

# North Georgia News

## Legal Notices for August 9, 2017

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Richard Alonzo McTyre  
All debtors and creditors of the estate of Richard Alonzo McTyre, 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 28th day of June, 2017.  
By: Robert A. McTyre  
119 Silver King Ct.  
Bonaire, GA 31005  
N/Aug9,16,23,30B

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Barbara A. Hogan  
All debtors and creditors of the estate of Barbara A. Hogan, 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 11th day of July, 2017.  
By: Patricia M. McElhone  
209 Herada St.  
St. Augustine, FL 32080  
N/Aug19,26,Aug29,9B

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Lila Lowe Juhlin  
All debtors and creditors of the estate of Lila Lowe Juhlin, 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 28th day of June, 2017.  
By: Sandra J. Holt  
51 Roxanne Ln.  
Blairsville, GA 30512  
N/Aug19,26,Aug29,9B

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
CHRISTINE C. PYSHOS, DECEASED  
ESTATE NO. 17-72  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE**  
Karen Young has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Christine C. Pyshos, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 14, 2017. 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.  
**PROBATE JUDGE**  
By: Kristin Stanley  
**PROBATE CLERK**  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N/Aug19,26,Aug29,9B

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS**  
**STATE OF GEORGIA  
COUNTY OF UNION**  
The undersigned does hereby certify that Beland Enterprises Inc. - conducting a business as Directions - in the City of Blairsville County of Union in the State of Georgia, under the name of Directions - nd that the nature of the business is Marketing and Advertising Services and that the names and addresses of the owners and partners or partnership owning and carrying on said trade or business are Beland Enterprises Inc., PO Box 1343, Blairsville, GA 30514.  
N/Aug9,16P

**IN THE JUVENILE COURT OF Union COUNTY  
STATE OF GEORGIA  
IN THE INTEREST OF:**  
M. Zaitc  
DOB: 02-01-2008  
SEX: FEMALE  
case no. 144-17-58A  
E.B.  
DOB: 07-13-2010  
SEX: MALE  
case no. 144-17-57A  
**CHILDREN UNDER THE AGE  
OF EIGHTEEN**  
**NOTICE OF DEPENDENCY HEARING**  
**GEORGIA, UNION COUNTY**  
By Order for Service by Publication dated the 19th day of July, 2017, you are hereby notified that on the 28th day of June, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court and serve upon Special Assistant Attorney General Stephany L. Zaitc an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to O.C.G.A. § 15-11-39.2 on the 16th day of August, 2017, at 10:00 a.m., at the Towns County Courthouse, Hiwassee, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The children shall appear personally before this Court at the provisional hearing.  
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 27th day of September, 2017 at 1:00 p.m. at the Towns County Courthouse, Hiwassee, Georgia.  
The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this 19th day of July, 2017.  
Honorable Jeremy Clough  
Union County, Georgia  
Enotah Judicial Circuit  
N/Aug26,Aug29,16B

**NOTICE OF FORECLOSURE  
OF RIGHT TO REDEEM PROPERTY**  
Take notice that The right to redeem the following described property, to wit: all that tract of land parcel of land being and lying in Land Lot 214, 1st Section of the 9th District, Union County, Georgia, being shown as Tract 2 on a survey for Village Lanes, LLC by Landtech Services, Inc., dated March 8, 2005, Job No. 25085-762, and being more particularly described as follows: To find the true point of beginning, begin at the intersection of the North right of way of U.S. Highway 76, being a 130 foot right of way and the West line of Land Lot 214; thence proceeding North 09 degrees and 00 minutes 51 seconds East to a point 376.78 feet to the true point of beginning; proceeding from the true point of beginning thence North 06 degrees 31 minutes 09 seconds 121.12 feet to an iron pin found; thence North 88 degrees 05 minutes 16 seconds East 92.79 feet to an iron pin found; thence North 88 degrees 10 minutes 11 seconds East 173.70 feet to an iron pin found; thence South 04 degrees 59 minutes 19 seconds East 321.01 feet to the North right of way of U.S. Highway 76, thence South 61 degrees 07 minutes 18 seconds West 21.87 feet to an iron pin set; thence leaving U.S. Highway 76 North 04 degrees 59 minutes 19 seconds West 210.78 feet to an iron pin found; thence South 88 degrees 10 minutes 45 seconds West 270.67 feet to the point of beginning, said tract of land containing .862 acres, more or less; will expire and be forever foreclosed and barred on and after the day of August 23, 2017. The debt secured by this deed is hereby released as of the 1st day of July, 2014, and recorded in Deed Book 982 Page 216-217 of the Union County Records. The property may be redeemed at any time before the day of May 9, 2017, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed accordingly.  
N/Aug26,Aug29,16B

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Robert Warren Whaley  
All debtors and creditors of the estate of Robert Warren Whaley, 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 24th day of July, 2017  
By: Jessie Lowe Whaley  
95 Coopers Ln.  
Morganton, GA 30560  
N/Aug2,9,16,23B

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Charles Ray Payne  
All debtors and creditors of the estate of Charles Ray Payne, 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 24th day of July, 2017.  
By: Dorothy J. Payne  
5861 Blue Ridge Sty  
Blairsville, GA 30512  
N/Aug2,9,16,23B

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Sandra Mercer Lynch  
All debtors and creditors of the estate of Sandra Mercer Lynch, 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 28th day of July, 2017.  
By: Catherine Elaine Shiner  
242 Crestview Heights  
Franklin, NC 28734  
N/Aug2,9,16,23B

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Earl Grady Arnold  
All debtors and creditors of the estate of Earl Grady Arnold, 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 17th day of July, 2017.  
By: Gary D. Drummond  
491 Gordon Thomas Rd.  
Morganton, GA 30560  
N/Aug2,9,16,23B

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
BESSIE SUE BOYD, DECEASED  
ESTATE NO. 17-85  
NOTICE**  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Unknown Heirs:  
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before August 28, 2017.  
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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.  
**PROBATE JUDGE**  
By: Kristin Stanley  
**PROBATE CLERK**  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
N/Aug2,9,16,23B

**NOTICE OF ABANDONED MOTORHOME**  
1974 Man of War Chevy Cheyenne 30 ton, manufacture ID number: CCY333A124800, Color: Brown & White, is presently located at 417 Old Blue Ridge Hwy. and in the possession of Brian Wright Construction. Attempts to locate the owner have been unsuccessful. The classic motorhome is deemed abandoned under O.C.G.A. § 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia law. Taking bids until August 30 at 10am. Sold to highest bidder with a reserve.  
N/Aug2,9P

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
By virtue of the Power of Sale contained in that certain Security Deed given from Earl R. Roberts to Generation Mortgage Company, dated 12/10/2008, recorded 12/18/2008 in Deed Book 783, Page 185, Union County, Georgia records, and as last assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by virtue of assignment recorded in Deed Book 966, Page 694, Union County, Georgia records, said Security Deed having been given to said Mortgage Company, the undersigned, Principal amount of SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00), 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 2017 by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as Attorney in Fact for Earl R. Roberts, all property described in said Security Deed is hereby not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 23 AND 50 OF UNION COUNTY, GEORGIA, CONTAINING +/- 8.1 ACRES, MORE OR LESS, BEING LOTS 28 AND 29 OF THE ROCKY TOP ESTATES, BEING MORE COMPLETELY DESCRIBED IN A PLAT AND SURVEY BY G. DWIGHT REEDS, R.S., DATED NOVEMBER 1, 1973 AND RECORDED IN PLAT BOOK D, PAGE 247. SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. PARCEL ID NUMBERS: 066-128 AND 066-129. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property being known as 3008 SMYRNA RD, YOUNG HARRIS, GEORGIA 30582 according to the present numbering system in Union County. The indebtedness secured by said Security Deed has been 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 and all 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: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned the party in possession of the property is Earl Roberts or tenant(s). 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. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019 TEL 1-856-683-3095. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.  
N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER OF SALE  
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 that certain deed to secure debt given by Johnny Peter Gray to Appalachian Community Bank dated June 2, 2008, and recorded in Deed Book 763, Page 296, as corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685, as modified by Modification Agreement recorded in Deed Book 976, Page 582, and as assigned by Assignment to Apex Bank recorded in Deed Book 1031, Page 499, in the Office of the Clerk of the Superior Court of Union County, Georgia conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$85,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest and best bidder for cash, before the courthouse door in Union County, Georgia, with the legal hours of sale on the first Tuesday in September, 2017, to wit September 5, 2017, the following described property:  
All that tract or parcel of land lying and being in Original Land Lot No. 212 in the 9th District and 1st Section of Union County, Georgia, and being designated as Lot No. 15, containing .392 acres as shown on that plat of survey by Land Tech Services, Inc., James L. Alexander, G.R.L.S. No. 2653, dated October 15, 2002, and being recorded in Plat Book 51, Page 178, (erroneously referred to as Plat Book Hanger B-200, Page 178 in prior deeds and corrected by Scrivener's Affidavit recorded in Deed Book 876, Page 685) in the Office of the Clerk of the Superior Court of Union County, Georgia. Pursuant to O.C.G.A. § 44-2-28, reference is hereby made to said public plat of survey for the purpose of incorporating same hereinto for a more complete metes and bounds description of the property herein conveyed.  
Subject to and together with the right of ingress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local ordinances, and subdivision regulations as set forth in said plat of survey or as appearing of record.

Subject to that certain Boundary Line Agreement dated the 18th day of May, 2003, and recorded in Deed Book 472, Page 82, in the Office of the above said Clerk.  
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 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 sale, as provided in Security Deed and Note, 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.  
To the best of the knowledge and belief of the undersigned, the party in possession of the property is Johnny Pete Gray or tenant or tenants and said property is more commonly known as 457 Paradise Lane, a/k/a 5353 Paradise Lane, Blairsville, GA 30512.  
The sale will be conducted subject (1) to 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.  
This 25th day of July, 2017.  
Apex Bank as Attorney in Fact for Johnny Pete Gray  
By: C. Chad Young  
Patty & Young Attorneys at Law, LLC  
Attorneys for Apex Bank  
P.O. Box 727  
Ringgold, GA 30736  
N/Aug9,16,23,30B

**STATE OF GEORGIA  
COUNTY OF UNION  
NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Charles B. Humphrey to Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A., as its successors and assigns dated July 2, 2015, and recorded in Deed Book 1011, Page 183, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$174,500.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 5, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:  
All that tract or parcel of land lying and being in Land Lot 132, 9th District, 1st Section, Union County, Georgia, containing 0.751 acre and being shown as Lot Thirteen (13) of Ivy Log Creek Estates on a plat of survey by Rochester & Associates, Inc., RS #2653, dated July 19, 1995, and recorded in Plat Book 36, page 147, Union County Records. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. The road easement and water meter as shown on the above referenced plat. The restrictions recorded in Deed Book 252, pages 585-589, amended in Deed Book 294, page 30, Union County Records.  
The power line easement to Blue Ridge Mountain EMC recorder in Deed Book 252, pages 252-253, Union County Records.  
The flood hazard area as shown on the above referenced plat.  
Grantors also grant to grantee a non-exclusive perpetual easement for the use of the subdivisions roads for ingress and egress to the above described property.  
Tax ID: 068 111 C13  
Said property is known as 190 Grand View Blvd., Young Harris, GA 30582, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.  
The sale will be conducted subject (1) to 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 secured creditor.  
The property is or may be in the possession of Charles B. Humphrey, successor in interest or tenant(s).  
Nationstar Mortgage LLC as Attorney-in-Fact for Charles B. Humphrey  
File no. 17-065640  
SHAPIRO PENDERGAST & HASTY, LLP  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300  
Atlanta, GA 30346  
770-220-2535/31  
shapiroandhasty.com  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
08/09, 08/16, 08/23, 08/30, 2017  
FC-NO5  
N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Eva-Marie King and Thomas P. King and John L. King (the "Grantor") to and in favor of Melvin A. White and Susanna A. White (the "Lender") dated March 12, 2012 and recorded on March 12, 2012 in Union County, Georgia records in Deed Book 896, Pages 225-226, (the "Deed to Secure Debt"); in the original principal amount of \$99,500.00 (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in September, 2017, the following described property:  
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 35 and 38 of Union County, Georgia and being Lot 1B of Ivy mill estates subdivision, containing 1.060 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated may 10, 1999, last revised september 13, 2000, and recorded in Union County, Georgia records in Plat Book 49, Page 81. Said plat is incorporated herein by reference hereto for a full and complete description of 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 expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 202 Havenwood Rd, Blairsville, GA 30512 is/are: Eva-Marie King and Thomas P. King and John L. King 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) to final confirmation and audit of the status of the loan with the holder of the security deed. Pursant 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.

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated June 3, 2004 and recorded on June 11, 2004 Ringgold, GA 30736  
N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated June 3, 2004 and recorded on June 11, 2004 Ringgold, GA 30736  
N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated June 3, 2004 and recorded on June 11, 2004 Ringgold, GA 30736  
N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated June 3, 2004 and recorded on June 11, 2004 Ringgold, GA 30736  
N/Aug9,16,23,30B

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N/Aug9,16,23,30B

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N/Aug9,16,23,30B

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GEORGIA, UNION COUNTY**  
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N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
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N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated June 3, 2004 and recorded on June 11, 2004 Ringgold, GA 30736  
N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by R. A. Klopp Construction, Inc., (the "Grantor") to and in favor of Charles J. Walter, Jr. and Barbara A. Walter (the "Lender") dated June 3, 2004 and recorded on June 11, 2004 Ringgold, GA 30736  
N/Aug9,16,23,30B

**NOTICE OF SALE UNDER POWER,  
UNION COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Glen William Ragland and Sandra Kay Ragland to Mortgage Electronic Registration Systems, Inc. as a nominee for Century Mortgage Corporation dated 2/1/2005 and recorded in Deed Book 565 Page 759 and modified at Deed Book 923 Page 305 Union County, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$318,725.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on the first Tuesday in September, 2017 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 484, 524 AND 525, 11TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONSISTING OF 5.92 ACRES, MORE OR LESS, TOGETHER WITH ALL IMPROVEMENTS THEREON, INCLUDING BUT NOT LIMITED TO, AND 8 OF SETTLERS RIDGE AND THIS TRACT TO THE WEST ON A PLAT OF SURVEYS DATED SEPTEMBER 3, 1992, PREPARED FOR GEORGIA BANKERS BANK, BARRY GRANT AND ALETA GRANT BY NICK A. PAGE, JR., GEORGIA REGISTERED LAND SURVEYOR. THIS PLAT IS RECORDED IN PLAT BOOK 27, PAGE 126, UNION COUNTY RECORDS, AND IS INCORPORATED HEREIN BY REFERENCE FOR A MORE DETAILED DESCRIPTION.  
AND 8 ARE CONVEYED SUBJECT TO A CERTAIN ROAD MAINTENANCE AGREEMENT FOR THE SETTLER'S RIDGE SUBDIVISION DATED OCTOBER 3, 1987, AND RECORDED IN DEED BOOK 156, PAGES 17-18, UNION COUNTY RECORDS, AND IS CONVEYED SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS FOR SETTLERS RIDGE DATED JULY 23, 1987, AND RECORDED IN DEED BOOK 154, PAGE 23, UNION COUNTY RECORDS. THE TRACT TO THE WEST IS REFERRED TO AS LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429,