## North Georgia News

Legal Notices for August 29, 2012 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-NOTICE OF SALE UNDER POWER, UNION COUNTY

NOTICE OF DUI CONVICTION UNION COUNTY SUPERIOR COURT 11-CR-124 CONVICTED PERSON: Susan Meyers OFFENSE DATE: Tanner Road CASE DISPOSITION: 12 Months, Serve 15 Days, \$1000 Fine, 30 Days Community NOTICE OF DUI CONVICTION UNION COUNTY SUPERIOR COURT CONVICTED PERSON: 01-24-2010

OFFENSE LOCATION: Hwy. 515
CASE DISPOSITION: 12 Months, Serve 45 Days, \$600 Fine, 240 hours Community Service NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA.

COUNTY OF UNION IN RE: Estate of Ella Mae Ingram, Deceased All debtors and creditors of the Estate of Ella Mae Ingram, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to

render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 24th day of August, 2012.

By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Vivian C. Martin, Deceased All debtors and creditors of the Estate of Vivian C. Martin, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to

the Personal Representative(s) of the es-

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

make immediate payment to the Personal

Representative(s). This 17th 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 Ethel M. Stark, Deceased All debtors and creditors of the Estate of Ethel M. Stark, 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 17th day of August, 2012. By: Kristin Stanley, Clerk of the Probate Court

N(Aug22,29,Sept5,12)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA. COUNTY OF UNION IN RE: Estate of Katie Pearl Carithers, De-All debtors and creditors of the Estate of Katie Pearl Carithers, 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 17th day of August, 2012. By: Kristin Stanley, Clerk of the Probate Court

NOTICE TO DEBTORS AND CREDITORS

COUNTY OF UNION IN RE: Estate of Bob L. Huggins, Deceased

STATE OF GEORGIA,

to law, and all persons indebted to said estate are required to make immediate pay-ment to the Personal Representative(s). This 17th 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 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

IN RE: Estate of Irene Jones

NOTICE TO DEBTORS AND CREDITORS

to the undersigned according to law, and all persons indebted to said estate are re-

Blairsville, GA 30512

N(Aug8,15,22,29)B

quired 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 STATE OF GEORGIA. COUNTY OF UNION 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 OF INTENT TO DISSOLVE

On 8/16/12, Lori Lane

The name of the corporation is: Applewood Doors & Windows, Inc., the date the dis-solution was authorized was: August 15,

executed this Notice of Intent to Dissolve

OPPORTUNITY TO COMMENT Chattahoochee National Forest 2013 Dormant Season Prescribed Fire Union, Fannin, Gilmer and Lumpkin Coun-ties, Georgia The Forest Service, Chattahoochee Na-The Forest Service, Chattahoochee National Forest, Blue Ridge Ranger District, proposes to conduct dormant season prescribed burning. The projects are located in Union, Fannin, Gilmer and Lumpkin Counties, Georgia. A project description detailing the proposal is available for review at the Blue Ridge Ranger District and http://www.fs.usda.gov/projects/conf/landmanagement/projects. The Forest Service has agement/projects. He Forest Service has made a preliminary determination that this proposal falls within a category of actions listed in regulations at 36 CFR 220.6, that are excluded from documentation in an Environmental Assessment (EA) or Environmental Impact Statement (ES) and that

ronmental Impact Statement (EIS), and that

there are no extraordinary circumstances that would preclude use of the category.

Category #6 (Timber stand and/or wildlife habitat improvement activities which do not include the use of herbicides or do not

require more than one mile of low standard road construction).
This comment period coincides with public scoping and will be the only comment opportunity offered on this project (see 36 CFR 215.5 and 215.6). It is intended to provide those interested in or affected by this proposal an opportunity to make their concerns known before the Responsible Official makes a decision. This comment Uticial makes a decision. Inis comment period is provided to comply with a recent US District Court ruling in Sequoia Forest-keeper v. Tidwell, which invalidated certain sections of the agency's appeal regulations. Those who provide comment or otherwise express interest by the close of the comment period may be eligible to appeal the decision pursuant to regulations at 36 CFR Part 215. Written, facsimile, hand-delivered, oral, and electronic comments concerning this action will be accepted for 30 calendar action will be accepted for 30 calendar days following publication of this notice in the North Georgia News and The News Observer. The publication date in the North Georgia News and The News Observer are the exclusive means for calculating the comment period for this proposal. Those wishing to comment should not rely upon dates or timeframe information provided by any other source. The regulations proby any other source. The regulations pro-hibit extending the length of the comment

Written comments must be submitted to:

written comments must be submitted to: Andrew Baker, District Ranger, Blue Ridge Ranger District 2042 Highway 515 W, Blairsville, GA 30512, ATTN: FY13 Dormant Season Prescribed Burn Project. The office business hours for

Burn Project. The office business nours for those submitting hand-delivered comments are: 8:00 a.m. to 4:30 p.m Monday through Friday, excluding holidays. Oral comments must be provided at the Responsible Official's office during normal business hours via telephone 706-745-6928 or in person. Electronic comments must be submitted to

albaker@fs.fed.us in an email message, or in one of the following electronic formats:

rich text format (.rtf), portable document format (.pdf), or Word (.doc). In cases where no identifiable name is attached to where no identifiable frame is attached to a comment, a verification of identity will be required for appeal eligibility. If using an electronic message, a scanned signature is one way to provide verification. It is the responsibility of persons providing comments to submit them by the close of the comment period. Individuals and organizations wish-ing to be eligible to appeal any decision on this project must meet the information requirements of 36 CFR 215.6. Additional information regarding this action can be obtained from: Jason Demas, Fire Management Officer, 2042 Hwy 515W, Blairsvilee, GA, 706-745-6928, jdemas@ fs.fed.us GEORGIA, UNION COUNTY PROBATE COURT Dale Kinnett, 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 netition must 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.

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 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 Bv. Kristin Stanley. Probate Clerk

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

706-439-6066

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. 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, National Association, As Trustee for Chase Mortgage
Finance Trust Series 2007-S6 by assignment recorded in Deed Book 829, Page 532, ment recorded in Deed Book 829. Page 532. Union County, Georgia Records, convey-ing the after-described property to secure a Note in the original principal amount of FIVE HUNDRED TWENTY-NINE THOU-SAND SIX HUNDRED AND 0/100 DOLLARS (\$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 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 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, 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 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 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 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 loan: The Bank of New York Mellon Trust Com-pany, 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 (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set out above. 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. Bankruptcy Code and (2) to final confirmation 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 Northeast

Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1351211-FT20

INIS LAW FIRM IS ACTING AS A DEBT OUL-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 JPMorgan Chase Bank NA dated December 18 2005 Chase Bank, NA, dated December 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 0/100 DOL-LARS (\$45,000.00) with interest thereon as LARS (\$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, Geor gia within the legal hours of sale on the first Tuesday in September, 2012, the follow-ing described property: Parcel ID Number: 035A-008 All that tract and parcel of land lying and being in Land Lot 75, 9th District, 1st Section, Union County, Georgia contain-ing 1.24 acres, more or less, and being Lot Twenty (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 description on said plat is hereby incorpo-rated 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 Deed Book 158, Page 665, Union County Records. The property is subject to those reserva-tions 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 585-586, Union County Records. The property is sub-iect to the right of way to Union County

**NOTICE OF SALE UNDER POWER** 

**GEORGIA. UNION COUNTY** 

ject 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). 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 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 vet due and payable), any matters but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowl edge and belief of the undersigned, the party in possession of the property is Laura Ferguson and Anne Ferguson or a tenant or tenants and said property is more com-monly known as 207 Marie Ln, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status 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 Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1389912-FT20 **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. Doxev and All debtors and creditors of the Estate of Bob Elena Doxey ("Grantors") to Community & L. Huggins, deceased, late of Union County, Georgia, are hereby notified to render their Southern Bank, as successor in interest to Appalachian Community Bank, by virtue of Assignment from the FDIC, as Receiver for demands and payments to the Personal Appalachian Community Bank ("Grantee") dated March 24, 2009, filed March 25, 2009, recorded in Deed Book 793, Page 552, Union County, Georgia Records (the "Security Deed"), conveying the after-described property to secure that certain Universal Note dated March 24, 2009, from omversal note date water 124, 2005, 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: luesday 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 Records in Plat Book 59, Page 158. Said plat is incorporated herein by reference hereto, for a corporated 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 All creditors of the Estate of Irene Jones, deceased, late of Union County, Georgia, are hereby notified to render their demands

property. 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

deed.

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 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 water and waste bills that constitute liens against the property, that constitute liens 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 property in one parcel or as an entirety, or in such parcels as Grantee may elect, as persuch parcels as Grantee may elect, as persuch parcels as Grantee may elect, as persuch parcels. such parcels as Grantee may elect, as permitted in the Security Deed.

To the best of the undersigned's knowledge 2012. Approval of the dissolution was not required by the shareholders. In witness whereof, the undersigned has 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 sucgessor in interest to Annalachian Commu-COMMONITY & SOUTHERN BANK, as successor in interest to Appalachian Community 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
Maung 15 2 2918 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

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 CitiMortgage Lips in Deed Book 004, page 206, the 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 triney-in-ract for James risher and sharding risher the following described property:
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 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 perpetual easement for ingress and egress to the above described property. Property known as: 29 Nicholson Rd, Blairs-VIIIe, GA 30512
The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of pay-ing the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law).

The property will be sold as the property of The Aforesaid Grantors subject to the fol-(1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. CitiMortgage, Inc. holds the Note and referenced Security Deed and services the loan

Corporation, the current owner of your loan. Pursuant to O.C.G.A Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is: CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368 PHONE: 866-272-4749
Nothing contained in this Notice of Sale shall obligate the holder and/or owner to negotiate, amend, or modify said indebted-To the best 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 information obtained will be used for that purpose. Pendergast & Associates, P.C.

South Terraces, Suite 1000 South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088 www.penderlaw.com Our File No. 12-05575 **NOTICE OF SALE UNDER POWER** GEORGIA. UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Gary Michael Vaughan and Janit Gunt-er Vaughan to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan 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 Bank) ership of Appalachian Community Bank) ("Community & Southern Bank"), dated December 21, 2007, filed and recorded January 11, 2008 in Deed Book 743, Page

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

Page 772, aforesaid records (as amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100THS DOLLARS (\$165,750.00) (as amended modified or revised from time

on behalf of Federal Home Loan Mortgage

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, Georgia, within the legal hours for sale on the first Tuesday in August, 2012, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of previously been released from the lien of ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOTS 48 & 61 OF UNION COUNTY, IION, LAND LOIS 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 PROPERTY. ALSO CONVEYED IS AN EASEMENT ACROSS AND THROUGH THAT ROAD RUNNING FROM MULL ROAD TO THE ABOVE PROPERTY, AS SHOWN ON THE ABOVE REFERRED TO PLAT OF SURVEY. 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 indebtedlimited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which 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 The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Community & Southern Bank and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. Community & Southern Bank as Attorneyin-Fact for Gary Michael Vaughan and Janit Gunter Vaughan Contact: Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP 3350 Riverwood Parkway, Suite 1550 Atlanta, Georgia 30339 Telephone (770) 790-3550 N(Aug8,15,22,29)B

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 and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Deposit Insurance assignee of the Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank) ("Community & Southern Bank"), dated April 6, 2006, filed and re-corded April 7, 2006 in Deed Book 640, Page 203, Union County, Georgia 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 FO AND 00/100THS DOLLARS (\$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 COUN-

TY. Georgia, within the legal hours for sale on the first Tuesday in September, 2012, all property described in said Security Deed, property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed): 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, 0F UNION COUNTY, GEORGIA, AND BEING LOT 8, CONTAINING 1.122 ACRES, MORE OR LESS, OF SCOUTS 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 AND RECORDED SEPTEMBER 29, 2005 IN PLAT BOOK 56, PAGES 148-149, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED 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 indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the nurgoe of naving the same all exfor the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title a said property. to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding hills for assessments; and all outstanding bills for assessinents, and an outstanding bins 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 Custific Public News 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 debt collectors. Any information obtained will be used for that purpose.
Community & Southern Bank as Attorney-in-Fact for Terry L. Callihan and J. Marty Godfrey d/b/a Callihan Quality Built Homes Contact: Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP 3330 Cumberland Rouleyard Suite 300 3330 Cumberland Boulevard, Suite 300 Atlanta, Georgia 30339 Telephone (770) 790-3550 **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 John C. Honaker and Karen M. Honaker to Wells Fargo Bank, N.A. dated October 20, 2010, and recorded in Deed

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, 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 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, LESS 42 AGRES HOTT HAPTER SUBDIVISION, AS PER SURVEY PREPARED BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED NOVEMBER 6, 1987, RECORDED IN PLAT BOOK T, PAGE 99, UNION COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES, BOUNDS AND COURSES DE-TOGETHER WITH RIGHTS OF INGRESS/ EGRESS OVER PRIVATE ROADS IN DEVEL-OPMENT. Said property is known as 1454 McCombs Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments liens encumbrances zoning sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security

Notice has been given of intention to col-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 tenant or tenants. The proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law.

will be distributed as provided by law.
Wells Fargo Bank, NA as Attorney-in-Fact
for John C. Honaker and Karen M. Honaker

Book 847, Page 424, Union County Records, securing a Note in the original principal amount of \$376,000.00, the holder thereof

File no. 12-032228 SHAPIRO & SWERTFEGER, LLP\* Attorneys and Counselors at Law 2872 Woodcock Blvd., Duke Building, Suite Atlanta, GA 30341-3941 Attainta, UA 3041-3941 (770) 220-2535/KMM www.swertfeger.net \*THE 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 Control Legistration Con tion 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 entire 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.

door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LY-

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

GEORGIA, CONTAINING 2.10 ACRES AND BEING SHOWN AS TRACT TWO (2) ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, 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 LEGEOCE

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 as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorney's fees in accordance with the erms of the Note secured by 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\* Attorneys and Counselors at Law 2872 Woodcock Blvd., Duke Building, Suite Atlanta, GA 30341-3941 Attainta, UA 3041-3941 (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.

N(Aug8,15,22,29)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

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

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by 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 Georgia Records, convey-

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 before the courthouse door of Union County, Georgia within the legal hours of sale on

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 pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includin attorney's fees (notice of intent to co lect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortrane with the debtor is:

terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Mi-amisburg, OH 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 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 Gainesville Hwy, 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 budger of the convikt 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. PNG Bank, National Association as Attorney in Fact for Rex Ballew McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/mtj 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 16th District, 1st Section, Land Lots 50 and 51 of Union County, Georgia contain-ing 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 N(Aug8,15,22,29)B STATE OF GEORGIA, COUNTY OF UNION NOTICE OF JUDICIAL SALE "CAVEAT EMPTOR" STATE OF GEORGIA, COUNTY OF UNION NOTICE OF JUDICIAL SALE "CAVEAT EMPTOR" in the City of Blairsville, Georgia on the 4 day of September, 2012 between the hours of 10:00 a.m. and 4:00 p.m., there will be sold on the steps of the Union County Courthouse, at 65 Courthouse Street, at public cryout, to the highest bidder for cash, the following property: cash, the following property: TO WIT: Lot 3: All that tract or parcel of land lying and being in Land Lot 303, 9th District, 1st Section, Union County, Georgia, contain-ing 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-County records, which description is incorporated herein by reference and made

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 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 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

costs in connection with the sale. Govern yourself accordingly. This the 6 day of July, 2012. Scott D. Stephens, Sheriff of Union County,

Georgia. N(Aug8,15,22,29)B

The property is conveyed subject to all

plat of survey. 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 possessed 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 Pat-ton, Mitchell R. (collectively hereinafter referred to as "Defendant in Fi.Fa."). The

2003, recorded in Deed BOOK 498, Page 644, Union County, Georgia Records, as last transferred to PNC Bank, National Association 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 princinal amount of SFVENTY-SIX THOIL. principal amount of SEVENTY-SIX THOUprincipal allounit of Seven 1-six indu-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 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 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 mortrage with the debtor is: terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Mi-amisburg, OH 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 instrument. 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 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. 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

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

EIGHTY FIVE AND 00/100 DOLLARS (U.S. \$358,985.00) with interest thereon as provided for therein, said Security Deed hav-ing been last sold, assigned, transferred and conveyed to CADC/RADC VENTURE 2011-1, LLC, recorded in Deed Book 890, Pages 746-749, UNION County, Georgia records, 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 17TH DISTRICT, 1ST
SECTION, LAND LOT 295 OF UNION COUNTY,
GEORGIA, CONTAINING 8.52 ACRES, MORE
OR LESS, AS SHOWN ON A PLAT OF SURVEY

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 COMPLETE DESCRIPTION OF THE ABOVE

DESCRIBED PROPERTY.
LESS AND EXCEPT: THE PROPERTY CONVEYED TO DAVID A. BOSWELL AND JEAN R.

McLAUGHLIN BY DEED DATED OCTOBER 27, 2006, AND RECORDED IN DEED BOOK 674,

PAGE 452, UNION COUNTY, EEURGIA. LESS AND EXCEPT: THE PROPERTY CON-VEYED TO JOSHUA CAIN CHEEK BY DEED DATED AUGUST 8, 2007 AND RECORDED IN DEED BOOK 721, PAGE 683, UNION COUNTY, GEORGIA SAID PROPERTY BEING KNOWN

AS 2829 TRACKROCK CHURCH ROAD AC-

CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN UNION COUNTY,

GEORGIA.

PAGE 452, UNION COUNTY, GEORGIA.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

OF HIAWASSEE d/b/a BANK OF BLAIRS-VILLE dated January 6, 2006, recorded in Deed Book 624, Pages 245-253, and as modified in Deed Book 664, Page 759, Deed

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

ALSO KNOWN AS 687 TRACKROCK CHURCH ROAD, BLAIRSVILLE, GEORGIA 30512 SUB-JECT TO APPEASEMENTS OR RESTRIC-TIONS OF RECORD.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and 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 an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; spe-cial assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Sabal Financial Group, L.P., 465 North Halstead Street, Suite 130, Pasadena, California 91107, telephone number 949-517-0801, as loan servicer for CADC/RADC VENTURE 2011-1, LLC, is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor.

Please understand that the secured credi-

tor 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 accor-dance with the terms of the note secured

by said used.

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, Geor-

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

as Attorney in Fact for JIMMY COMBS AND

JOSHUA CAIN CHEEK

(678) 501-5777

Contact: Bonny Powell Perrie & Associates, LLC

100 Galleria Pkwy., N.W. Suite 1170 Atlanta, GA 30339

by said deed.

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. MUTICE UF 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 ("Grant-ee"), dated November 4, 2011, recorded November 7, 2011, in Deed Book 884. Pages NOTICE OF SALE UNDER POWER 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 Hundred and 00/100 Dollars (\$31,500.00), with interact from the at the extractors

with interest from date at the rate as pro-vided 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

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 outcry to the highest bidder for cash before the Courthouse door in Blairs-

ville, 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 District, 1st Section, Union County, Georgia, being Lot Ninety-Four (94) of River's Edge RV Park Phase Two containing 0.202 acres, more or less, as shown on a plat of survey for River's Edge RV Park Phase Two by Southern Geosystems, Ltd, dated 03/29/2010, and being more fully described as follow:
BEGINNING at the centerline intersection of 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, 24 06 2 3.3 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 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 6.49 feet; N 74 28 12 E 63.58 feet; N 74 28 12 E 75.00 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 17 E 33.26 feet; \$ 26 08 17 E 20.49 feet; \$ 26 14 07 E 23.40 feet; \$ 26 14 07 E 47.18 feet \$ 26 14 07 E 25.54 feet; \$ 20 51 13 E

13E 326 14 07 E 25.34 Eet; 3 20 31 13 E 39.66 feet; \$ 46 16 37 E 44.98 feet; \$ 39 25 16 E 6.10 feet; \$ 39 25 16 E 18 feet; \$ 27 25 31 E 42.98 feet; \$ 18 10 13 E 111.67 feet; \$ 99 41 27 E 39.70 feet; \$ 09 41 27 E 57.26 feet; \$ 06 03 10 W 14.25 feet, \$ 06 03 10 W 30.68 feet; \$ 04 27 28 W 19.64 feet; to the

30.00 feet, 3 of 27 20 w 13.04 feet, 10 m TRUE POINT OF BEGINNING thence S 04 27 28 W 56.28 feet; S 81 52 50 W 23.67 feet, S 81 52 50 W 171.74 feet, N 07 42 07 W 9.64

The street is not as a street in the street 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, Agreement as recorded in 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. Grantor grants to grantee access for in-gress egress and utilities from Old Sullivan Road along Allison Loop as shown on said Property Address: Lot 94, River's Edge RV Park, Phase II, Blairsville, GA 30512 The debt secured by the Security Deed 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 payable), any matters which might be disclosed by an accurate survey and in-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
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

record in Union County, Georgia records conveying the after-described property conveying the after-described properly to secure a Note in the original principal amount of \$ 125,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first within the legal hours of sale on the first Tuesday in September, 2012 (September 4, 2012), the following described property: All that tract or parcel of land lying and being in Union County, Georgia and being part of Lot of Land Nos. 33 & 40, District 10. Section One of said County and State containing 8 acres, more or less, described 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 direction 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 pro-vided in the Note and Security Deed. The

Pursuant to the Power of Sale contained in a Security Deed given by Terry Plott and Coletta Plott to H&R Block Mortgage Cor-

poration 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

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 persoal property attached to and constitut-ing a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Terry Plott and Coletta Plott or tenant or tenants Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) rine 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 foreclo sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. 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 INCED FOR THAT DIRPOSE 1414 422 **BE USED FOR THAT PURPOSE. 1144-123** NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in By virtue of a Power of Sale contained in that certain Security Deed from JIMMY COMBS AND JOSHUA CAIN CHEEK to BANK a Security Deed given by Richard S Wheeler and James H Grizzle to Mortgage Electron-

> of \$ 130,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in September, 2012 (September 4, 2012), the All that tract or parcel of land lying and being in the 7th District, 1st Section, Land

in UNION County, Georgia records, convey-ing the after-described property to secure a Note in the original principal amount

February 5, 1993, and recorded in Union County Records in Plat Book 29, Page 19. 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 perpetual easement for the use of the subdivision (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1281911-FT20 roads for ingress and egress to the above described property.

The debt secured by said Security Deed 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 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 nurnose of naving the same USED FOR THAT PURPOSE.
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, 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 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 Four Wheel Drive , Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of 0/100 DOLLARS (\$200,000.00), with interest thereon as set forth therein, there said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject prop-erty is (are): James H Grizzle and Richard S will be sold at public outcry to the high-est bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in September, 2012, the following described property:Lying and being located in the unerty 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 (including taxes which are a lien, but not yet due and payable), (b) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning incorporated area, County of Union, State of Georgia; all that certain parcel or tract of land known as: All that tract or parcel of land known as: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lots 90 & 91 of Union County, Georgia, containing 0.22 acre, more or less, and being Lot 6 as shown on a plat of survey by Bruce Hunt, County Surveyor, dated June 1973 and recorded in Niston County Beauty Beauty Beauty 1981 of 1 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

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 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 County, Georgia Records, conveying the after-described 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

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**NOTICE OF SALE UNDER POWER** 

to negotiate, amend, and modify all terms of the mortgage with the debtor is: Suntrust Mortgage, 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 instrumodify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, 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 law firm is seeking solely to foreclose the maturi and adult of the sacurity deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. SunTrust Bank as Attorney in Fact for Keith L Sirockman McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.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, 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 herein by reference. The above property is conveyed subject to The above property is conveyed subject to the restrictions of record pertaining to Not-la Landing as recorded in Deed Book 144 Page 750-751 Union County Records. The property is conveyed subject to easements of record for the maintenance of utilities affection the property is conaffecting the property. The property is conveyed subject to the title to that portion of the property embraced within the boundthe property embraced within the boundaries of roads, highways, easements and 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 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

mineral rights with respect to said tracts of land provided, however, the drilling rights with respect thereto shall be limited

to a certain 5 acre tract of land as shown

on said plat, recorded in Plat Book P Page 138, together with any access easements from the 5 acre tract across the adjoin-

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

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Brendan E Lawn to Mortgage

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 fix Countrywide Home Loans Servicing, LP in Deed Book 905, Page 370, 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 Tuesday of September, 2012 by Bank of America, N.A., as Attorney-in-Fact for Brendan E Lawn the following described property.

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

in Union County Records in Plat Book 52, Page 245. Said plat is incorporated herein,

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

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

**STATE OF GEORGIA** 

**COUNTY OF UNION** 

NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT

property.
Grantors also grant to grantee a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described property. Property known as: 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 payment of the indebtedness secured thereby this sale will be made for the purposes of paying the same and all expenses of sale

above.

Bank of America, N.A. holds the Note and referenced Security Deed and services the loan on behalf of Federal National Mortgage Association, the current owner of your loan. Pursuant to O.C.G.A Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend or modify the terms of the aforeamend, or modify the terms of the afore-mentioned 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 the holder and/or owner to negotiate, amend, or modify said indebt-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 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. 12-05720

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 re-corded in Injun County Records in Deed Assent dated September 6, 1999, and re-corded 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 622, Dava 91, Subject 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 Records 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 County Records in Deed Book EE, Pages 195-97. Subject to Easement recorded in Union County Records in Deed Book 110, Pages 517-19. Subject to Easement to Blue Ridge Mountain Electric Membership Cor-poration recorded in Union County Records in Deed Book 628, Page 354. 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). 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. 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 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 ic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc dated 2/27/2008 and recorded in Deed Book 750 Page 329, UNION County, Georgia records; as last transferred to GMAC Mort-gage, LLC by Assignment filed for record erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumprances, and or other property and inspection of the property. brances, 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 George H. Davis or a tenant or tenants and said property is more commonly known as 155 Saddle Ridge Drive, Blairsville, Georgia 30512. The sale Lot 89 of Union County, Georgia, containing 5.000 acres, more or less, as shown on a will be conducted subject (1) to confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final plat of survey by Rochester & Associates, Inc. dated December 10, 1992, and revised 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 North-east Expressway Atlanta, Georgia 30329

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, convey-ing the after-described property to secure

a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND 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

Union County Records in Plat Book C, Page 185. Said plat is incorporated herein by reference hereto, for a full and complete under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security description of the above described proper-ty. The debt secured by said Security Deed has been and is hereby declared due be-Deed. Pursuant to O.C.G.A. Section 9-13 172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided the Deed Under Power and other foreclo-sure documents may not be provided until in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all final confirmation and audit of the status of the loan as provided immediately above. GMAC Mortgage, LLC as agent and At-torney in Fact for Richard S Wheeler and James H Grizzle 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 NAUS, 15,22,29)8 final confirmation and audit of the status of expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). 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 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. ROTHE OF SALE ORDER FOWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE

erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumprances, and or other property and inspection of the property.

brances, 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 un-dersigned, the party in possession of the property is Geraldine J. Walker or a ten-

ant or tenants and said property is more commonly known as 42 Twisted Pine Ln, Blairsville, Georgia 30512. The sale will be

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

tion and audit of the status of the loan with

the holder of the security deed. JPMorgan Chase Bank, National Association, succes-

sor in interest by purchase from the FDIC as Receiver of Washington Mutual Bank formerly known as Washington Mutual

Bank, F.A. as Attorney in Fact for Geraldine J. Walker Johnson & Freedman, LLC 1587

N(Aug8,15,22,29)B

said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/vai 9/4/12 Our file no. 1394812-FT20 the indebtedness as and when due and in the manner provided in the Note and Se-curity Deed. The debt remaining in default, N(Aug8,15,22,29)B this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set out above. The entity that has full authority to neotitate amend and modify all terms