North Georgia News Legal Notices for May 9, 2012 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Meir Salman to Mortgage **NOTICE OF SALE UNDER POWER** NOTICE OF SALE UNDER POWER, UNION COUNTY

STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOHN WESLEY TURNER AND PAMELA

SUE TURNER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERICAN BROKERS CON-

Pursuant to the Power of Sale contained in

Pursuant to the Power of Sale contained in a Security Deed given by Harold D. Wimpey, Il to Mortgage Electronic Registration Sys-tems, Inc. as nominee for United Commu-nity Mortgage Services, Inc. its successors

and or assigns dated 10/1/2008 and re-corded in Deed Book 776 Page 115, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Asso-

ciation 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 \$ 174,060.00, with interest at the rate recognited therein there will be said by the

specified therein, there will be sold by the

undersigned at public outcry to the high-est bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in June, 2012 (June 05, 2012), the following

described property:
ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN THE 17TH DISTRICT, 1ST SECTION, LAND LOTS 215 AND 218 OF UNION

COUNTY, GEORGIA, AND BEING LOT 23A OF ROSS RIDGE SUBDIVISION, CONTAINING 1.000 ACRES, MORE OR LESS, AS SHOWN

ON A PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, DATED JUNE 6, 2008, AND RECORDED IN UNION COUNTY

RECORDS IN PLAT BOOK 57, PAGE 220. 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 PER-

PETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROP-

The debt secured by said Security Deed

Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, its

successors and assigns dated November 15, 2007 in the amount of \$143,000.00, and recorded in Deed Book 736, Page 192, Union

recorded in Deed Book 736, Page 192, Union County, Georgia Records; as last transferred to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP by assignment; the undersigned, Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant

debtedness due and payable and pursuant to the power of sale contained in said deed,

will on the first Tuesday in June, 2012,
during the legal hours of sale, at the Courthouse door in Union County, sell at public
outcry to the highest bidder for cash, the
property described in said deed to-wit:
All that tract or parcel of land lying and being in the 17th District, 1st Section, Land

ing in the 17th District, 1st Section, Land Lot 218 of Union County, Georgia, and being Lot 14 of Ross Ridge Subdivision, Phase III, containing 1.267 acres, more or less, as shown on a plat of survey by William F. Rolander, R.L.S. #2042, dated September 6, 1988 and recorded in Union County Re-

cords in Plat Book U, page 123. Said plat is incorporated herein, by reference hereto, for a full and complete description of the

above described property.
Such state of facts as shown on plat recorded in Plat Book U, page 123, Union

County Records.
The restrictions recorded in Deed Book 141, pages 277-279, Union County Records. The road easements as shown on the above

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 Jonathan Curtis Corn and Stacey M. Corn to

Mortgage Electronic Registration Systems, Inc., as nominee for Appalachian Com-munity Bank, its successor and assigns,

dated May 18, 2001, recorded in Deed Book 375, Page 376, Union County, Georgia Re-cords, as last transferred to Chase Home

Corus, as last transferre to tribase notice Finance, LLC. by assignment recorded in Deed Book 844, Page 594, Union County, Georgia Records, conveying the after-described property to secure a Note in the

riginal principal amount of FIFTY-FOUR HOUSAND SIX HUNDRED AND 0/100 DOL-

LARS (\$54,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for

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

following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security

Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided

in the Note and Security Deed. The debt re-maining in default, this sale will be made

for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's

fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-

lorem taxes (including taxes which are a

lien, but not yet due and payable), any mat-ters which might be disclosed by an accu-

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

and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend,

and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939. Please

understand that the secured creditor is not required by law to negotiate, amend, or

modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party in possession of

the property is Curtis Corn and Stacey Corn

STATE OF GEORGIA.

COUNTY OF LUMPKIN
WHEREAS, on the 20th day of September,
2010, BILL B. WOODY executed to JOHN

MARSHALL MAHONE a deed to secure debt, which conveyed title to the following land,

All that tract or parcel of land lying in Land Lot 414 of the 11th District and 1st Section

of Union County, Georgia, and being de-scribed as follows: Beginning at an iron pin located North

73 degrees 53 minutes 52 seconds East 984.45 feet from a rock pile and USFS pipe and cap located at the Southwest corner of Land Lot 414; thence South 60 degrees

15 minutes 34 seconds West 305.06 feet to an iron pin; thence South 29 degrees 44 minutes 26 seconds East 114.12 feet

STATE OF GEORGIA UNION COUNTY ONION COUNTY
MOTICE TO DEBTORS & CREDITORS
RE: Estate of Hilda Taylor Seay
All debtors and creditors of the estate All debtors and creditors of the estate of Hilda Taylor Seay, 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). make immediate payment to Representative(s). This 10th day of April, 2012 By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS NOTICE TO DEBTORS & CREDITORS
RE: Estate of Beverly J. Sanchez
All debtors and creditors of the estate
of Beverly J. Sanchez, 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 10th day of April, 2012 By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Carl Wayne Vanzura
All debtors and creditors of the estate of
Carl Wayne Vanzura, 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 estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s) This 27th day of April, 2012 By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 GEORGIA. UNION COUNTY PROBATE COURT Bill Cantrell has petitioned to be appointed Administrator(s) of the estate of Ruth Gladys Cantrell, deceased, of said County, (The pecantrell, deceased, of said county. (Ine 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 certifier texts be a recorded for usual. ing, setting forth the grounds of any such objections, and must be filed with the court on or before May 7, 2012. All pleadings/ objections must be signed before a no-tary public or before a probate court clerk, and filing fees must be tendered with your and rilling rees 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 patition may be no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF UNION Notice is hereby given that Kay Dolvin, the Petitioner has filed a petition to the Superior Court of Union County, on the 30th day of April, 2012, praying for a change in the name of Petitioner's minor child from Noah Leden Petitioner's minor child from Noah name of Petitioner's minor child from Noah Jaden Ratley to Noah Jaden Dolvin. Notice is hereby given pursuant to law to any in-terested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said patition. petition. This 30th day of April, 2012 Kris-Ann Poe Kris-Ann Stanley, P.C. Attorney for Petitioner 231 Chatuge Way Hiawassee, GA 30546 N(May9,16,23,30)P NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY Probate Court of Union County RE: Petition of Ronald Lee Koerber for Dis-charge as Executor of the Estate of Mary Agnes Koerber, Jr., Deceased. This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before May 21, 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 ings/objections must be signed nerore 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 beginn will be acceptable at a later. 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 Notice is given that a Notice of Termination and Statement of Commencement of Wind-ing Up to Dissolve DRDBO, LLC a Georgia Limited Liability Company, as of March 16, 2012, with its registered office at 124 Coco Lane, Blairsville, GA 30512 and has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
Probate Court of Union County
RE: Petition of Donna Tremblay for Discharge as Executor of the Estate of Roland F. Tremblay, Jr., Deceased. 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 May 21, 2012. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 Court Clerk 65 Courthouse Street Blairsville, Ga. 30512 706-439-6006 GEORGIA. UNION COUNTY PROBATE COURT Lillian McCarter has petitioned to be ap-pointed Administrator(s) of the estate of frene Jones, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers con-tained 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 May 28, 2012. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/ telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE I, Colleen Colon, am not responsible for any debts other than my own. I am not responsible for any debt that Efren Colon has cre-ated as of January 2012. Colleen Colon NOTICE OF INTENT OF ORGANIZATION NOTICE OF INTENT OF ORGANIZATION
OF LIMITED LIABILITY COMPANY
Notice is given that the Article of Organization which will organize True Love Mountain Jewelry & Rock Shop, LLC, have been
delivered to the Secretary of State for filing in accordance with the applicable provi-sions of the Georgia Business Corporation Code. The initial registered office of the limited liability company will be located at 7651 US Highway 76, Young Harris, Georgia 30582, and its initial registered agent at such address is Belinda D. Griffin. Pamela Kendall Floyd, P.C. PO Box 1114 N(May9.16.23.30)P ADVERTISEMENT OF JUDICIAL SALE GEORGIA, UNION COUNTY
There will be sold a public outcry to the highest and best bidder for cash or certified funds, between the legal hours of sale before the courthouse door in Union County Georgia, on the first Tuesday in June, 2012, the following described property, to wit: An undivided one-half (1/2) interest in and to all that tract or parcel of land lying in Land Lot 27, 10th District, 1st Section, Union County, Georgia, being Lot 10 as shown on county, deorgia, being Lot 10 as shown on plat of survey by Rochester & Associates, Inc. dated July 24, 1996, and recorded in Plat Book 40, Page 63, Union County Re-cords. Said plat is incorporated herein by reference hereto for a full and complete legal description of said property. Property known as 213 Golden Ridge Road, Blairsville, GA 30512 according to the present system of numbering houses in Union County, Georgia. Said property is being levied on to satisfy the Fi. Fa. in favor of B. E. Thomas against W. Bobby Brown issued in the Superi of Gwinnett County, Georgia, being Case No 04-A-14126-10, levied on as the property of defendant in Fi. Fa., notice of levy and sale having been given the defendant in Fi. Fa. (or to defendant in possession). This the 4th day of May, 2012. Sheriff Scott Stephens Union County, Georgia ADVERTISEMENT OF JUDICIAL SALE GEORGIA, UNION COUNTY
There will be sold a public outcry to the highest and best bidder for cash or certified funds, between the legal hours of sale before the courthouse door in Union County, Georgia, on the first Tuesday in June, 2012. the following described property, to wit: An undivided one-half (1/2) interest in and All univided under-flair (1/2) interest in and to all that tract or parcel of land lying in Land Lot 27, 10th District, 1st Section, Union County, Georgia, being Lot 8 as shown on plat of survey by Rochester & Associates, Inc. dated July 24, 1996, and recorded in Plat Book 40, Page 63, Union County Records Said lets is incorporated begin by cords. Said plat is incorporated herein by reference hereto for a full and complete legal description of said property. Property known as 171 Golden Ridge Road, Blairsville, GA 30512 according to the pres ent system of numbering houses in Union County, Georgia. Said property is being levied on to satisfy the Fi. Fa. in favor of B. E. Thomas against W. Bobby Brown issued in the Superior Court of Gwinnett County, Georgia, being Case No. 04-A-14126-10, levied on as the property of defendant in Fi. Fa., notice of levy and sale having been given the defendant in fi. fa. (or to defendant in possession). This the 4th day of May, 2012. Sheriff Scott Stephen Union County, Georgia N(May9,16,23,30)B GEORGIA. UNION COUNTY There will be sold a public outcry to the highest and best bidder for cash or certified funds, between the legal hours of sale before the courthouse door in Union County, Georgia, on the first Tuesday in June, 2012, the following described property, to wit: Land Lot 27, 10th District, 1st Section, Union County, Georgia, being Lot 9 as shown on plat of survey by Rochester & Associates, Inc. dated July 24, 1996, and recorded in Plat Book 40, Page 63, Union County Re-cords. Said plat is incorporated herein by reference hereto for a full and complete legal description of said property.
Property known as 183 Golden Ridge Road,
Blairsville, GA 30512 according to the present system of numbering houses in Union County, Georgia. Said property is being levied on to satisfy the Fi. Fa. in favor of B. E. Thomas against W. Bobby Brown issued in the Superior Court of Gwinnett County, Georgia, being Case No defendant in Fi. Fa., notice of levy and sale having been given the defendant in fi. fa. (or to defendant in possession). This the 4th day of May, 2012. Sheriff Scott Stephens N(May9,16,23,30)B ADVERTISEMENT OF JUDICIAL SALE GEORGIA, UNION COUNTY There will be sold a public outcry to the highest and best bidder for cash or certi-fied funds, between the legal hours of sale before the courthouse door in Union County. Georgia, on the first Tuesday in June, 2012, the following described property, to wit: An undivided one-half (1/2) interest in and to all that tract or parcel of land lying in Land Lot 27, 10th District, 1st Section, Union County, Georgia, being Lot 7 as shown on plat of survey by Rochester & Associates, Inc. dated July 24, 1996, and recorded in Plat Book 40, Page 63, Union County Rereference hereto for a full and complete legal description of said property. Property known as 143 Golden Ridge Road, Blairsville, GA 30512 according to the pres-Blairsville, GA 30512 according to the present system of numbering houses in Union County, Georgia.

Said property is being levied on to satisfy the Fi. Fa. in favor of B. E. Thomas against W. Bobby Brown issued in the Superior Court of Gwinnett County, Georgia, being Case No. 04-A-14126-10, levied on as the property of defendant in Fi. Fa., notice of levy and sale having been given the defendant in Fi. Fa. (or to defendant in possession). (or to defendant in possession). This the 4th day of May, 2012. Sheriff Scott Stephens Union County, Georgia ADVERTISEMENT OF JUDICIAL SALE ADVERTISEMENT OF JUDICIAL SALE GEORGIA, UNION COUNTY
There will be sold a public outcry to the highest and best bidder for cash or certified funds, between the legal hours of sale before the courthouse door in Union County, Georgia, on the first Tuesday in June, 2012, the following described property, to wit: An undivided one-half (1/2) interest in and to all that tract or parcel of land lying in I and I of 21 10th District 1st Section Ilnion to all that tract or parcel of land lying in Land Lot 27, 10th District, 1st Section, Union County, Georgia, being Lot 11 as shown on plat of survey by Rochester & Associates, Inc. dated July 24, 1996, and recorded in Plat Book 40, Page 63, Union County Records. Said plat is incorporated herein by reference hereto for a full and complete legal description of said property. Property known as 255 Golden Ridge Road, Blairsville, GA 30512 according to the present system of numbering houses in Union County, Georgia. Said property is being levied on to satisfy the Fi. Fa. in favor of B. E. Thomas against W. Bobby Brown issued in the Superior Court of Gwinnett County, Georgia, being Case No. 04-A-14126-10, levied on as the property of defendant in Fi. Fa., notice of levy and sale having been given the defendant in Fi. Fa. (or to defendant in possession). This the 4th day of May, 2012. Sheriff Scott Stephens Union County, Georgia N(Mav9.16.23.30) GEORGIA. UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from SCOTTY C. HELTON to BANK OF BLAIRSVILLE, dated June 29, 2007, recorded July 3, 2007, in Deed Book 715, Page 604, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Forty One Thousand Eight Hundred Forty One Thousand Hundred Forty-One Thousand Eight Hun-Hundred Forty-One Thousand Eight Hundred and 00/100 dollars (\$241,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to SFR Venture 2011-1, LLC, 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 June, 2012, all property described in said Security Deed including but not limited to the following described but not limited to the following described property: All That Tract or Parcel of Land Lying And Being in Land Lot 93, 7th district 1st Section of Union County, Georgia CONTAINING 7.185 ACRES AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, R.S. #2894, DATED 6/20/2007 AS RECORDED IN PLAT BOOK 60, PAGE 34, UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY DESCRIPTION ON SAID FEAT IS HEREBOOK HINCORPORATED HEREIN BY REFERENCE HERETO AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE POWER-LINE EASEMENT AS SHOWN ON SAID PLAT. Said legal description being controlling, however the property is more commonly known as 93 SUE'S WAY, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys` fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SCOTTY C. HELTON, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status The entity having full authority to negotiate, The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Lender Contact: StateBridge, Loss Mitigation Dept., 4600 S. Syracuse Street, Suite 700, Denver, CO 80237 Telephone Number: 720-931-6204 SFR VENTURE 2011-1, LLC as Attorney in Fact for SCOTTY C. HELTON THE RELOW LAW EIRM MAY RE HELD TO THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. POSE.
Attorney Contact: Rubin Lublin Suarez Serrano, LLC, 3740 Davinci Court, Suite 400,
Norcross, GA 30092
Telephone Number: (877) 813-0992 Case
No. SBC-12-01219-0002
Ad Run Dates 05/08/2012, 05/15/2012,
05/22/2012, 05/29/2012 www.rubinlublin.com/property-listings. N(Mav9.16.23.30)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Anthony J. Parkis to Mortgage Electronic
Registration Systems, Inc., dated April 5,
2007, recorded in Deed Book 703, Page
227, Union County, Georgia Records, as
last transferred to Bank of America, N.A.,
successor by merger to BAC Home Loans
Servicing, LP formerly known as Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book 893, Page 371,
Union County, Georgia Records, conveying ment recorded in Deed Book 893, Page 371, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND AND 0/100 DOLLARS (\$255,000.00), with interest thereon as set forth therein, there will est thereon as set forth therein, there will be sold at public outcry to the highest bid-der for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in June, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all evenes of this this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set cord superior to the Security Deed first set cord superior to the Sectionry Deet intris set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAD-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms on regulate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony J. Parkis or a tenant or tenants and anthony J. Parkis or a tenant or tenants and said property is more commonly known as 5025 Wilson Mtn Smt, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP as Attorney in Fact for Anthony J. Parkis McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/dt3 6/5/12 Our file no. 5131912-FT14 EXHIBIT 30076 www.toreclosurenotline.net Mik/at3 6/5/12 Our file no. 5131912-F114 EXHIBIT "A" Tax ID Number: 100A-010-T Land situ-ated in the City of Blairsville in the County of Union in the State of GA All that tract or parcel of land lying and being in the 16th District 1st Section, Land Lot 11 of Union District 1st Section, Land Lot 11 of Union County, Georgia, and being Lot 18 of Wilson Mountain Subdivision, as shown on a plat of survey by Rochester and Associates, Inc., dated March 26, 1991 and recorded in Union County records in Plat Book 32, Page 18. Said plat is incorporated herein, by reference hereto, for a full and complete described of the above described property. Commonly known as: 5025 Wilson Mtn Smt, Blairsville, GA 30512 MR/dt3 6/5/12 Our file no. 5131912 - FT14

to an iron pin; thence South 87 degrees 05 minutes 35 seconds East 275.00 feet to an iron pin; thence South 64 degrees 59 minutes 24 seconds East 49.11 feet to an iron pin; thence North 48 degrees 55 minutes 33 seconds East 55.01 feet to an iron pin set at the right of way of State Highway 60; thence Northwesterly along the right of way 292.0 feet, more or less, to the point way 292.0 teet, more or less, to the point of beginning.
Said tract consisting of 1.5 acres, more or less. See plat for Bill B. Woody by Kelley Surveying dated July 24, 2009.
to secure a stated indebtedness of the Grantor to the Grantee in the original principal amount of \$20,000.00, and any renewals or other present or future indebtedness contracted by the Grantor either as maker, guarantor, or endorser, which deed is recorded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 845, Pages 274-275; WHEREAS, the said indebtedness secured by said deed has become in default both as to principal and interest, and the said JOHN MARSHALL MAHONE has elected, and does hereby elect and declare all of said indebt-edness, both principal and interest due, as provided in said deed when payments are not made as provided therein.

NOW, THEREFORE, in accordance with the terms of said deed and as provided in the laws of the State of Georgia in such cases made and provided, the undersigned will, after due advertisement, expose for sale the above-described lands and sell same the above-described lands and sell same the above-described lands and sell same to the highest and best bidder for cash, between the legal hours of sale, before the courthouse door in Union County, Georgia, on the first Tuesday in June, 2012.

Said tract will be sold subject to taxes for the current year, any past due taxes, and any liens or encumbrances of record, and any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, easements, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed set out The proceeds of said sale will be used first to pay the indebtedness secured by said deed and the expenses of said sale, including attorney's fees, as provided by law, and the balance, if any, will be delivered to the person or persons legally authorized to re-The property was most recently believed to be in the possession of the Estate of BILL B. WOODY, deceased, who died a resident of WOODT, deceased, who due a resident of Union County on or about January 2, 2012, or a tenant or tenants.
This 26th day of April, 2012.
JOHN MARSHALL MAHONE
As Attorney-in-Fact for
BILL B. WOODY John Roger Palmour Attorney at Law 583 Riverview Trail East Dahlonega, Georgia 30533 (706) 864-0442 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 William Lee to Mortgage Electronic Registration Systems, Inc., dated June 7, 2007, recorded in Deed Book 712, Page 380, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York As Trustee Ion FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-10 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 ONE HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$150,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door der for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in June, 2012, the following described property: SEÉ 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, in-cluding 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 an payable), any matters which might be disclosed by an accurate survey and inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Special-ized Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, CO 80129, 800-306-6059. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is William Lee or a tenant or tenants and said property is more commonly known as 8474 Timber Ridge Rd N. 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 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. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES. SFRIES 2007-10 as Attorney in Fact CATES, SERIES 2007-10 as Attorney in Fact for William Lee McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/kgo 6/5/12 Our file no. 5316912-FT1 EXHIBIT "A" All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 56 of Union County, Georgia, and being Tract 1, containing 2.000 acres, more or less, as Associates, Inc., dated December 22, 1998, and recorded in Union County Records in Plat Book 45, Page 158. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed herewith is a perpetual 40 foot easement from Timber Ridge Road (County Road #113) to the subject property. MR/kgo 6/5/12 Our file no. 5316912 - FT1 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 UNED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Cynthia P Abshier to Ocala National Bank, datable the Contained Library of Sale Contained in Page 18 (1986). thia P Abshier to Ocala National Bank, dat-ed July 3, 2006, recorded in Deed Book 655, Page 211, Union County, Georgia Records, as last transferred to MultiBank 2010-1 SFR Venture, LLC by assignment recorded in Deed Book 845, Page 650, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-ONE THOLISAND FLYE HUNDED AND FORTY-ONE THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$141,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in June, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that rry 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: RoundPoint Mortgage Servicing Corp., 5032 Parkway Plaza Boulevard, Suite 200, Charlotte, NC 28217, 704-426-8850. Please understand that the secured creditor is not required by law to negotiate, amend, the terms of the mortga ment. To the best knowledge and belief of the undersigned, the party in possession of the property is Cynthia P Abshier or a tenant or tenants and said property is more commonly known as 829 Trackrock Church Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. MultiBank 2010-1 SFR Venture, LLC as Attorney in Fact for Cynthia P Abshier McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/kgo 6/5/12 Our file no. 5461812-FT1 EXHIBIT
"A" All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lot 295 of Union County, Georgia, and being Lot 1 of Mossy Rock Subdivision, containing 1.608 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 10, 2003, revised March 31, 2000 and recorded in Union County Records in Plat Book 54, Page 209. Said plat is in corporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a nonexclusive perpetual easement for ingress and egress to the above described property MR/kgo 6/5/12 Our file no. 5461812 - FT1 NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Chad G. Smith to Mortgage Electronic Registration Systems, Inc. as nominee for New American Funding dated 3/2/2009 and recorded in Deed Book 793 Page 302, UNION County, Georgia records; as last transferred to Wells Fargo Bank, NA 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 \$ 255,453.00, 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 June, 2012 (June 5, 2012), the following described property:
All that certain parcel of land situate in
Land Lot 46, 11th District, 1st Section of
the County of Union and State of Georgia containing 1.852 acres, more or less as set forth in Plat Book 57 Page 75 in the Union County Records. Being more fully described in Book 772 Page 361 in the Union County Records. Tax ID: 078A 011 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 renaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Se-curity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 10651 Wolf Pen Gap Road, Suches, Georgia 30572 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Chad G. Smith 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 excessments lieus enumbrances rapid. assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and natters of record superior to the Security The sale will be conducted subject to (1) under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wells Fargo Bank, NA as agent and Attorney in Fact for Chad G. Smith 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, 1000-6669635 **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from KATH-LEEN M. FOWLER AND DAVID L. FOWLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUN-TRYWIDE BANK, FSB, dated March 26, 2009, recorded April 1, 2009, in Deed Book 794, Page 534, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Nico Theorem Centre 1, 1975 Nine Thousand Eight Hundred Thirteen and 00/100 dollars (\$179,813.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP, there will be
sold at public outery to the highest bidder for cash before the courthouse door
of Union County, Georgia, within the legal
hours of sale on the first Tuesday in June, 2012, all property described in said Secu-rity Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 11 OF UNION COUNTY, CEODEIA AND REING 10 12 27 OF EACLES GEORGIA, AND BEING LOT 27 OF EAGLE'S VIEW SUBDIVISION, CONTAINING 1.20 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY JACK STANLEY, UNION COUNTY, GEORGIA SURVEYOR, DATED JUNE, 1999. AND PECORDER IN UNION COUNTY. 1980. AND RECORDED IN UNION COUNTY NECURIUS
IN PLAT BOOK J, PAGE 209. SAID PLAT IS
INCORPORATED HEREIN, BY REFERENCE
HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED
DROBEDTY PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PER-PETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROP-Said legal description being controlling, however the property is more commonly known as 5186 KIRKSEY COVE RD, BLAIRS-VILLE. GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness emaining in default, this sale will be made remaining in cerauit, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. superior to said Security Deed.

To the best of the knowledge and belief of
the undersigned, the owner and party in
possession of the property is KATHLEEN
M. FOWLER AND DAVID L. FOWLER, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security The entity having full authority to negotiate. amend or modify all terms of the loan (al-though not required by law to do so) is: Lender Contact: BAC, Loss Mitigation Dept., P.O. Box 940070, Simi Valley, CA 93094-Telephone Number: 800-720-3758 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERas Attorney in Fact for KATHLEEN M. FOWLER AND DAVID L. FOWL-THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-Attorney Contact: Rubin Lublin Suarez Ser-rano, LLC, 3740 Davinci Court, Suite 400, Norcross, GA 30092 Nortross, GA 30032 Telephone Number: (877) 813-0992 Case No. BAC-12-03967-0001 Ad Run Dates 05/01/2012, 05/08/2012, 05/15/2012, 05/22/2012 www.rubinlublin.com/property-listings.

me property is curris corn and Stacey corn or a tenant or tenants and said property is more commonly known as 888 Hams Old Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. JPMorgan Chase Bank National Association successor by merger to Chase Home Finance LLC as Attorney in Fact for Jonathan Curtis Corn and torney in Fact for Jonathan Curtis Corn and Stacey M. Corn McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/sk0 6/5/12 Our file no. 51176604-FT18 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lots 91 & 92, 10th District, 1st Secin Lain Lous 9 a 92, 10th District, 1st Sec-tion, Union County, Georgia, containing 2.71 acres, more or less, as depicted in the plat of survey prepared for Curtis and Stacey Corn by Robert J. Breedlove, RLS #2228, dated 9/23/99, and recorded in Plat Book 45 page 241, Union County records, and said plat is incorporated herein by reference for a more complete description of the above property. Subject to the ease-ment deed between Dennis W. Garrett and the United States of America dated 1/7/82 and recorded in Deed Book 120 page 350, corrected in Deed Book 122 page 331 Union County records. Subject to mineral rights reserved by previous grantor. MR/sk0 6/5/12 Our file no. 51176604 - FT18 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of the default in the payment of a note executed by Keith Murphy in favor of CADENCE BANK, N.A., in the original principal amount of \$87,990.50 secured by a Deed to Secure Debt executed by Keith Murphy to Seasons Bank, now known as Cadence Bank, N.A., successor by merger with Seasons Bank, dated July 15, 2005, recorded in Deed Book 592, pages 604-611, Union County, Georgia Deed Records, as modified, the undersigned has declared the full unpaid amount of the indebtedness secured by said deed due and payable, and secured by said deed due and payable, and acting under the power of sale contained in said deed, for the purpose of paying said indebtedness, will on the first Tuesday in June, 2012, during the legal hours of sale at the Courthouse in Union County, Georgia, sell at public outcry to the highest bidder for cash, the land and all improvements thereon, the property described as follows: All that tract or parcel of land lying and be-ing in Land Lot 93, 10th District, 1st Sec-tion, Union County, Georgia, containing 1.05 acres, more or less, and being shown as Tract 1, and 0.32 acres, more or less, and being shown as Tract 2, on a plat of sur-vey by Criffin I and Surveying log dated vey by Griffin Land Surveying, Inc., dated 5/17/05, and recorded in Plat Book 52, page 174, Office of the Clerk of the Superior Court of Union County, Georgia, which de-scription and plat is by reference incorpo-rated herein and made a part hereof. Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above. This sale will be held subject to any out-standing ad valorem taxes (including taxes which are a lien but not yet due and pay-able), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, easements, rights of way, and matters of record superior to the Deed to Secure Debt first set out above. The indebtedness remaining in default, the sale will be made for the purpose of applying proceeds thereof to the payment of the indebtedness secured by the Deed to Secure Debt, accrued interest and expenses of the sale and other sums secured by the Deed to Secure Debt, and the remainder, if any, shall be applied as permitted by law. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Cadence Bank. N.A., 17 20th St. North, Birmingham, AL 35203, (205-777-0919). Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. To the best of the undersigned's knowledge and belief, the property is in the possession of Keith Murphy and said property will be sold as the property of Keith Murphy. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit of the status of the loan with the holder of the Deed to Secure Debt. The undersigned will execute a deed to the purchaser as authorized in the aforemen-tioned Deed to Secure Debt. This law firm is acting as a debt collector attempting to collect a debt and all information obtained shall be used for that purpose. CADENCE BANK, N.A., As Attorney in Fact for KEITH MURPHY D. Thomas LeFevre Stewart, Melvin & Frost, LLP P. O. Box 3280 Gainesville, GA 30503 770-536-0101 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 Mi-chael R. Densmore to The Mortgage People Co., dated October 8, 2003, recorded in Deed Book 494, Page 452, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment to be recorded in the Office of the Clerk of Superecorded in the Utilice of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY THOU-SAND AND 0/100 DOLLARS (\$120,000.00), 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 June, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and 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 paying the same and an expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Miamisburg, 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 tenant or tenants and said property is more commonly known as 398 Chapman Lane, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. PNC Bank, National Association as Attorney in Fact for Michael R. Densmore McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ras 6/5/12 Our file no. 5299412-FT15 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 56, 16th District, 1st Section, Union County, Georgia, containing 1.415 acres, and being shown as Lot Five-B (5-B) of Seven Springs Acres on a plat of survey by B. Keith Rochester & Associates, Inc., RS #1534, dated 9/8/94 and recorded in Plat Book 32 page 89 Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road right of way as shown on said plat The property is subject to the restrictions of record pertaining to Seven Spring Acres. The property is subject to the powerline easement as shown on said plat. Grantor grants to grantee a perpetual easement for Road to Town Creek Road as shown on said plat. MR/ras 6/5/12 Our file no. 5299412 -FT15 N(May9 16 23 30)B GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JAMIE MATTHEW LUNSFORD to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PINE STATE MORTGAGE CORPORATION, dated April 9, 2009, re-corded April 14, 2009, in Deed Book 796, Page 350, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seven Thousand Twenty-Five and 00/100 dollars (\$107,025.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC-ING. LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, 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 June, 2012, all properly described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 233 & 236 OF UNION COUNTY, GEORGIA, CONTAINING 3.485 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., DATED 7/15/00 AND RECORDED IN PLAT BOOK 45 PAGE 234 UNION COUNTY RECORDS, AND SAID IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY. SUBJECT TO THE ROAD AND POWERLINE EASEMENTS AS SHOWN ON SAID PLAT. Said legal description being controlling, however the property is more commonly known as 1277 LEDFORD ROAD, BLAIRS-VILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been given) Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments: liens: encumbrances: restrictions: covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JAMIE MAT-THEW LUNSFORD, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Lender Contact: BAC, Loss Mitigation Dept., P.O. Box 940070, Simi Valley, CA 93094-Telephone Number: 800-720-3758
BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SER-VICING, LP as Attorney in Fact for JAMIE MATTHEW LUNSFORD THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-Attorney Contact: Rubin Lublin Suarez Ser-rano, LLC, 3740 Davinci Court, Suite 400, Norcross, GA 30092 Telephone Number: (877) 813-0992 Case No. BAC-12-05425-0001 Ad Run Dates 05/08/2012, 05/15/2012, 05/22/2012, 05/29/2012 www.rubinlublin.com/property-listings. **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 IMAI PORPUSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Randall J. Allen to Mortgage Electronic Registration Systems, Inc., dated January 17, 2008, recorded in Deed Book 744, Page 561, Union County, Georgia Records, as last transferred to Bank of America NA successor by marrier to R&C Home N.A. successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing LP by assignment recorded in Deed Book 881, Page 685, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-SIX THOUSAND TWO HUNDRED SEVENTY-FIVE AND 0/100 DOL-ADS (496 275 00), with interest thoses. LARS (\$86,275.00), 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 June, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREFOE The debt secured by said Security. HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-curity Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate amend 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 Estate Of Randall Allen and Randall J. Allen or a tenant or tenants and said property is more commonly known as 1952 Elisha Payne Circle South, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real solely to Indecise the Circultor's Hein Orlean estate and this law firm will not be seeking a personal money judgment against you. Bank of America N.A. successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing LP as Attorney in Fact for Randall J. Allen McCalla Raymer, LLC 1544 Old Alabama Road Roswell Georgia 30076 Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/hmw 6/5/12 Our file no. 5368212-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 22 of Union County, Georgia, containing 1.00 acre, more or less, as shown on a plat of survey made for Randall J. Allen dated September 9, 1994, by Blairsville Surveying Co. F.R.L.S. #2228, and being recorded in Union County Records in Plat Book 32, page 91, said plat of survey being incorporated herein by ref. of survey being incorporated herein by refor survey being incorporated nerein by ref-erence hereto, for a full and complete de-scription of the above-described property. Also conveyed herein is 9' gravel rond 9' easement for ingress and egress to and from said property as shown on the plat. Parcel No. 011-048-A MR/hmw 6/5/12 Our file no 538912. ET11 file no. 5368212 - FT11 N(May9,16,23,30)B

NOMINEE FOR AMERICAN BROKERS CON-DUIT, dated 08/31/2005, and Recorded on 09/01/2005 as Book No. 600 and Page No. 591-608, UNION County, Georgia records, as last assigned to US BANK NATIONAL ASSO-CIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2006-3, by assignment, conveying the after-described property to secure a Note of even date in the original secure a Note of even date in the original principal amount of \$420,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours County Courthouse within the legal hours of sale on the first Tuesday in June, 2012, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 179 & 182 OF UNION COUNTY, GEORGIA, CONTAINING 0.860 ACRE, MORE OR LESS, AND BEING LOT 62 OF ARROWOOD POINTE SUBDIVISION, PHASE II, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES INC. DATES 102/00 AND BECORDED ATES, INC., DATED 10/9/00 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 46, PAGE 137. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO THE ROAD EASEMENTS SHOWN ON THE PLAT. SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 357, PAGE 196-199. SUBJECT TO THE POWER LINE EASEMENT TO BLUE RIDGE MOUNTAIN ELECTRIC MEMBERSHIP CORPORATION RECORDED IN UNION COUNTY RECORDS IN DEED BOOK UNION COUNTY RECORDS IN DEED BOOK 235, PAGE 799.
SUBJECT TO THE BUILDING SET -BACK LINE AS SHOWN ON SAID PLAT GRANTOR ALSO GRANTS TO GRANTEE A NOT- EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INCESSE AND FORESC AND FORESC AND THE ABOVE FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as provided in the Deed to Secure Debt and by law, including atto Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: AMERICA'S SERVICING COMPANY, ATTN;BK DEPT MAC#33347-014, Foreclosure 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800-288-3212. Please understand that the secured creditor is not derstand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 7105 AR-ROWOOD LANDING, BLAIRSVILLE, GEORGIA 30512 is/are: JOHN WESLEY TURNER AND PAMELA SUE TURNER or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursu-ant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORT-GAGE SECURITIES CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 as Attorney in Fact for JOHN WESLEY TURNER AND PAMELA SUE TURNER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE, 20120134000803 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. **NOTICE OF SALE UNDER POWER** STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by TIM J. WILSON AND DARLENE WILSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR BNC MORTGAGE, INC., dated 01/31/2007, and Recorded on 02/09/2007 as Book No. and Recorded on UZ/U9/ZUU7 as Book No. 691 and Page No. 24-43, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007.RC3 by assignment convey. SERIES 2007-BC3, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$207,000,00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION Coun-Ingliest bruder for cash at the ownow country Courthouse within the legal hours of sale on the first Tuesday in June, 2012, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 233, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 1.183 ACRES, MORE OR LESS, AND BEING SHOWN AS LOT FOUR (4) OF ROSE RIDGE SUBDIVISION ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., RS #1534 DATED 8/8/92, LAST REVISED 12/1/93 AND RECORDED IN PLAT BOOK 33 PAGE 174 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY IN-CORPORATED BY REFERENCE AND MADE A PART HEREOF.
BEING THE SAME PROPERTY CONVEYED
TO TIM J. WILSON AND DARLENE WILSON BY DEED FROM CLINTON PATTERSON AND BRENDA PATTERSON RECORDED 10/26/2001 IN DEED BOOK 392 PAGE 416. IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at-torney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: , 888-554-6599. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1360 ROSE RIDGE RD, BLAIRSVILLE, GEORGIA 30512 is/are: TIM J. WILSON AND DARLENE WILSON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for cer-tain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE STRUC-TURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3 AS Attorney in Fact for TIM J. WILSON AND DARLENE WILSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 20120187500071 BARRETT DAFFIN FRAP-PIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. **NOTICE OF SALE UNDER POWER** BY VICTOR ON THE POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from TROY R

SHULTZ AND DAWN E. DOUCETTE-SHULTZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, detay Newer MORTGAGE CORPORATION, dated November 23, 2009, recorded December 4, 2009, in Deed Book 820, Page 94-103, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eight Thousand Nine Hundred Seventy-Four and 00/100 dollars (\$108,974.00), with interest thereon as provided for therein, said Security Deed having been last assigned and transferred to Freedon Mortgage Corporation, 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 June, 2012, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS. AND BEING LOT #216 OF LAKE NOT-TELY SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J. PAGE 110, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 150, 151, 174 & 175; THENCE S 3 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COL WELL ROAD: THENCE S 3 DE-GREEDS 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 08 MINUTES W 220.0 FEET TO AN IRON PIN: THENCE N 18 DEGREES 50 MINUTES E. 245.6 FEET TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 119.7 FEET TO THE TRUE POINT OF BEGINNING. Said legal description being controlling, however the property is more commonly known as 3097 ROBIN RD, BLAIRSVILLE, The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba sis without any representation, warranty or recourse against the above-named credito or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and pavable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is TROY R SHULTZ AND DAWN E. DOUCETTE-SHULTZ, or tenantic. or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security The entity having full authority to negotiate amend or modify all terms of the loan (although not required by law to do so) is Lender Contact: LOAN CARE, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452 Telephone Number: 757-309-4257 FREEDOM MORTGAGE CORPORATION as Attorney in Fact for TROY R SHULTZ AND DAWN E. DOUCETTE-THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-Attorney Contact: Rubin Lublin Suarez Serrano, LLC, 3740 Davinci Court, Suite 400, Norcross, GA 30092 Telephone Number: (877) 813-0992 Case No. LNC-12-05301-0001 Ad Run Dates 05/08/2012, 05/15/2012, 05/22/2012, 05/29/2012 www.rubinlublin.com/property-listings. N(May9,16,23,30)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Rex Ballew to The Mortgage People Co., dated March 11, 2003, recorded in Deed Book 457, Pages 703, Union Courty Geografy Records Page 793, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, convey-ing 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 beoutcry to the highest blouder for cash be-fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in June, 2012, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances, roping ordinances, restrictions, covenants zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity 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, Miamisburg, 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 mortcreditor 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 Carton 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 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 Rex Ballew McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ac7 6/5/12 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 Net Pack 51 Date 157. Soid Patie in incomp 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/ac7 6/5/12 Our file no. 5170512 - FT15 N(May9,16,23,30)B STATE OF GEORGIA COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from CHARLES
ELLIOTT HILL, II to United Community Bank,
dated May 30, 2008, recorded June 3, 2008,
in Deed Book 762, Page 768, re-recorded
in Deed Book 832, Page 358, Union County,
Georgia records, and re-recorded in Deed
Book 900, Page 669, Union County, Georgia
records. as modified. and as transferred **COUNTY OF UNION** book 900, Page 909, Ontol County, Georgia records, as modified, and as transferred to CF SOUTHEAST, LLC by Assignment recorded in Deed Book 866, Page 725, Union County, Georgia records, the Security Deed secures the payment of all amounts which have been due and payable by IIII. 8 sectives the payment of an amounts which have become due and payable by HILL & HILL PETROLEUM, LLC, CHARLES ELLIOTT HILL, II and CHARLES E. HILL, with interest; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union Courty. Courts within the lead, hours of County, Georgia, within the legal hours of County, Georgia, within the legal hours of sale on the first Tuesday in June, 2012, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, and being Lot 44, containing 0.568 acres, more or less, and Lot 44a, containing 0.048 acres more or less, of Nottely Estates Subdivision, as shown on a plat of survey by Cleveland & or less, or Noticely Estates Subdivision, as shown on a plat of survey by Cleveland & Cox Land Surveying, dated June 18, 2008, and recorded in Union County Records in Plat Book 57, Page 229. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Subject to matters appearing on plat by Cleveland & Cox Land Surveying, LLC dated June 18, 2008 and recorded in Union Country Proceedings. ty Records. Grantors also grant to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. Subject to all easements and restrictions of 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 naving the same made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is CHARLES ELLIOTT HILL, II or a tenant or tenants.
CF SOUTHEAST, LLC,
as attorney in Fact for CHARLES ELLIOTT
HILL, II L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM190-00023

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 number of naving the same which has the property address of 1199 Ross Ridge Rd, Blairsville, Georgia., to-gether with all fixtures and other personal made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including property conveyed by said deed.
The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 2130 Burton Street, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Harold D. Wimney. Il or tenant or liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security is (are): Harold D. Wimpey, II or tenant or Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. 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, (e) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments liens encumbrances again. Said property will be sold as the property of Meir Salman and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the un-dersigned will execute a deed to the purdersigned win execute a deed to the pur-chaser as provided in the aforementioned Security Deed.

Bank of America, N.A., Successor by Merg-er to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP Attorney in Fact for 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) Meir Salman final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Hartion as agent and attorney in Fact for Har-old D. Wimpey, II Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEPT ANN INFORMATION OPTAINED WILL DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-65164 NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Security Deed given by Lisa A Rivera and Richard V Rivera toMortgage Electronic Registration Systems, Inc. as nominee for IndyMac Bank, F.S.B., a Federally Charter Sovieta, Park its Augustanian ally Chartered Savings Bank, its successors and assigns, dated June 21, 2007, record-ed on June 28, 2007 in Deed Book 714, Page 556, said Security Deed having been last sold, assigned, transferred and conveyed to OneWest Bank, FSB by Assignment conveying the after-described property to secure a Note in the original principal amount of \$180,000.00, with interest thereon as set forth therein, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtdeclared the entire amount of said miceor-edness due and payable and, pursuant to the power of sale contained in said Deed, will on June 5, 2012 during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in Said Deed, to-wit:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land
Lot 79 of Union County, Georgia, and being
Lot A2a of Mountain Lakes Development Subdivision, containing 2.33 acres, more or less, as shown on plat of survey by Rochester & Associates, Inc., dated July 31, 1991 and recorded in Union County Records in Plat Book Y, Page 196. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above described property.
Said property is known as 3725 Jordan
Drive, Blairsville, Georgia., together with
all fixtures and personal property attached
to and constituting a party of said property, Said property will be sold as the property of Lisa A Rivera and Richard V Rivera, the property, to the best information, knowledge and belief of the undersigned, being presently in the possession of Lisa A Rivera and Richard V Rivera or a tenant or tenants. and Nichard v Hivera or a tenant or tenants. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and 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 sale will be conducted subiect (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 Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding 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 of the audit of the status of the loan as provided immediately above. 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 Se-curity Deed and by law, including, without limitation, attorneys' fees. Notice has been given of intention to collect attorneys' fees and other charges in accordance with the terms of the Note secured by said Deed. The balance, if any, will be distributed as provided by law.
Pursuant to O.C.G.A. 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full au-thority to negotiate, amend, or modify all terms of the above-described mortgage is terms of the above-described miorgage is as follows:0neWest Bank 2900 Esperanza Crossing Austin, TX 78758 Phone Number: (800) 228-0530. The foregoing notwithstanding, nothing in 0.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the as Attorney in Fact for Lisa A Rivera and Richard V Rivera McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com
The North Georgia News
Publication Dates:05-09-2012, 05-16-2012, 05-23-2012, 05-30-2012 File No. 11-01159 THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(May9,16,23,30)B **NOTICE OF SALE UNDER POWER** IN SECURITY DEED STATE OF GEORGIA COUNTY OF UNION Under and by virtue of the Power of Sale contained in the Deed to Secure Debt from Ervin Jones to Bank of Blairsville, dated March 26, 2008 and recorded in Deed Book 755, Page 49, in the offices of the Clerk of the Superior Court of Union County, Georgia, as assigned to Citizens South Bank by Memorandum of Purchase and Assumption Memorandum of Purchase and Assumption Agreement and Master Assignment dated March 19, 2010 and recorded in Deed Book 853, Page 642, Union County, Georgia records, (as same may have been modified or assigned from time to time, collectively the "Security Deed"); and pursuant to that certain pursuant to that certain Order on Motion for Relief for John E. Jones and Joyce G. Jones entered February 17, 2012 in Chapter 7 Case No. 11-22851-reb filed in the United States Rankrunter Court North. the United States Bankruptcy Court, Northern District of Georgia, Gainesville Division and that certain Discharge of Debtors for Anthony M. Smith and Trudy G. Smith entered October 25, 2010 in Chapter 7 Case No. 10-22764-reb filed in the United States Bankruptcy Court, Northern District of Georgia, Gainesville Division; the undersigned will sell at public outcry to the high-est and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in June, 2012 the following described real property, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOTS 38, 71, & 72, UNION COUNTY, GEORGIA, CONTAINING 4.857 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 5/9/00 AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK 46, PAGE 18, AND SAID PLAT IS INCORPORATED HEREIN. BY REFERENCE HERETO. FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY.
THE PROPERTY IS SUBJECT TO AN EASE-MENT TO BLUE RIDGE MOUNTAIN EMC RE-CORDED IN DEED BOOK 309, PAGE 83 UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO EASEMENTS GRANTED TO T.N.J. POLLED HEREFORD FARMS, INC., AS RECORDED IN DEED BOOK 354, PAGE 703, DEED BOOK 354, PAGE 704 AND IN DEED BOOK 356, PAGE 362, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION COUNTY, GEOR-GIA, RECORDED IN DEED BOOK 125, PAGE 281, UNION COUNTY RECORDS.

The debt secured by the Security Deed is evidenced by the guaranty of a Note dated March 26, 2008 from Anthony Mat-thew Smith and Trudy Gwendolyn Smith to Bank of Blairsville in the original principal amount of \$39,338.27, as assigned to Citizens South Bank (as same may have been further modified, renewed or amended collectively the "Note"); plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and con-ditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms. The above-described real property will be sold to the highest and best bidder for cash as the property of Ervin Jones and Joyce Jones, the proceeds to be applied to the payment of said indebtedness, at-torneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any: nossible redemptive rights of the Internal Revenue Service, if any; and all prior assessments easements, restrictions or matters of record.
To the best of the undersigned's knowledge and belief, the real property is presently owned by Ervin Jones and Joyce Jones.

To the best of the undersigned's knowledge and belief, the party in possession of the real property is Ervin Jones and Joyce Jones, and tenants holding under them. Citizens South Bank, successor in interest to Bank of Hiawassee, dba Bank of Blairs-ville, as Attorney-in-Fact for Ervin Jones, aka J. Ervin Jones, aka John Jones and Joyce Jones. M. Todd Westfall, Esquire Howick, Westfall, McBryan & Kaplan, LLF Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005 N(May9,16,23,30)B **NOTICE OF SALE UNDER POWER,** Pursuant to the Power of Sale contained in a Security Deed given by Minurka Heredia and Abelardo Heredia to Mortgage Electronic Registration Systems, Inc. as nominee for American Brokers Conduit dated 3/19/2007 and recorded in Deed Book 699 Page 26, UNION County, Georgia records; as last transferred to Deutsche Bank National Trust Company, as Trustee for Ameri-can Home Mortgage Assets Trust 2007-3, Mortgage-Backed Pass-Through Certifi-cates Series 2007-3 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 \$ 268,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in June, 2012 (June 05, 2012), the following described property:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 22 and 23 of Union County, Georgia, containing 1.253 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 3, 2002, and recorded in Union County Records in Plat Book 53, Page 151. 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, from Paradise Road and shown as a ten foot (10') ease-ment on above described plat. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. 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 (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3869 Paradise Road, Blairsville, GA 30512 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject prop erty is (are): Abelardo Heredia and Minurka Heredia 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 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 bankruptch of the status of t of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Deutsche Bank National Trust Company Deutsche Bain Matthian irust Company, as Trustee for American Home Mortgage Assets Trust 2007-3, Mortgage-Backed Pass-Through Certificates Series 2007-3 as agent and Attorney in Fact for Minurka Heredia and Abelardo Heredia Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, 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. 1002-2610

Metric Salman McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News Publication Dates:05-09-2012, 05-16-2012, 05-23-2012. 05-30-2012 US-23-2012, US-30-2012
File No. 12-04850 /FNMA/ajackson
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE. N(May9,16,23,30)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 Terrie Sparks and James Sparks
to United Community Mortgage Services,
Inc. in the original principal amount of
\$173,500.00 dated 08/23/2005, and recorded in Deed Book 600, page 85, Union
County records, said Security Deed being last transferred and assigned to ABN
AMRO Mortgage Group, Inc. in Deed Book AMRO Mortgage Group, Inc. in Deed Book 604, Page 704, 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 June, 2012 by CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., as Attorney-in-Fact for Terrie Sparks and James Sparks the following described property:
All that tract or parcel of land lying and being the 9th District, 1st Section, Land Lot 132 of Union County, Georgia, containing 1.0 acres, more or less, and more particularly described as follows: BEGINNING at ½" x 6"iron pin on the north side of Old Gumlog Road previously known as the lvy Log Gap Road or Swanson Road said iron being common to the Jamey, Terrie and Chelsea Sparks tract, property line runs N 29 degrees 39 minutes West 350.0 feet with the East line of above mentioned tract to a point (a ½" rebar) thence N 43 degrees East 160.0 feet to a point (a ½" rebar) thence S 28 degrees East 375.0 feet to a point (a ½" rebar) on the North side of the above mentioned road (Old Gumlog Road) thence in a Southwesterly direction 90.0 feet along right-of-way to point of beginning. Also conveyed is an easement for ingress and agrees to the above described property. the East line of above mentioned tract to a egress to the above described property. Property known as: 1637 Old Gum Log 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 (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. 1000 Technology Drive O'Fallon, MO 63368 O'Fallon, M0 63368
PHONE: 866-272-4749
Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness.
To the best of the undersigned's knowledge and belief, the party in possession is Terrie Sparks and James Sparks.
CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., as Attorney-in-fact for Terrie Sparks and James Sparks. 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. 11-14246 N(May9,16,23,30)B **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Lester & Lester Enterprises, LLC to Community & Southern Bank (by virtue of that certain Assignment of Security Instru-ments 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) ("Community & South-ern Bank"), dated September 29, 2006, filed and recorded October 4, 2006 in Deed Book 671, Page 23, 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 FIVE HUNDRED FIFTY THOUSAND AND of tive Hundred First Thrusand and Oo/100THS DOLLARS (\$550,000.00) (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 June, 2012, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 207 OF UNION COUNTY, GEORGIA, AND BEING FURTHER DESCRIBED AS LOT 1A, CONTAINING 2.17 ACRES, MORE OR LESS, AS SHOWN ON SURVEY RECORDED AS "EXHIBIT B" ATTACHED TO THAT CERTAIN WARRANTY DEED FROM W. E. GRAHAM TO LESTER & LESTER ENTER-PRISES, LLC, DATED SEPTEMBER 29, 2006, AND RECORDED IN DEED BOOK 671, PAGE 20, UNION COUNTY, GEORGIA RECORDS AND AS "EXHIBIT B" ATTACHED TO THAT CERTAIN SECURITY DEED AND AGREEMENT FROM LESTER & LESTER ENTERPRISES. LLC TO APPALACHIAN COMMUNITY BANK DATED SEPTEMBER 29, 2006 AND RECORD-ED IN DEED BOOK 671, PAGE 23, UNION VEY IS INCORPORATED HEREIN BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE-DESCRIBED PROPERTY. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses 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 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 Lester & Lester Enterprises, LLC 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 Attorneyin-Fact for Lester & Lester Enterprises, LLC Contact: Guillermo Todd, Esq. Busch, Slipakoff & Schuh, LLP 3350 Riverwood Parkway, Suite 1550 Atlanta, Georgia 30339 Telephone (770) 790-3550 N(May9,16,23,30)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed and Agree-ment from James H. Veach 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, Georgia Records, assignee of the Federal Deposit Insurance Corporation in receivership of Appalachian Community Bank) ("Community & Southern Bank"), dated July 17, 2009, filed and recorded July 24, 2009 in Deed Book 808, Page 331, UNION COUNTY, Georgia Records (as amended, modified, or revised from time to time, "Semodified, or revised from time to time, "Se-curity Deed"), said Security Deed having been given to secure a Note (the "Note") in the original principal amount of TWO HUNDRED TWENTY-EIGHT THOUSAND FOUR HUNDRED EIGHTY AND 86/100THS DOL-LARS (\$228,480.86), 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 June, 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 field of the Security Deed):
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 66 OF UNION COUNTY, GEORGIA, CONTAINING 10.00 ACRES, MORE OR LESS, AS PER PLAT OF SURVEY FOR CONAL WILDES BY ME DICHARDS LINION RONALD WILDES BY M.E. RICHARDS, UNION COUNTY, GEORGIA SURVEYOR, DATED FEB-RUARY 17, 1987 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK S, PAGE 163. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. TOGETHER WITH A NON-EXCLUSIVE 30 FOOT SIDE RIGHT OF WAY EASEMENT OVER EXISTING DIRT ROAD WHICH PROVIDES ACCESS TO THE ABOVE DESCRIBED PROP-ERTY, SAID NON-EXCLUSIVE EASEMENT BE-ING GRANTED FOR INGRESS, EGRESS AND ROAD PURPOSES AS DESCRIBED IN WAR-RANTY DEED FROM G. SCOTT CHAFFER TO JAMES H. VEACH RECORDED IN DEED BOOK 255, PAGE 444, UNION COUNTY, GEORGIA RECORDS.
ALSO CONVEYED IS A 2006 PALM HARBOR MODEL ISP368E8, VIN#PH1413873AB. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses 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 constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, ease-ments, rights of way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is James H. Veach 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 James H. Veach Contact: Guillermo Todd. Esq Busch, Slipakoff & Schuh, LLP
3350 Riverwood Parkway, Suite 1550
Atlanta, Georgia 30339
Telephone (770) 790-3550 N(May9,16,23,30)B ADVERTISEMENT OF JUDICIAL SALE GEORGIA, UNION COUNTY There will be sold a public outcry to the highest and best bidder for cash or certi-fied funds, between the legal hours of sale before the courthouse door in Union County. Georgia, on the first Tuesday in June, 2012, the following described property, to wit: An undivided one-half (1/2) interest in and to all that tract or parcel of land lying in Land Lot 27, 10th District, 1st Section, Union Land Lot 27, 10th District, 1st Section, Union County, Georgia, being Lot 6 as shown on plat of survey by Rochester & Associates, Inc. dated July 24, 1996, and recorded in Plat Book 40, Page 63, Union County Records. Said plat is incorporated herein by reference hereto for a full and complete legal description of said property. Property known as 119 Golden Ridge Road, Blairsville, GA 30512 according to the present system of numbering houses in Union County, Georgia. County, Georgia.
Said property is being levied on to satisfy the Fi. Fa. in favor of B. E. Thomas against W. Bobby Brown issued in the Superior Court of Gwinnett County, Georgia, being Case No. of dwillett county, deorgia, being oase to.

04-A-14126-10, levied on as the property of
defendant in Fi. Fa., notice of levy and sale
having been given the defendant in Fi. Fa.
(or to defendant in possession).
This the 4th day of May, 2012.
Sheriff Scott Stephens
Union County Georgia Union County, Georgia N(May9,16,23,30)B ADVERTISEMENT OF JUDICIAL SALE GEORGIA, UNION COUNTY
There will be sold a public outcry to the highest and best bidder for cash or certihighest and best bidder for cash or certified funds, between the legal hours of sale before the courthouse door in Union County, Georgia, on the first Tuesday in June, 2012, the following described property, to wit:

An undivided one-half (1/2) interest in and to all that tract or parcel of land lying in Land Lot 27, 10th District, 1st Section, Union County, Georgia, being Lot 12 as shown on plat of survey by Rochester & Associates, Inc. dated July 24, 1996, and recorded in Plat Book 40, Page 63, Union County Records. Said plat is incorporated herein by reference hereto for a full and complete legal description of said property. Said property is being levied on to satisfy Said property is being levied on to satisfy the Fi. Fa. in favor of B. E. Thomas against W. Bobby Brown issued in the Superior Court of Gwinnett County, Georgia, being Case No. or Gwinnert County, Georgia, being Case No. 04-A-14126-10, levied on as the property of defendant in Fi. Fa., notice of levy and sale having been given the defendant in Fi. Fa. (or to defendant in possession). This the 4th day of May, 2012. Sheriff Scott Stephens Union County, Georgia N(May9,16,23,30)B