in Plat Book 52, Page 137, Illian County Records which description

Union County Records which description on said plat is incorporated herein by reference. Property is subject to matters as shown on the above plat. The right, if any, of The United States of America to redeem said land within 120 days from the date of the foresleave scale hald on Sentember 4. the foreclosure sale held on September 4. 2012, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719). 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). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the Ioan: The Bank of New York Mellon Trust Company, National Association For-Trust Company, National Association Formerly Known As The Bank of New York Trust Company, National Association, As Trustee for Chase Mortgage Finance Trust Series 2007-S6. 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, and has the full authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable),

are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior 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 Mike A. Youngblood or a tenant or tenants and said property is more commonly known as 4868 St Hwy 325, Blairsville, Georgia 30512-2674. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptov Code and (2) to final confir-Bankruptcy Code and (2) to final confir-mation and audit of the status of the loan with the holder of the security deed. The Bank of New York Mellon Trust Company, National Association Formerly Known As The Bank of New York Trust Company, National Association. As Trustee for Chase Mortgage Finance Trust Series 2007-S6 as Attorney in Fact for Mike A. Youngblood Johnson & Freedman, LLC 1587 North-east Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1351211-FT20 demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 24th day of July, 2012. By: Kristin Stanley, Clerk of the Probate Court **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 Laura Ferguson and Anne Ferguson to

> 0/100 DOLLARS (\$45,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in legal nours of sale on the Irist Iuescay in September, 2012, the following described property: Parcel ID Number: 035A-008 All that tract and parcel of land lying and be-ing in Land Lot 75, 9th District, 1st Section, Union County, Georgia containing 1.24 acres, more or less, and being Lot Twenty (20) of Malisons Point as shown on a plat (20) of Madisons Point as shown on a plat of survey by Lane S. Bishop Associates, dated April 3, 1988, last reviewed April 16, 1994 and recorded in Plat Book 31, Page 127, Union County Records which descrip-tion on said plat is hereby incorporated by reference and made a part hereof. The property is subject to a roadway easement as shown on said plat. The property is subject to the restrictions recorded in Deed Book 160, Pages 40-41, modified in Deed Book 164, Page 633 and in Deed Book 166, Page 532, Union County Records. The property is subject to the powerline easement to Blue Ridge Mountain EMC recorded in

JPMorgan Chase Bank, NA , dated Decem-

ber 16, 2005, recorded in Deed Book 621, Page 609, Union County, Georgia Records,

conveying the after-described property to secure a Note in the original principal amount of FORTY-FIVE THOUSAND AND

Deed Book 158, Page 665, Union County Records. The property is subject to those reservations retained by the TVA in that special warranty deed dated May 21, 1658 between the U.S.A. and Champion Fiber Company recorded in Deed Book 00, Pages 585-588, Injun County Records. The prop-585-586, Union County Records. The prop 505-506, Union County Records. The property is subject to the right of way to Union County, Georgia, recorded in Deed Book 325, Page 684, Union County Records. Grantor grants the grantee the above described property subject to the easement as shown on the aforementioned plat, said easement shall be for lake access only for lots in Madisons Point and not contiguous with Lake Nottely. 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 curity Deed. The debt remaining in default. this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note and Secu-rity Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: JPMorgan Chase Bank, National Association can be contacted at 866-582-5208 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the full authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters 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 Laura Fergu-son and Anne Ferguson or a tenant or tenants and said property is more commonly known as 207 Marie Ln, Blairsville, Georgia

30512. The sale will be conducted subject

(1) to confirmation that the sale is not pro-

hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of

the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association aka JPMorgan Chase

Bank, NA as Attorney in Fact for Laura Ferguson and Anne Ferguson Johnson & Freedman, LLC 1587 Northeast Express-

way Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1389912-FT20

N(Aug8.15.22.29)B

BOY OF THE STATE O Page 413, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Thirty-Three Thousand Nine Hundred Fifteen and 00/100 Dollars (\$33,915.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid. has become in default as to the principal interest and the holder thereof has declared the entire indebtedness as once. immediately due and payable; now, there-fore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outery to the high-est bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2012, the following

described real property to wit:

articularly described as follows

All that tract or parcel of land lying and being in Land Lot 132 of the 9th District, 1st Section of Union County, Georgia, contain-

ing 10 acres, more or less, and being more

Beginning at corner #4 of U.S.A. Tract 1658

property line follows the meanders of ridgetop in the general Northeast direction 310 ft. to a planted stone in a mound of stones. Thence 335 degrees 18 ft. 1600 ft. to a planted stone thence 156 degrees 16 ft. 1225.3 ft. to point of beginning. Property Address: Land Lot 132, 9th District, 1st Section, Union County, GA 30512 The debt secured by the Security Deed has been and is bereby declared due has has been and is hereby declared due be-cause of, among other possible events of default, failure to comply with the terms of 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, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and pavable), any matters which might be 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 Grant-ee, the above described property is in the possession of James Carlos Sparks, Jr., or a tenant or tenants, and will be sold sub-ject to the outstanding ad valorem taxes and/or assessments, if any. Chase and Levi, LLC d/b/a A Class Bond-As Attorney in Fact for James Carlos Sparks, Jr. N(Aug8,15,22,29)B **NOTICE OF SALE UNDER POWER** 

**GEORGIA, UNION COUNTY** 

Under and by virtue of the Power of Sale contained in that certain Security Deed and Agreement from Joseph P. Doxey and

Elena Doxey ("Grantors") to Community & Southern Bank, as successor in interest to Appalachian Community Bank, by virtue of

Assignment from the FDIC, as Receiver for

Appalachian Community Bank ("Grantee") dated March 24, 2009, filed March 25,

2009, recorded in Deed Book 793, Page

2009, recorded in Deed Book 793, rage 552, Union County, Georgia Records (the "Security Deed"), conveying the after-described property to secure that certain Universal Note dated March 24, 2009, from Grantors payable to Appalachian Community Bank, in the original principal amount of Two Hundred Fifty-Three Thousand Two Hundred Sixty-Five and 08/100 Dollars (\$253,265.08), with interest thereon as set forth therein (as modified and renewed, the "Note"), 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 September, 2012, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 246 of Union County, Georgia, and being Tract 1B, containing 1.01 acres, more or less, as shown on a plat of survey by Landtech Services, Inc., dated February 2, 2007 and recorded in Union County Re

cords in Plat Book 59, Page 158. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. TOGETHER WITH a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described The indebtedness secured by said Security Deed has been and is hereby declared due and payable 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. 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 's fees having been given as provided by law).

The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, and easements against the property, if any, and subject to any unpaid against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein 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.

Grantee reserves the right to sell the prop-

erty in one parcel or as an entirety, or in such parcels as Grantee may elect, as per-

such parcets as brantee may elect, as permitted in the Security Deed.

To the best of the undersigned's knowledge and belief, the property is located at 3118 Pat Colwell Road, Blairsville, Union County, Georgia 30512 and the parties in possession of the property are Joseph P. Doxey and Elena Doxey, or their tenant or tenants.

COMMUNITY & SOUTHERN BANK, as successor in interest to Appalachian Com-munity Bank, by virtue of Assignment from the FDIC, as Receiver for Appalachian Community Bank, as Attorney-in-Fact for Joseph P. Doxey and Elena Doxey Thompson, O'Brien, Kemp & Nasuti, P.C. 40 Technology Parkway South, Suite 300 Norcross, Georgia 30092 (770) 925-0111 STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT IN DEED TO SECURE DEBT
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Barbara Colwell to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$183,000.00 dated 02/11/2008, and recorded in Deed Book 748, page 235, Union County records, said Security Deed being last transferred and assigned to U.S. Bank, National Association in Deed Book 897, Page 595, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the

to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of September, 2012 by U.S. Bank, National Association, as Attorney-in-Fact for Barbara Colwell the following described property: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 235 and 9th district, 1st Section, Land Lot 252 of Union County, Georgia, containing 2.0 acres, and being more particularly ing 2.0 acres, and being more particularly described as follows: Beginning at an iron pin on the West original Line of the Dean Property and Odom Property; thence run-ning in an East direction 420 feet to an iron pin; thence North 210 feet to an iron pin; thence in a West direction 420 feet to the original line above-referenced; thence in a South direction with the original line to the The above property is as shown and depicted as property of "Colwell Bros." in a plat of survey for Don and Troy Phillips dated May 8, 1975 and recorded in Plat Book E, page 29 of the Union County Superior Court Clerk's Office. This property fronts on Becky Road Fronts on Becky Road.

Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. Property known as: 361 Becky Road, Blairsville, GA 30512

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, 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 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 U.S. Bank, National Association 4801 Frederica Street Owensboro, KY 42301 PHONE: 800-365-7772

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 Barbara Colwell. U.S. Bank, National Association, as Attorney-in-fact for Barbara Colwell. This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088 www.penderlaw.com Our File No. 12-02852 N(Aug8.15.22.29)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 James Fisher and Sharon Fisher to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$180,000.00 dated 01/04/2007, and recorded in Deed Book 685, page 753, Union County records, said Security Deed being last transferred and assigned to CitilMort-gage, Inc. in Deed Book 904, Page 206, 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 the first Tuesday of September, 2012 by CitiMortgage, Inc., as Attorney-in-Fact for James Fisher and Sharon Fisher the following described

All that tract or parcel of land lying and All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 250 and 251 of Union County, Georgia, containing 4.37 acres, more or less, as shown on a plat of survey by Bruce Hunt, Deputy Survey, dated July 1979 and recorded in Union County Records in Plat Rook I. Page 267 Said plat is: Book I, Page 267. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Also conveyed is a non-exclusive perpetu-

al easement for ingress and egress to the

above described property.

Property known as: 29 Nicholson Rd,
Blairsville, GA 30512 The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment 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, 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 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. 07 The Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness.

10 the heat of the undersigned's knowledge.

To the best of the undersigned's knowledge and belief, the party in possession is James Fisher and Sharon Fisher. CitiMortgage, Inc., as Attorney-in-fact for James Fisher and Sharon Fisher. This law firm is acting as a debt collector attempting to collect a debt, any in-formation obtained will be used for that Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088

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 contained in that certain Deed to Secure Debt from Susie M. Rose and Mark A King to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$371,600.00 dated 04/22/2009, and recorded in Deed Book 799, page 219, Union County records, said Security Deed being last transferred and assigned to CitiMortgage, Inc. in Deed Book 884, Page 504, the undersigned will sell at public outcry 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 the first Tues-day of September, 2012 by CitiMortgage, Inc., as Attorney-in-Fact for Susie M. Rose

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 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

iron pin and the

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Our File No. 12-05575

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; 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 23 minutes 45 seconds West 178.92 minutes 45 seconds West 178.92 arees 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 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 min-

utes 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:

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

(1) all prior restrictive covenants. ease-

ments, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters

which would be disclosed by an accurate

survey of the property; (4) the 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

To the best of the undersigned's knowl-

edge 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 Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088 www.pendèrlaw.com Our File No. 12-05335 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 JESSE MAIER to UNITED COMMUNITY BANK, dated January 23, 2007, recorded February 2, 2007, in Deed Book 689, Page 682, Union County, Georgia records, said Security Deed being given to secure a Note from JESSE MAIER dated February 11, 2010, in the original principal amount of Fourteen Thousand Four Hundred Seventy Nine and 71/100 (\$14,479.71) 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 September, 2012, the following

being in the 9th District, 1st Section, Land

Lot 80, of Union County, Georgia, containing 2.58 acres more or less, and being fur-

ther identified as Lot 4A, as shown on a plat of survey by Blairsville Surveying CO., revised March 1, 2006, and recorded in

Union County, Georgia records in Plat Book

59, Page 160. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the netual easement for the use of subdivision oads for ingress and egress to the above described property.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is JESSE MAIER or a tenant

as attorney in Fact for JESSE MAIER

UNITED COMMUNITY BANK

Stites & Harbison, PLLC

11 Mountain Street, Suite 8

Blue Ridge, Georgia 30513 (706) 632-7923

File No. 7484A-03333

THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. **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 Gunter Vaughan to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Deposit Insurance Corporation in receivership of Appalachian Community receivership of Applaacinal Community Bank) ("Community & Southern Bank"), dated December 21, 2007, filed and re-corded January 11, 2008 in Deed Book 743, Page 150, Union County, Georgia Re-cords, re-recorded March 20, 2008 in Deed Book 752, Page 772, aforesaid records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND SEVEN HINDRED FIETY AND 00/10/THS DOLLARS

HUNDRED FIFTY AND 00/100THS DOLLARS

(\$165,750.00) (as amended, modified, or revised from time to time, the "Note"),

with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of UNION COUNTY, Geor-

gia, within the legal hours for sale on the first Tuesday in August, 2012, all property

described in said Security Deed, includ-

ing, 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, previ-

ously been released from the lien of the Security Deed): ALL THAT TRACT OR PARCEL OF LAND LY-ING 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 273, SAID PLAT IS INCORPORATED HEREIN FOR A FULL AND COMPLETE DESCRIPTION OF THE PROP-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 ness 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 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, includ-ing, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Gary Michael Vaughan and Janit Gunter Vaughan 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

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 Attorney-in-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

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Terry L. Callihan and J. Marty Godfrey d/b/a Callihan Quality Built Homes to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Documents, filed

ments and Other Loan Documents, filed

and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Re-

Atlanta, Georgia 30339 Telephone (770) 790-3550

cords, assignee of the Federal Deposit In-surance Corporation in receivership of Ap-palachian Community Bank) ("Community & Southern Bank"), dated April 6, 2006, filed and recorded April 7, 2006 in Deed Book 640, Page 203, Union County, Georgia Records (3s amended modified or revised Records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of SEVENTY-SIX THOUSAND FOUR HUNDRED TWENTY-TWO AND 00/100THS DOLLARS (\$75.429.00) (as amended modified or re-(\$76,422.00) (as amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first

within the legal hours for sale on the first

Tuesday in September, 2012, all property described in said Security Deed, includ-

ing, 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 OUSTY DEEP TELEASED FROM THE HEN OF THE SECURITY DEED;
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 1ST SECTION, 8TH DISTRICT, LAND LOTS 120 AND 121, OF UNION COUNTY, GEORGIA, AND BEING LOT 8, CONTAINING 1.122 ACRES, MORE OR LESS, OF SCOUTS RIDGE SUBDIVISION, AS LESS, OF SCUITS RIDGE SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY FOR SCOUTS RIDGE SUBDIVISION BY JAMES N. CASH, G.R.L.S. #2349 OF ROCHESTER & ASSOCIATES, INC., DATED FEBRUARY 2, 2005 ND PLAT BOOK 56, PAGES 148-149, UNION COUNTY, GEORGIA DECORDS SUB DIAT IS INCORP. GEORGIA RECORDS. SAID PLAT IS INCOR-PORATED HEREIN BY REFERENCE THERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.
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 indebt-edness as and when due. The indebted-ness 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 aid 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; which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Terry L. Callihan and J. Marty Godfrey d/b/a Callihan Quality Built Homes or tenant(c).

Callinan Quality Built Homes 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 debi

collectors. Any information obtained will Community & Southern Bank as Attor-ney-in-Fact for Terry L. Callihan and J. Marty Godfrey d/b/a Callihan Quality Built

3330 Cumberland Boulevard, Suite 300

Contact: Guillermo Todd. Esg.

Atlanta, Georgia 30339 Telephone (770) 790-3550

N(Aug8,15,22,29)B

Atlanta, GA 3041-3941 (770) 220-2535/KMM www.swertfeger.net \*\*LETE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Aug8,15,22,29)B STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Douglas M. Gibson and April L. Rogers to Mortgage Electronic Registration Systems, Inc. dated August 11, 2004, and recorded in Deed Book 540, Page 105, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA dba Americas Servicing Company by Assignment, securing a Note in the original principal amount of \$80,700.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 4, 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 LYand Mark A King the following described property:
All that tract or parcel of land lying and

ING AND BEING IN LAND LOT 35, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 2.0 ACRES AND BE-

INC., RS # 2653, DATED APRIL 18, 1997 AND RECORDED IN PLAT BOOK 42, PAGE 63, WHICH DESCRIPTION ON SAID PLAT IS

HEREBY INCORPORATED BY REFERENCE

AND MADE A PART HEREOF.
Said property is known as 61 Ellen Drive,
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

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.

matters of record superior to the Security Deed first set out above. The sale will be conducted subject (1) to

Notice has been given of intention to col-

ant or tenants. The proceeds of said sale will be applied to the payment of said in-

will be distributed as provided by law.

Atlanta, GA 30341-3941

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 Douglas M. Gibson and April L. Rogers 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 pro-vided in said Deed, and the balance, if any, will be distributed as provided by law. Wells Fargo Bank, NA dba Americas Servicing Company as Attorney-in-Fact for Douglas M. Gibson and April L. Rogers File no. 12-033518 SHAPIRO & SWERTFEGER, LLP\* 2872 Woodcock Blvd., Duke Building, Suite Atlanta, GA 30341-3941 (770) 220-2535/MD 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 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

Georgia within the legal hours of sale on the first Tuesday in September, 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 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 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

and payable), any matters which might be disclosed by an accurate survey and in-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-

cord superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms

of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Miamis-burg, OH 45342, 800-523-8654. Please un-

derstand that the secured creditor is not

Rex Ballew to The Mortgage People Co., dated March 11, 2003, recorded in Deed Book 457, Page 793, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 459, Page 377, Union County Courts Records appropriate County Courts Records Research appropriate County Courts Research Research

Union County, Georgia Records, conveying the after-described property to secure

a Note in the original principal amount of SIXTY-SIX THOUSAND AND 0/100 DOLLARS (\$66,000.00), with interest thereon as set

forth therein, there will be sold at public

outcry to the highest bidder for cash be-fore the courthouse door of Union County,

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 Rex Carlton Ballew or a tenant or tenants and said property is more commonly known as 3482 Gaines-ville Hwy, Blairsville, Georgia 30512. The sale will be conducted subject (1) to con-firmation 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 per-sonal money judgment against you. PNC Bank, National Association as Attorney in Fact for Rex Ballew McCalla Raymer, LLC 1544 Old Alabama Road Roswell, 30076 www.foreclosurehotline.net MR/mti 9/4/12 Our file no. 5170512-FT15 EXHIBIT "A" All that tract or parcel of land lying being in the 16th District, 1st Section, Land Lots 50 and 51 of Union County, Georgia containing 0.64 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated February 20, 2003 and as recorded in Union County records in Plat Book 51, Page 157. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/mtj 9/4/12 Our file no. 5170512 - FT15 STATE OF GEORGIA, COUNTY OF UNION NOTICE OF JUDICIAL SALE "CAVEAT EMPTOR" STATE OF GEORGIA, COUNTY OF UNION NO-TICE OF JUDICIAL SALE "CAVEAT EMPTOR" in the City of Blairsville, Georgia on the 4 be sold on the steps of the Union County Courthouse, at 65 Courthouse Street, at public cryout, to the highest bidder for cash, the following property: Lot 3: All that tract or parcel of land lying and being in Land Lot 303, 9th District, 1st Section, Union County, Georgia, containing 1.302 acres, more or less, shown as Tract 3 on a plat of survey by Rochester & Associates, Inc., dated 2/3/05, filed and recorded in Plat Book 56, Page 319, Union

County records, which description is in-

The property is conveyed subject to all matters as shown on the above-referenced

The Property will be sold subject to all pri-

or easements, covenants, restrictions, and encumbrances of record. The aforesaid

Property, or a portion thereof, may be pos-

sessed by MCJ Ventures, Inc. The Property is being levied on to satisfy the Fi.Fa. and the lien in favor of the Bank of Hiawassee,

citizens South Bank and Bank of Blairs-ville (collectively hereinafter referred to as "Plaintiff in Fi.Fa.") against the Property of MCJ Ventures, Inc.; Kelley, Chris and Patton, Mitchell R. (collectively hereinafter referred to as "Defendant in Fi.Fa."). The

Fi.Fa. and the order of foreclosure were issued in the Superior Court of Union County,

Georgia, Civil Action No. 2010-SU-CV-655

LA levied on as the Property of Defendant in Fi.Fa., notice of levy and sale having been given to the Defendant in Fi.Fa. as

plat of survey.

ated herein by reference and made

required by law. Citizens South Bank, successor in interest to Bank of Hiawassee and Bank of Blairsville is foreclosing on its secured statutory lien pursuant to O.C.G.A. Section 44-3-232. Note: The judgment holder makes no declaration or warranty of the correctness or completeness of the above information. Said Property will be sold subject to all state and county will be soil subject to all state and county delinquent taxes, and no warranty of title as to defects of title or survey or liens an encumbrances or other title defects will be made in conjunction with the sale. The Union County Sheriff makes no warranties whatsoever as to the above described Property. The Sheriff specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The Sheriff reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above described Property. Purchaser shall pay all costs in connection with the sale. Govern yourself accordingly. This the 6 day Scott D. Stephens, Sheriff of Union County, NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Maurice L. Butler and Leeann Butler to

The Mortgage People Co., dated March 21, 2003, recorded in Deed Book 458, Page 644, Union County, Georgia Records, as last transferred to PNC Bank, National As-sociation by assignment recorded in Deed Book 908, Page 327, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-SIX THOUprincipal allount of Seven 1-six frou-SAND AND 0/100 DOLLARS (\$76,000.00), 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 Treader in September 2012. Tuesday in September, 2012, the follow-ing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments. 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: PNC Mortgage, 3232 Newmark Drive, Miamis-burg, 0H 45342, 800-523-8654. Please understand that the secured creditor is not

required by law to negotiate, amend, or modify the terms of the mortgage instru-

ment. To the best knowledge and belief of the undersigned, the party in possession of the property is Maurice L. Butler and

Leeann Butler or a tenant or tenants and said property is more commonly known as 18 Willie Hutson Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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. PNC Bank, National Association as Attorney in Fact for Maurice L. But-ler and Leeann Butler McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ras 9/4/12 Our file no. 5638312-FT15 EXHIBIT "A" All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 82 of Union County, Georgia containing 0.89 acres, more or less, as shown on a plat of survey by Roy A. Terrell, dated July 27, 1983 and recorded in Union County records in Plat Book N, Page 184. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/ras 9/4/12 Our file no. 5638312 - FT15 N(Aug8,15,22,29)B 1544 Old Alabama Road Roswell, Georgia

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from JIMMY COMBS AND JOSHUA CAIN CHEEK to BANK Because of a default in the payment of the indebtedness secured by a Security Deed executed by John C. Honaker and Karen M. OF HIAWASSEE d/b/a BANK OF BLAIRS Honaker to Wells Fargo Bank, N.A. dated October 20, 2010, and recorded in Deed VILLE dated January 6, 2006, recorded in Deed Book 624, Pages 245-253, and as modified in Deed Book 664, Page 759, Deed Book 847, Page 424, Union County Records securing a Note in the original principal amount of \$376,000.00, the holder thereof

Book 730, Page 149, and Deed Book 763 Page 15, UNION County, Georgia Records said Security Deed having been given to secure a Note of even date in the origi-nal principal amount of THREE HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED 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, Sep-tember 4, 2012, during the legal hours of sale, before the Courthouse door in said EIGHTY FIVE AND 00/100 DOLLARS (U.S. \$358,985.00) with interest thereon as provided for therein, said Security Deed having been last sold, assigned, transferred and conveyed to CADC/RADC VENTURE 2011-1, LLC, recorded in Deed Book 890, County, sell at public outcry to the highest bidder for cash, the property described in ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 227 OF THE 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT 6 MORE OR LESS 42 ACRES HOYT RAPER SUBDIVISION, AS PER SURVEY PREPARED BY B. METLY BOOL Pages 746-749, UNION County, Georgia records, there will be sold at public outcry to the highest bidder for cash before the To the Inglies bluder for cash before the courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in SEPTEMBER, 2012 the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 17TH DISTRICT, 1ST KEITH ROCHESTER & ASSOCIATES, INC., DATED November 6, 1987, RECORDED IN PLAT BOOK T, PAGE 99, UNION COUNTY RECORDS, TO WHICH SAID PLAT REFER-ENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES, BOUNDS AND SECTION, LAND LOT 295 OF UNION COUNTY, GEORGIA, CONTAINING 8.52 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY COURSES DESCRIPTION.
TOGETHER WITH RIGHTS OF INGRESS/
EGRESS OVER PRIVATE ROADS IN DEVEL-BY DELTA SURVEYORS, INC. DATED NOVEMBER 30, 2005, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 226. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO, FOR A FULL AND OPMEN.
Said property is known as 1454 McCombs
Drive, Blairsville, GA 30512, together with
all fixtures and personal property attached
to and constituting a part of said property, COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
LESS AND EXCEPT: THE PROPERTY CONVEYED TO DAVID A. BOSWELL AND JEAN R. WELLED TO JAVID A. BUSWELL AND JEAN N. MCLAUGHLIN BY DEED DATED OCTOBER 27, 2006, AND RECORDED IN DEED BOOK 674, PAGE 452, UNION COUNTY, GEORGIA. LESS AND EXCEPT: THE PROPERTY CONVEYED TO JOSHUA CAIN CHEEK BY DEED DATED AUCUST 0. 2007 AND RECORDED. 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 as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and DATED AUGUST 8, 2007 AND RECORDED IN DEED BOOK 721, PAGE 683, UNION COUNTY GEORGIA SAID PROPERTY BEING KNOWN

GEORGIA.
ALSO KNOWN AS 687 TRACKROCK CHURCH
ROAD, BLAIRSVILLE, GEORGIA 30512 SUB-JECT TO ANY EASEMENTS OR RESTRIC-TIONS OF RECORD.
The indebtedness secured by said Security 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 has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not lect attorney's fees in accordance with the terms of the Note secured by said Deed. The property, to the best information, knowledge and belief of the undersigned, being presently in the possession of John C. Honaker and Karen M. Honaker or a tenlimited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorney's fees and all other payments provided for debtedness and all the expenses of said under the terms of the Security Deed and sale, including attorney's fees, all as pro-vided in said Deed, and the balance, if any, 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 Wells Fargo Bank, NA as Attorney-in-Fact for John C. Honaker and Karen M. Honaccurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which File no. 12-032228
SHAPIRO & SWERTFEGER, LLP\*
Attorneys and Counselors at Law
2872 Woodcock Blvd., Duke Building, Suite
100 constitute liens upon said property; spe-cial assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security

> has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor. Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said deed. To the best knowledge and belief of the undersigned, the party in possession of the property is Jimmy Combs and Joshua Cain Cheek or a tenant or tenants, and said property is more commonly known as: 2829 Trackrock Church Road, f/k/a 687 Trackrock Church Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security CADC/RADC VENTURE 2011-1, LLC

JOSHUA CAIN CHEEK

Perrie & Associates, LLC

100 Galleria Pkwy., N.W.

Suite 1170 Atlanta, GA 30339

(678) 501-5777

File No.: SA12-0011 This Law firm is attempting to col-LECT A DEBT OR TO ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Aug8,15,22,29)B **NOTICE OF SALE UNDER POWER** NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in
Deed to Secure Debt ("Security Deed")
from WADE STEVENS AND LISA STEVENS
("Grantor") to KENNETH JENKINS ("Grantee"), dated November 4, 2011, recorded November 7, 2011, in Deed Book 884, Pages 126-127, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Thirty-One Thousand Five Hun-dred and 00/100 Dollars (\$31,500.00), with interest from date at the rate as provided therein on the unpaid balance until paid

Whereas the debt secured by the said deed

to secure debt aforesaid, has become in default as to the principal and interest

and the holder thereof has declared the

entire indebtedness as once, immediately due and payable; now, therefore, pursuant

District, 1st Section, Union County, Georgia, being Lot Ninety-Four (94) of River's Edge RV Park Phase Two containing 0.202

03/29/2010, and being more fully de-

for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2012, the following described real property to wit: All that tract or parcel of land lying and being in Land Lots 78, 79, 98 & 99, 16th

Old Sullivan Road and Allison Loop thence N 87 46 15 E 318.61 feet to a 1/2" rebar found, thence N 82 24 08 E 54.67 feet, N 82 24 08 E 5.85 feet. N 75 33 53 E 25.47 feet N 75 33 53 E 40.76 feet, N 75 33 53 E 8.66 feet; N 74 28 12 E 31.03 feet; N 74 28 12 E 38.02 feet; N 74 28 12 E 1.78 feet; N 74 28 12 E 46.25 feet; N 74 28 12 E 6.49 feet; N 74 28 12 E 52.00 feet; N 74 28 12 E 63.58 feet; N 74 28 12 E 78.64 feet: S 19 37 45 W 39.75 feet; S 19 37 45 W 19.97 feet; S 07 58 17 E 19.09 feet; S 07 58 17 E 18.52 feet; S 23 33 58 E 15.26 feet; S 23 33 58 E 32.79 feet; S 23 33 58 E 19.38 feet; S 26 08 17 E 12.64 feet; S 26 08 17 E 36.03 feet; S 26 08 17 E 36.00 feet; S 26 08 17 E 38.72 feet; S 26 08 17 E 33.26 feet; S 26 08 17 E 20.49 feet; S 26 14 07 E 23.40 feet; S 26 14 07 E 47.18 feet S 26 14 07 E 25.54 feet; S 20 51 13 E 39.66 feet; S 46 16 37 E 44.98 feet; S 39 25 16 E 6.10 feet; S 39 25 16 E 18 feet; S 27 25 31 E 42.98 feet: S 18 10 13 E 111.67 feet: S 09 41 27 E 39.70 feet; S 09 41 27 E 57.26 feet; S 06 03 10 W 14.25 feet, S 06 03 10 W 30.68 feet, S 04 27 28 W 19.64 feet; to the TRUE POINT OF BEGINNING thence \$ 04 27 28 W 56.28 feet; \$ 81 52 50 W 23.67 feet, \$ 81 52 50 W 171.74 feet, N 07 42 07 W 9.64 feet, N 07 42 07 W 23.51 feet, N 75 53 12 E 178.34 feet, N 75 53 12 E 30.21 feet to the TRUE POINT OF BEGINNING. The property is subject to the road easements as shown on said plat. The property is subject to the power pole as shown on said plat.
The property is subject to the Boundary Line Agreement as recorded in Deed Book 299, Page 390, Union County records.
The property is subject to the Maintenance Agreement as recorded in Deed Book 299, page 401, Union County records.
The property is subject to the Easement Deed as recorded in Deed Book 299, page 403, Union County records.
The property is subject to the Easement Agreement as recorded in Deed Book 299, page 405, Union County records.
The property is subject to the Trust Indenture as recorded in Deed Book 851, pages 389-396 and Pages 397-404, Union County

The property is subject to the Declaration of Restrictions as recorded in Deed Book 864, Page 598-619, Union County records.

Property Address: Lot 94, River's Edge RV Park, Phase II, Blairsville, GA 30512

The debt secured by the Security Deed has

said plat.

been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Security Deed. The debt remain-ing in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey 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 Grantee, the above described property is in the possession of Wade Stevens and Lisa Stevens, a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. Kenya L. Patton As Attorney in Fact for Kenneth Jenkins NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Terry Plott and Coletta Plott to H&R Block Mortgage Corporation dated 9/21/2006 and recorded in Deed Book 670 Page 4, Union County, Geor-gia records; as last transferred to Aspen Shackleton III LLC by Assignment filed for record in Union County, Georgia records conveying the after-described property to secure a Note in the original principal amount of \$ 125,800.00, with interest at the rate specified therein, there will be

BEGINNING at an iron pin on the road with the property line of Ed Plott, thence a West direction to a rock corner on the Ed Plott line: thence a North direction to an iron pin at the Hughes line; thence an East direc-tion to the road; thence with the road a South direction to the point of beginning. 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 is commonly known as 6037 Dock Jones Road W, Blairsville, Georgia 30512 together with all fixtures and personal property attached to and constitut-ing a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Terry Plott

and Coletta Plott or tenant or tenants

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 the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately Aspen Shackleton III LLC as agent and Attorney in Fact for Terry Plott and Coletta Aldridge Connors, LLP, 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 BE USED FOR THAT PURPOSE. 1144-123 **NOTICE OF SALE UNDER POWER,** UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Richard S Wheeler and James H Grizzle to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services,

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 100 Four Wheel Drive, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of

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 propparties) in possession or ine subject prop-erty is (are): James H Grizzle and Richard S Wheeler or tenant or tenants. Said property will be sold subject to: (a) any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due ing taxes which are a lief, but not yet due and payable), (b) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security. matters of record superior to the Security 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 reparding the respission of judicial and regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately GMAC Mortgage, LLC as agent and At-torney in Fact for Richard S Wheeler and James H Grizzle James H Grizzie
Aldridge Connors, LLP, 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 **BE USED FOR THAT PURPOSE. 1165-740** 

5, 2008, recorded in Deed Book 747, Page 148, Union County, Georgia Records, as last transferred to SunTrust Bank by assignment to be recorded in the Office of the Clerk of Superior Court of Union Coun-ty, Georgia Records, conveying the afterdescribed property to secure a Note in the original principal amount of FIVE HUNDRED TWENTY-FOUR THOUSAND AND 0/100 DOL-LARS (\$524,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in September, 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 Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Suntrust Mortgage, AS 2829 TRACKROCK CHURCH ROAD AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN UNION COUNTY, Inc., 1001 Semmes Avenue, Richmond, VA 23224, 866-384-0903. 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 unthe best knowledge and belief of the un-dersigned, the party in possession of the property is Keith L Sirockman or a ten-ant or tenants and said property is more commonly known as 6743 Millie Circle, 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 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 creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. SunTrust Bank as Attorney in Fact for Keith L Sirockman McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/jp5 9/4/12 Our file no. 5784912-FT2 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 106, 107 and 111, 9th District, 1st Section. Union County. Georgia. contain-Section, Union County, Georgia, containing 0.740 acres, and being Lot Fifty-Two (52) of "Notla Landing" as shown on a plat of survey by M.E. Richards, Union County Surveyor, recorded in Plat Book P Page 138 Union County Records which description on said plat is incorporated Sabal Financial Group, L.P., 465 North Halstead Street, Suite 130, Pasadena, California 91107, telephone number 949description on said plat is incorporated herein by reference. The above property is conveyed subject to the restrictions of 517-0801, as loan servicer for CADC/RADC VENTURE 2011-1, LLC, is the entity that record pertaining to Notla Landing as re-corded in Deed Book 144 Page 750-751 Union County Records. The property is conveyed subject to easements of record for the maintenance of utilities affecting the property. The property is conveyed subject to the title to that portion of the property embraced within the boundar-ies of roads, highways, easements and rights of way. The property is conveyed rights of way. The property is conveyed subject to the reservations retained by the grantor in that special warranty deed dated 05/21/58 between the United States dated 05/27/38 between the United States of America and the Champion Paper and Fibre Company, recorded in Deed Book 0-0 Page 583 Union County Records. The property is conveyed subject to any and all mineral rights with respect to said tracts

**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 Keith L Sirockman to Mortgage Electronic Registration Systems, Inc., dated February

in Union County Records in Plat Book 52, Page 245. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described Grantors also grant to grantee a nonexclusive perpetual easement for the use of the roads for ingress and egress to the to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided above described property. Property known as: 772 Shoe Factory Rd, Blairsville, GA 30512 The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the pay-ment 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: following:
(1) all prior restrictive covenants, easeacres, more or less, as shown on a plat of survey for River's Edge RV Park Phase Two by Southern Geosystems, Ltd, dated (1) all prior restrictive coveniants, case-ments, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstandscribed as follow:
BEGINNING at the centerline intersection of ing 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 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: Bank of America, N.A. Attn: Loss Mitigation, P. O. Box 5170, MS SV314B Simi Valley, CA 93065 PHONE: 800-669-6650
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 Brendan E Lawn. Bank of America, N.A., as Attorney-in-fact for Brendan E Lawn. This law firm is acting as a debt collector attempting to collect a debt, any in-

formation obtained will be used for that

Pendergast & Associates, P.C.

South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346

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 the adjoin-

ing property to any public roads. MR/jp5 9/4/12 Our file no. 5784912 - FT2

IN DEED TO SECURE DEBT
Under and by virtue of the power of sale

contained in that certain Deed to Secure Debt from Brendan E Lawn to Mortgage Electronic Registration Systems, Inc. in the

original principal amount of \$84,750.00 dated 03/17/2006, and recorded in Deed Book 636, page 622, Union County records,

said Security Deed being last transferred and assigned to Bank of America, N.A., as successor by merger to BAC Home Loans

Servicing, LP fka Countrywide Home Loans Servicing, LP in Deed Book 905, Page 370, 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 the first Tuesday of

September, 2012 by Bank of America, N.A.,

september, 2012 by bank or America, N.A., as Attorney-in-Fact for Brendan E Lawn the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 305 of Union County, Georgia, contain-

ing 0.83 acres, more or less, as shown on plat of survey by Cherrylog Survey Co., Inc., dated January 11, 2006, and recorded

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

Phone – (770) 392-0398 Toll Free – (866) 999-7088 www.penderlaw.com Our File No. 12-05720 **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 George H. Davis to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc. its successors and assigns, dated February 20, 2009, recorded in Deed Book 790, Page 121, Union County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 889, Page 541, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND Grantor grants to grantee access for in-gress egress and utilities from Old Sulli-van Road along Allison Loop as shown on FIVE HUNDRED AND 0/100 DOLLARS (\$196,500.00), 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 September, 2012, the following described property:All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 250 (shown incorrectly as Land Lot 350 in Executor's Deed of Assent recorded in Union County

Records in Deed Book 328, Page 772) of Union County, Georgia, containing 1.00 acres, more or less, as shown on a plat of survey by T. Kirby & Associates, Inc., Tony G. Kirby, G.R.L.S. No. 2988, dated January 30, 2007, and recorded in Union County Records in Plat Book 59, Page 164. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Being and intended to be a portion of the same property conveyed by Executor's Deed of Assent dated September 8, 1999, and recorded in Union County Records in Deed Book 328, Page 772. Being and intending to be the same property conveyed by Quit Claim Deed dated February 12, 2007, from Barbara A. McMullen in favor of George H Davis and recorded in Union County Re-cords in Deed Book 692, Page 81. Subject to Landowners' Declarations, Covenants, and Restrictions Running With The Land recorded in Union County records in Deed Book 110, Pages 699-701. Subject to Right of Way Deed recorded in Union County Re-cords in Deed Book 121, Page 579. Subject to conveyance and reservation of a 5 foot easement strip as shown in Warranty Deed recorded in Union County Records in Deed Book 123, Pages 337-38. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book J, Page 37; Plat Book M, Page 172; Plat Book 59, Page 111, and Plat Book 59, Page 164. Subject to Grant of Flowage Easement recorded in Union sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, County Records in Deed Book EE, Pages 195-97. Subject to Easement recorded in Union County Records in Deed Book 110, within the legal hours of sale on the first Tuesday in September, 2012 (September 4, 2012), the following described property: Pages 517-19. Subject to Easement to Blue Ridge Mountain Electric Member-ship Corporation recorded in Union County All that tract or parcel of land lying and Records in Deed Book 628, Page 354. The debt secured by said Security Deed has been and is hereby declared due because 10. Section One of said County and State containing 8 acres, more or less, described 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 at-torney's fees (notice of intent to collect attorney's fees having been given). JP-Morgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: Federal National Mortgage Association ("Fannie Mae"). »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, and has the full authority to negotiate, amend or modify the terms of the loan. Said property will be sold sub-ject 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 as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and Said property will be sold subject to: (a) any outstanding ad valorem taxes (includmatters of record superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, ing taxes which are a lien, but not vet due the party in possession of the property is George H. Davis or a tenant or tenants and said property is more commonly known as 155 Saddle Ridge Drive, Blairsville, Geor-gia 30512. The sale will be conducted sub-ject (1) to confirmation that the sale is not

prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of

the security deed. JPMorgan Chase Bank, National Association as Attorney in Fact for George H. Davis Johnson & Freedman,

LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www. jflegal.com MSP/vai 9/4/12 Our file no.

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

**NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-

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Under and by virtue of the Power of Sale contained in a Security Deed given by Geraldine J. Walker to Washington Mutual Bank, A Federal Association, dated January 27, 2007, recorded in Deed Book 691, Page 45, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THOUSAND AND 0/100 DOLLARS (\$200,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in September, 2012, the following described property:Lying and being located in the unincorporated area, County of Union, Inc dated 2/27/2008 and recorded in Deed Book 750 Page 329, UNION County, Georgia records; as last transferred to GMAC Mort State of Georgia; all that certain parcel or tract of land known as: All that tract or parcel of land lying and being in the gage, LLC by Assignment filed for record in UNION County, Georgia records, convey-ing the after-described property to secure 8th District, 1st Section, Land Lots 90 & 91 of Union County, Georgia, containing 0.22 acre, more or less, and being Lot 6 subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association, successor in interest by purchase from the FDIC as Re-ceiver of Washington Mutual Bank former-ly known as Washington Mutual Bank, F.A. as Attorney in Fact for Geraldine J. Walker Johnson & Freedman, LLC 1587 North-east Expressway Atlanta, Georgia 30329

a Note in the original principal amount of \$ 130,000.00, with interest at the rate specified therein, there will be sold by the as shown on a plat of survey by Bruce Hunt, County Surveyor, dated June 1973 and recorded in Union County Records in undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the Plat Book C, Page 185. Said plat is incor-porated herein by reference hereto, for a full and complete description of the above september, 2012 (September 4, 2012), the following described property:
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 89 of Union County, Georgia, containing 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. 5.000 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 10, 1992, and revised curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this February 5, 1993, and recorded in Union County Records in Plat Book 29, Page 19. Said plat is incorporated herein, by refersale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been ence hereto, for a full and complete description of the above described property.

Also conveyed is a non-exclusive perpetugiven). JPMorgan Chase Bank, National Association holds the Note and Secu-rity Deed to the above-referenced property al easement for the use of the subdivision al easement for the use of the subdivision roads for ingress and egress to the above described property.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be and services the above-referenced loan on behalf of the current owner of the loan: JPMorgan Chase Bank, National Association can be contacted at 866-582-5208 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the full authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Geraldine J. Walker or a tenant or tenants and said property is more commonly known as 42 Twisted Pine Ln, Blairsville, Georgia 30512. The sale will be conducted

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