## North Georgia News

## Legal Notices for August 24, 2016

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION
TO: DAVID SMITH AND LESLIE SMITH, ESTATE
OF DAVID SMITH — HEIRS KNOWN OR UNKNOWN, ESTATE OF LESLIE SMITH — HEIRS
KNOWN OR UNKNOWN, IMC MORTGAGE COMPANY, CITIFINANCIAL MORTGAGE COMPANY,
INC. AND OTHER DAVIES KNOWN OR UNK INC., AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed. The right to redeem the following described

The right to reacem the following described property, to wit:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 119 & 120, of Union County, Georgia, containing 1.115 acres, more or less and being Lot 2, as shown on a plat of survey by Rochester & as snown on a part or survey by Nociester & Associates, Inc., dated October 19, 1994 and recorded in Union County Records in Plat Book 32, Page 144. Said plat is incorporated herein, by reference hereto, for a full and complete de-scription of the above described property. As described in Deed Book 285, page 182 &

As described in Deen Book 285, page 182 & Deed Book 224, Page 501, Union County, Georgia Records. Further described as Map & Parcel 074008A.
will expire and be forever foreclosed and barred on and after October 1, 2016.
The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 213, 210

of Union County, Georgia, in Deed Book 982 at Pages 218-219.
The property may be redeemed at any time before October 1, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

uless. Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 P.O. Box 923 Blairsville, GA 30514

(706) 745-0032 STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Mary Jane Mascoe, All debtors and creditors of the estate of Mary Jane Mascoe, deceased, late of Union County, Georgia, are hereby notified to render

County, Georgia, are nerely notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 5th day of August, 2016. By: Bryan Alan Mascoe 973 Beaver Run Rd.

NOTICE OF INCORPORATION Notice is hereby given that Articles of Incorporation that incorporate AMERICA'S REALTY ATLANTA, INC., a Georgia corporation, have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the companying in the comp

of the corporation is located at 81 Fleischer's Way, Blairsville, Union County, Georgia 30512, and its initial registered agent at such address is Carl H. Fleischer, Jr.dwwwww STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William Michael Harbin,
All debtors and creditors of the estate of William Michael Harbin, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s).

to the Fersonian Representative This 9th day of August, 2016. By: Garry D. George, 600 Town Creek Rd. Cleveland, GA 30512 N(Aug17,24,31,Sept7)B STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ronald D. Long,
All debtors and creditors of the estate of Ronald D. Long, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 2nd day of August, 2016.

This 2nd day of August, 2016. By: Stephen T. Long 58 Fairway Meadows Dr. Hayesville, NC 28904 N(Aug10,17,24,31)B

NOTICE

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210, to 10-4-215, on August 29, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union State of Georgia 27 Urbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. AUDRELL CANTRELL UNIT A10 This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the

owner and obligated party. N(Aug17,24)B

This notice serves purpose that Blairsville Storage will hold a public auction pursuant

Storage Will note a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on August 29, 2016 10:00am at Blairsville, GA 30512, County of Union, State of Georgia.

LAGENE NANTZ UNIT F15

LAGENE NANIZ UNIT F15
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlemet between the owner and obligated party.

N(Aug17,24)8 IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA IN RE: ESTATE OF AMANDA RUTH BAGLEY, DECEASED ESTATE NO. 16-100

DECLASED

ESTATE NO. 16-100

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

Kelly Ray Bagley has petitioned (for Letters
of Administration) to be appointed Administrator of the estate of Amanda Ruth Bagley,
deceased, of said County. (The petitioner has
also applied for waiver of bond and/or grant
of certain powers contained in O.C.G.A. \$5312-261.) All interested parties are hereby notified to show cause why said petition should
not be granted. All objections to the petition
must be in writing, setting forth the grounds
of any such objections, and must be filed with
the court on or before September 6, 2016. 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 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 actions are filed, the petition may be granted without a

hearing. Dwain Brackett PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

NOTICE

NOTICE
Notice is given that articles of incorporation that will incorporate Blocker Healthcare, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 208 Wolf Creek Lane, Blairsville, Georgia 30512 and its registered agent at such address is Kathryn P. Blocker. STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mayadell Louise Amacher,
All debtors and creditors of the estate of Mayadell Louise Amacher, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 1st day of August, 2016.
By: Richard Lynn Amacher
1651-2 Ainaola Dr.
Hillo, Hawaii 96720
N(Aug10,17,24,31)B

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

OF EQUITY OF REDEMPTION
TO: GARY GLENN WILKINS, SHIRLEY WILKINS,
APPALACHIAN COMMUNITY BANK, ITS SUCCESORS AND ASSIGNS, COMMUNITY & SOUTHERN
BANK, GEORGIA DEPARTMENT OF REVENUE,
AND OTHER PARTIES KNOWN OR UNKNOWN,
WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE
PROPERTY BELOW PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). Take notice that: This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

The right to redeem the following described property, to wit:

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in Land Lot 8, 10th District, 1st Section, Union County, Georgia and being Lot 4, containing 0.69 acres, more or less and part of Lot 3, as shown on plat of survey by Tamrock Engineering, dated December 4, 1991 and recorded in Plat Book Z, Page 128, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof.
LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 8, 10th District, 1st Section, Union County, Georgia and being a part of Lot 3, containing 0.75 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., Robert J. Breedlove, GA RLS, dated November 2, 2006, as recorded in Plat Book 59, Page 84, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof. The property is subject to the road easement

rated nerein and made a part nereor. The property is subject to the road easement as shown on the aforesaid plats. The property is subject to the sixty foot right of way as shown on plat of survey. The property is subject to the Restrictions as recorded in Deed Book 345, Pages 737-738, Union County, Georgia Records. Georgia Records

The property is subject to the Easement in favor of Bobby McClure as recorded in Deed Book 241, Page 440, Union County, Georgia

Book 241, Page 440, Union County, Georgia Records.

The property is subject to the Easement in favor of Blue Ridge Mountain EMG as recorded in Deed Book 190, Pages 425-427, Union County, Georgia Records.

The property is subject to the reserved easement for water lines as recorded in Deed Book 565, Page 220, Union County, Georgia Records.

This Deed is given subject to all easements and restrictions of record, if any.

As described in Deed Book 748, Page 475. Further described as Map & Parcel 056A044.

will expire and be forever foreclosed and barred on and after September 30, 2016.

The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 426-427.

The property may be redeemed at any time before September 30, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Jason Ronnie Arrowood
Georgia Bar No. 821237
80 Town Square
P.O. Box 923
Balrsville, GA 30514
(706) 745-0032
Whys 20 328

**NOTICE OF SALE UNDER POWER,** 

UNION COUNTY
Pursuant to the Power of Sale contained in a

Pursuant to the Power of Sale contained in a Security Deed given by Jillian Dyer aka Jillian M. Patterson to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A. dated 6/25/2009 and recorded in Deed Book 806 Page 25, Union County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 66,964.00, 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 September 6, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 244 of Union County, Georgia, and being Lot 12 of Fernbrook Subdivision, containing 0.752 acres, more or less, as shown on a plat of survey by Rechester & Associates Inc. dated Lilly 20

Fernbrook Subdivision, containing 0.752 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated July 30, 1997, and recorded in Union County, Georgia records in Plat Book 40, Page 184. Said plat is incorporated herein, by reference hereto, for a full and complete describtion of the above described property. described property.

Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads

for ingress and egress to the above described property.
LESS AND EXCEPT:

The property conveyed to Union County by Deed dated 8/27/2003 and recorded in Deed Book 658, Page 220, Union County, Georgia

records.
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 expensions in 455. in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 799 Fern Valley Lane aka 389 Fern Valley Lane 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

party (or parties) in possession of the subject property is (are): Jillian M. Patterson or tenant or tenants.

Bank of America is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bank of America

Home Loan Assistance Dept.

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

modify the terms of the loan.
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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record. (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) survey and inspection of the property, and (e) any assessments, liens, encumbrance, and tel any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the and to ach perhitbed under

Ine 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.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 fore-closure documents may not be provided until

Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Jillian Dyer aka Jillian M. Patterson Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1016-667501478A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-667501478A N(Aug10.17.24,31)B

would be disclosed by an accurate survey or by an inspection of the property; any outstand-ing taxes, included by not limited to ad valorem taxes, which constitute liens upon said prop-erty; special assessments; all outstanding bill for public unities which constitute liens upon for public unities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Ruenelle Head Allen and J. Benny Allen or tenants(s). ROBERT L. HEAD and CAROL HEAD As Attorneys in Fact for RUENELLE HEAD ALLEN AND J. BENNY ALLEN CONTACT. CATY D. CAY.

RUENELLE HEAD ALLEN AND J. BENNT ALLEN CONTACT: Cary D. Cox P. O. Box 748 Blairsville, GA 30514 706-745-7420 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED EOD THAT PHIRPOSE.

USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that
certain Security Deed from Adolfo H. Schultze
and Iris Helen Schultze to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR URBAN FINANCIAL GROUP INC., dated
April 21, 2011, recorded May 18, 2011, in Deed April 21, 2011, recorded May 18, 2011, in Deed Book 868, Page 27, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Eighty-Seven Thousand and 00/100 dollars (\$387,000.00), with interest thereon as provided for therein with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Finance of America Reverse LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in September, 2016, all property described in said Security Deed including but not limited to the following de-

scribed property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF UNION, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LY-ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST
SECTION, LAND LOT 74 OF UNION COUNTY,
GEORGIA, CONTAINING 17.886 ACRES, MORE
OR LESS, AS SHOWN ON A SURVEY AND PLAT
BY BRUCE HUNT, D.S., DATED JUNE 1980 AND
RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK J. PAGE 136, SAID PLAT IS INCOR-PORATED INTO THIS INSTRUMENT, BY REFER-ENCE HERETO, FOR A COMPLETE AND ACCU-RATE DESCRIPTION OF THE ABOVE DESCRIBED

PROPERTY.

Said legal description being controlling, however the property is more commonly known as 107 Log Cabin Road, 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. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other collect same having been given) and all other payments provided for under the terms of the Security Deed and Mata curity Deed and Note

Security Deed and Note.

Said property will be sold on an "as-is" basis without any representation, warranty or
recourse against the above-named 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 authority; inatters which would be discussed 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 indexing the current party in account.

no the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Adolfo H. Schultze and Iris Helen Schultze, 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 Deed. with the notice of the security beed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Reverse Mortgage Solutions, Inc., Loss Mitigation Dept., 14405 Walters Road, Suite 200, Houston,

TX 77014, Telephone Number: 866-503-5559. FINANCE OF AMERICA REVERSE LLC as Attorney in Fact for ADOLFO H. SCHULTZE AND IRIS HELEN SCHUL-

TZE
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.
Attorney Contact: Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100, Peachtree Corper 6A 3071 ners, GA 30071

ners, GA 30071 Telephone Number: (877) 813-0992 Case No. RMU-16-03102-1 Ad Run Dates 08/10/2016, 08/17/2016, 08/24/2016, 08/31/2016 www.rubinlublin.com/property-listings.phpc N(Aug10,17,24,31)B STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER IN
SECURITY DEED
By virtue of a Power of Sale contained in that
certain Security Deed from Ruenelle Head Allen and J. Benny Allen to Robert L. Head and
Carol Head dated 26th of March, 2014, recorded in Deed Book 971, Page 17, Union County,
Georgia records, said Security Deed having
been given to secure a Note of even date in Georgia records, said Security Deed having been given to secure a Note of even date in the original amount of One Hundred Fifty Eight Thousand Five Hundred Sixty Eight and No/100 (158,568.00) Dollars, with additional draws for a total balance due of Four Hundred Five Thousand (\$405,000.00) Dollars 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 of sale on the first Tuesday in September, 2016, the following described property:

All that tract or parcel of land lying and being in Land Lots 279 & 280, 9th District, 1st Section of Union County, Georgia, containing 3.095 acres, more or less, and being Lot Thirty (30) of The Orchard Subdivision, Phase II, as shown on a Plat of Survey by Landtech Services, Inc., RS #2835 dated 03/08/2002, and recorded in Net Pack 50 Pack

RS #2835 dated 03/08/2002, and record Union County records in Plat Book 50, Page 60, Union County records, which description is incorporated herein, by reference hereto, and made a part hereof.

The property is subject to road easements as shown on said Plat.

shown on said Plat.

The property is subject to the restrictions as shown on the attached Exhibit "A" which is

snown on the attached Exhibit "A" which is incorporated herein by reference.

The property is subject to the Water Agreement with Notla Water Authority recorded in Deed Book 383, Page 445, Union County records. Grantor grants to grantee a non-exclusive perpetual easement for the use of the Subdivision grants for increase and cerease to the should n roads for ingress and egress to the above property.
This Conveyance is made subject to all zoning

ordinances, easements and restrictions of record affecting said bargained premises.
Said property is commonly known as: 446 Julius Chambers Drive, 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 by not limited
to the nonpayment of the indebtedness as and
when due. The indebtedness remaining in default, this sale will be made for the purpose of
paying the same, all expenses of the sale, including attorney's fees and all other payments
provided for under the terms of the Security
Deed and Note. ordinances, easements and restrictions of reed and Note. 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

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 ROB-ERT J HERNDEN AND MARY ELLEN KITE-HERN-DEN to JPMORGAN CHASE BANK, NA, dated 09/15/2005, and Recorded on 10/12/2005 as Book No. 607 and Page No. 555-562, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$88,000.00, with interest at the rate specified therein, there will be sold at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2016, the following described property: ALL THAT TRACT OR PARCEL OF LAND IN THE 16TH DISTRICT, 1ST SECTION AND LAND LOT 132 IN UNION COUNTY, GEORGIA, CONTAINING 1.33 ACRES AS PER PLAT BOOK 45, FOLIO 22, UNION COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other posat the rate specified therein, there will be sold 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 attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the THOM holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, N.A., acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASwith JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, N.A. may be contacted at: JPMORGAN CHASE BANK, N.A., 8333 RIDGEPOINT RIIVE, IRVINIG, TX 75063, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 6103 ROBERTS LN, BLAIRSVILLE, GEORGIA 30512 is/are: ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN 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, cov-enants, etc. The sale will be conducted subject enants, etc. Ine 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 0.C.G.A. Section 9-13-172.1, Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS Attorney in Fact for ROBERT J HERNDEN AND MARY ELLEN KITE-HERNDEN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005616636 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison,

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 JANE LAMB
to UNITED COMMUNITY BANK, dated May 23,
2005, recorded May 25, 2005, in Deed Book
582, Page 263, Union County, Georgia records,
as last modified by Modification of Security
Deed dated December 30, 2011, recorded in
Deed Book 891, Page 84, Union County, Georgia records, said Security Deed being given to
secure a Note from JANE LAMB dated December 30, 2011, in the original principal amount
of Forty Three Thousand Five Hundred Eighty
and 45/100 (\$43,580.45) Dollars, with interest due thereon on the unpaid balance until
paid; there will be sold by the undersigned at
public outcry to the highest bidder for cash
before the Courthouse door at Union County,
Georgia, within the legal hours of sale on the
first Tuesday in September, 2016, the following
described property:
All that tract or parcel of land lying and being
in the 10th District, 1st Section, Land Lot 126 of
Union County, Georgia, containing 2.047 acres,
more or less, as shown on a plat of survey by
Rochester & Associates, Inc., dated February
23, 1994 and recorded in Union County records
in Plat Book 30, Page 166. Said plat is incorporated herein, by reference hereto, for a full and
complete description of the above described

LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

STATE OF GEORGIA

complete description of the above described property. Included herewith is a 1990 Eagle Mobile Home, VIN #GAFLL35A/B03114ET.

Home, VIN #GAPLLSSA/BUSI14E1.
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 nursees of paying the rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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.

une Security Ueed Irrst set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is JANE LAMB or a tenant or tenants.
UNITED COMMUNITY BANK, as attorney in Fact for JANE LAMB
L. Lou Allen
Stites & Hughings PLA

Stites & Harbison PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923

(700) 032-7323
File No. 7484A-03800
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

COUNTY OF UNION NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

Under and by virtue of the power of sale contained in a Security Deed from JULIA E. BERGER to UNITED COMMUNITY BANK, dated May 26,

tained in a Security Deed from JULIA E. BERGER
to UNITED COMMUNITY BANK, dated May 26,
2011, recorded June 6, 2011, in Deed Book 869,
Page 482, Union County, Georgia records; said
Security Deed re-recorded June 29, 2011 in
Deed Book 871, Page 622, Union County, Georgia records, said Security Deed being given
to secure a Note from JULIA E. BERGER dated
May 26, 2011, in the original principal amount
of One Hundred Seventy Four Thousand Four
Hundred Thirty Eight and 03/100 (\$174,438.03)
Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by
the undersigned at public outcry to the highest
bidder for cash before the Courthouse door at
Union County, Georgia, within the legal hours
of sale on the first Tuesday in September, 2016,
the following described property:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot
174 of Union County, Georgia, containing 4.3
acres, more or less, and being Tract A of Lou
Gap Subdivision, as shown on a plat of survey
by Jack Stanley, dated 11/25/80, recorded in
Union County records in Plat Book J, Page 156.
Said plat is incorporated into this instrument,
by reference hereto, for a complete and accurate description of the above property.

Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above property. Subject to restrictions recorded in Union County records in Deed Book 115, pages 337-339. Subject to the easement recorded in Union County records in Plat Book J, Page 156. 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

rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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 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 covenants, and matters of record superior to the Security Deed first set out above. The Security Deed Inst Set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is JULIA E. BERGER or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for JULIA E. BERGER
L. Lou Allen
Stites & Machines PLIC

Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 (700) 032-7323 File No. 7484A-03798 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

USED FOR THAT PURPOSE.

Under and by virtue of the power of sale contained with that certain Security Deed dated September 27, 2007, from Elizabeth S. Gould and William J. Gould to Financial Freedom 

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

A PLAT OF SURVEY MADE BY

AND RECORDED IN THE OFFICE OF THE CLERK OF THE
SUPERIOR COURT OF UNION COUNTY, GEORGIA,
IN PLAT BOOK, FOLIO , AND REFERNCE
IS HERE MADE TO SAID PLAT OF SURVEY FOR
A FULL AND COMPLETE DESCRIPTION HEREIN.
ALSO, AN EASEMENT OF INGRESS AND EGRESS
THIRTY (30) FEET IN WIDTH OVER THE EXISTING ROAD LEADING FROM UNION COUNTY
ROAD #227 TO THE ABOVE DESCRIBED PROPERTY. ADDRESS:9530 SKEENAH HIGHLANDS
RD.; BLAIRSVILLE, GA 30512 5029 TAX MAP OR
PARCEL ID NO.: 012-016 The debt secured by
the Security Deed and evidenced by the Note PARCEL ID NO.: 012-016 The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are William J. Gould and Elizabeth S. Gould. The property, being commonly known as 9530 Skeenah Highlands Road, Blairsville, GA, 30512 in Union County, will be sold as the property of William J. Gould and Elizabeth S. Gould, subject to any outstanding ad valorem taxes (including taxes which zero a line and the vertiles care an appello.) outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Sequity Dead and matters of record to the Security Deed. Pursuant to O.C.G.A .Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Financial Freedom, 2900 Esperanza Crossing, Austin, TX 78758, 866-727-4303. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted bashed (4) a perference to the security of the section of the security of the section of of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for CIT Bank, N.A. as Attorney in Fact for Elizabeth S. Gould and William J. Gould 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone; (770) 373-4242 By: Jim Albertelli, Esq. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.- 16-011571 A-4585539 08/10/2016, 08/17/2016, 08/24/2016, 08/31/2016

NOTICE OF SALE UNDER POWER STATE OF GEORGIA **COUNTY OF union** 

COUNTY OF union
Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt and Security Agreement from E. Swain Stewart and Wanda E. Stewart ("Grant-ors") to and in favor United Community Bank, d/b/a Union County Bank of Union County, Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as Georgia ("Original Lender") dated January 29, 2001 and recorded in Deed Book 363, Page 242, Union County, Georgia records as modified from time-to-time by those certain Modification of Mortgage recorded April 16, 2004 in Deed Book 520, Page 607; April 19, 2005 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 576, Page 374; April 13, 2006 at Deed Book 730, Page 478; January 14, 2008 at Deed Book 743, Page 344; May 16, 2008 at Deed Book 761, Page 76; February 25, 2009 at Deed Book 789, Page 778; February 22, 2010 at Deed Book 826, Page 617; June 3, 2011 at Deed Book 899, Page 478; February 22, 2010 at Deed Book 894, Page 617; June 3, 2011 at Deed Book 899, Page 617; June 3, 2011 at Deed Book 899, Page 562, as assigned to Great Oak Pool, LLC from Original Lender by Assignment of Security Instruments recorded July 9, 2013 at Deed Book 946, Page 562, as assigned to Great Oak GA Owner, LLC ("Lender") by Assignment of Security Deed recorded November 24, 2014 at Deed Book 991, Page 351, aforesaid Georgia records (the "Security Deed"), securing that certain Universal Note dated January 29, 2001 in the original principal amount of \$100.977.00. as last modified by that certain 29, 2001 in the original principal amount of \$100.977.00, as last modified by that certain Modification of Promissory Note dated May 10, 2011, in the outstanding principal amount of \$141,866.04 (collectively, the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bid

will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in September, 2016, the following described property (the "Premises") to wit:
LEGAL DESCRIPTION:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 16TH DISTRICT, ST SECTION, UNION COUNTY, GEORGIA CONTAINING 1.000 ACRE AND BEING SHOWN AS LOT I AND II ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 19, 2000, AS RECORDED IN PLAT BOOK 45, PAGE 208, UNION COUNTY, RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE 10 FOOT GRAVEL DRIVE AS SHOWN ON SAID PLAT, WHICH SERVES LOT III, AND TO THE WATER METER AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO THE DECLARATION OF PUBLIC USE AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 149, PAGE 141, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN, EMC AS RECORDED IN DEED BOOK 173, PAGE 561, UNION COUNTY RECORDS.

FOR WELL AND WATER LINES, AND A SIGN EASEMENT RECORDED IN DEED BOOK 206, PAGE 582, UNION COUNTY RECORDS.

PAGE 582, UNION COUNTY RECORDS.
A PORTION OF THE PROPERTY IS LOCATED IN
THE FLOOD PLAIN AS SHOWN ON THE AFOREMENTIONED SURVEY.
If and as modified and released as shown in
the first paragraph above;
FURTHER LESS AND EXCEPT that property, if

any, released of record; TOGETHER WITH all buildings, structures, and other improvements now or hereafter located on said property, or any part and parcel there-

TOGETHER WITH all rights, title, and interest of grantor in and to the minerals, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or above the now or nereatter on said property or above the same or any part or parcel thereof; and TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, claim, and demand whatsoever of greatter of in and to the same and of in and

title, interest, claim, and demand whatsoever of grantor of, in, and to the same and of, in, and to every part and parcel thereof; and TOGETHER WITH all fittings and fixtures, whether actually or constructively attached to said property and including all attached machinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, appliances, and articles of personal property of every kind and nature whatsoever, now or hereafter located in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said cated in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired by grantor (hereinafter collectively called "equipment") including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, cooking, incinerating, and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating , and communications apparatus; boilers , ranges, furnaces, oil burners, or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm dors and windows; stoves; wall beds; refrigerators; dishwashers; attached cabinets; partitions; ducts and compressors; rugs and carpets; mirrors; mantles; draperies; furniture and furnishings; all building materials, supplies, and equipment now or hereafter delivered to said property and intended to be installed therein; all additions to and renewals or replacements of all of the foregoing, and all proceeds and profits of all to and renewals or replacements of all of the to allutenewals or replacements of an other foregoing, and all proceeds and profits of all the foregoing; and TOGETHER WITH any and all rents which are now due or may hereafter become due by reason of the renting or leasing of the property, the improvements thereon, and equipment;

the improvements thereon, and equipment; and TOGETHER WITH any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the property, to the extent of all amounts which may be secured by this deed at the date of receipt of any such award or payment by grantee and of the reasonable attorneys' fees, costs, and disbursements incurred by grantee in connection with the collection of such award or payment. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Ac-

now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Lender and

without representation or warranty of any kind or nature whatsoever by Lender with respect

thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are orior to

orantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. Please note that Great Oak GA Owner, LLC whose mailing address of 5-9 Union Square
West, Sixth Floor, New York, New York 10003,
is the entity that has the full authority to negotiate, amend or modify the terms of the loan documents with you. Great Oak GA Owner, LLC can be contacted through the following repre-sentative: Lisa A. Frank, Esq., McCalla Raymer Pierce, LLC 1544 Old Alabama Road, Roswell, Georgia 30076; (678) 281-6503. Please under-I that the secured creditor is not required

terms of the mortgage instrument.
To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor or a tenant or tenants and said property is more commonly known as 3623 Morris Ford Exchange, Blairsville, Georgia 30512.
GREAT OAK GA OWNER, LLC

by law to negotiate, amend, or modify the terms of the mortgage instrument

E Swain Stewart and Wanda E. Stewart Lisa A. Frank, Esq. McCalla Raymer Pierce, LLC 1544 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT 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 Linda

Under and by virtue of the Power of Sale contained in a Security Deed given by Linda Blanchard and Charles P Blanchard to Transland Financial Services, Inc., dated May 7, 2001, recorded in Deed Book 403, Page 348, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 427, Page 798, Union County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, Successor, in interest to Wachbuid Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4 by as-signment recorded in Deed Book 885, Page Significant recorded in Deed Book ood, Fage 599, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-TWO THOUSAND SIX HUNDRED FORTY-ONE AND 0/100 DOLLARS (\$62,641.00), with interest thereon as set forth therein, there will be sold a tablic action to the second sold the second sold the second second sold the second s at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October. 2016, 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 the and in the manner revoided in the when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the pur-pose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect to raw, including sturing'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, rownants. zoning ordinances, restrictions, covenants, and matters of record superior to the Security and matters of record superior to the Security Deed first set out above. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4 is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned. best knowledge and belief of the undersigned, the party in possession of the property is Linda Blanchard and Charles P Blanchard or a tenant or tenants and said property is more commonly known as 432 Fern Valley 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. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for best knowledge and belief of the undersigned, Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4 as Attor-ney in Fact for Linda Blanchard and Charles P Blanchard McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 244 in the 9th District, 1st Section of Union County, Georgia, being Lot # 14 in Fernbrook Subdivision and having the same metes, bounds and dimensions as phour for said by brown subulvision and induring the same mietes, bounds and dimensions as shown for said to in that certain plat of survey by Rochester & Associates, Registered Land Surveyor #1534, dated July 30, 1997 which is recorded in Plat Book 40, page 184 in the Office of the Clerk of Superior Court of Union County, Georgia and which said plat and its record thereof are built and and its record thereof are built of the county. which said plat and its record thereof, are by reference, incorporated herein for descriptive and all other legal purposes. Less and except any portion of the lot conveyed to Union County by ROW Deed at Deed Book 658, page 211, Union County Records. MR/pxl 10/4/16 Our file no. 562416 - FT5