## North Georgia News

Legal Notices for May 29, 2013

NOTICE OF 2ND DUI CONVICTION BLAIRSVILLE MUNICIPAL COURT Convicted Person: Timothy Charles Moose Offense Date:

February 3, 2013 Offense Location: Blue Ridge Street Case Disposition: Guilty, Fine \$1695, 12 Months Probation, 10 Day Jail Time. 30 Days Community Service. Cindy Neely Clerk of Court Blairsville Municipal Court

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of James C. Stephens, De-All debtors and creditors of the Estate of James C. Stephens, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the

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 6th day of May, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 65 Courthouse Street, Suite 8 Blairsville, GA 30512 IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA Kayla Holbrooks, Petitioner In Re: Morgan Louise Holbrooks-Nelder, a Civil Action No.: 13-CV-201-SG Order for Notice of Petition to Change Name Adhiet
A petition has been filed in the Superior
Court of Union County, Georgia on the 1st
day of May, 2013, praying for a change in
the name of the minor child from Morgan
Louise Holbrooks-Nelder to Morgan Louise Holbrooks. Notice is hereby given pursuant to law to any interested 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 petition. This 1st day of May, 2013 Judy Odom, Clerk Union County Superior Court Enotah Judicial Circuit IN THE SUPERIOR COURT Inessa Zaleski, Petitioner In Re: Aiden Timothy Zaleski, a minor Civil Action No.: 13-CV-228-SG Order for Notice of Petition to Change Name A petition has been filed in the Superior Court of Union County, Georgia on the 16

leski. Notice is hereby given pursuant to law to any interested 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 petition. This 16th day of May, 2013 Judy Odom, Clerk Union County Superior Court Enotah Judicial Circuit 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 County of Union, in the State of Georgia, under the name of Blue Morpho Design Com-pany, and that the nature of the business

is Graphic Design and that the names and

Gap Road, Blairsville, GA 30512. Mailing Address, PO Box 373, Young Harris, GA 30582

day of May, 2013, praying for a change in the name of the minor child from Aiden

Timothy Zaleski to Alexander Timothy Za-

Humane Society Mountain Shelter will hold it Annual Meeting on Thursday, June 27 at 5:30pm on the 2nd Floor of Cadence Bank. STATE OF GEORGIA UNION COUNTY Notice to Peggy Ann Coward
A Pre-Warrant hearing will be held in Mag-istrate Court on May 30, 2013 at 9 a.m. to determine if sufficient probable cause ex-ists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. 8516-9-51 §§16-9-51. By: Barbara Holbrooks, Deputy Clerk by, barbara riouriows, beging Gerk of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008 N(May15,22,29)P

OF UNION COUNTY STATE OF GEORGIA In Re: Sandra Marie Kidd Civil Action No.: 13-CV-204-SG Order for Notice of Petition to Change A petition has been filed in the Superior Court of Union County, Georgia on the 3rd day of May, 2013, praying for a change in her name from Sandra Marie Kidd to Sandy Marie Kidd. Notice is hereby given pursuant to law to any interested 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 petition. This 3rd day of May, 2013

IN THE SUPERIOR COURT

Judy Odom, Clerk Union County Superior Court Enotah Judicial Circuit NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER FOWER
GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR 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 Mike A. Youngblood to Choice Mortgage Bank, dated June 19, 2007, recorded in Deed Book 715, Page 288, Union County, Georgia Records, as last transferred to The Bank of New York Mellon Trust Company, National Association Formerly Known As The Bank of New York Trust Company, National Association, As Trustee for Chase Mortgage Finance Trust Series 2007-S6 by assignment recorded in Deed Book 829, Page 532, Union County, Georgia Records, conveying the after-described property to secure a Note in

ter-described property to secure a Note in the original principal amount of FIVE HUNDRED TWENTY-NINE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$529,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for cash before the courts. highest bidder for cash before the court-house door of Union County, Georgia within the legal hours of sale on the first Tuesday in June, 2013, the following described property: All that tract or parcel of land ly-ing and being in Land Lots 164 and 197, 8th District, 1st Section, Union County, Georgia, District, 1st Section, Union County, Georgia, containing 5.00 acres, as being shown on plat of survey entitled "Survey for Mike A. Youngblood and Julia D. Youngblood" by Kuykendall Surveying, Inc. dated September 28, 2004 and recorded in Plat Book 52, December 18, 2004 and recorded in Plat Book 52, Page 137, Union County Records which de-scription on said plat is incorporated herein by reference. Property is subject to matters as shown on the above plat. The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on June 4, 2013, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719). The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Se-curity Deed. The debt remaining in default, curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: and services the above-fereibles want on behalf of the current owner of the loan: The Bank of New York Mellon Trust Com-pany, National Association Formerly Known As The Bank of New York Trust Company, As The Bank of New York Trust Company, National Association, As Trustee for Chase Mortgage Finance Trust Series 2007-56. JPMorgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be

and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Mike A. Youngblood or a of the property is Mike A. Youngblood of a tenant or tenants and said property is more commonly known as 4868 St Hwy 325, Blairsville, Georgia 30512-2674. The sale will be conducted subject (1) to confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and suit of the status of the confirmation and audit of the status of the loan with the holder of the security deed. The Bank of New York Mellon Trust Company, National Association Formerly Known As The Bank of New York Trust Company, National Association, As Trustee for Chase Mortgage Finance Trust Series 2007-S6 as Attorney in Fact for Mike A. Youngblood Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/rat 6/4/13 Our file no. 1351211-FT20 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 Stanley L Gough to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc. dated August 26, 2010, recorded in Deed Book 841, Page 683, Union County, Geor-gia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 932, Page 176, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-ONE THOU-

SAND SIX HUNDRED AND 0/100 DOLLARS (\$141,600.00), 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, Geor-

gia within the legal hours of sale on the first Tuesday in June, 2013, the following de-scribed property: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 64 of Union County, Geor-gia, containing 7.09 acres, more or less, as shown on a plat of survey by 8. Keith Rochshown on a plat of survey by B Keith Roch-ester & Assoc., Inc., dated May 6, 1998, and recorded in Union County, Georgia records in Plat Book Z, Page 173. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a nonexclusive perpetual easement for the use of the 10' Asphalt Driveway for ingress and egress, running from Hwy 19-129 to the above described property as shown on the above described plat. 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 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). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the Ioan: Federal National Mortgage Association ("Fannie Mae"). »JP-Morgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the authority to ne-gotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be 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 knowledge and belief of the undersigned, the party in possession of the preparty in Stephen L. Couch session of the property is Stanley L Gough and Judith Marie Gough or a tenant or tenants and said property is more commonly known as 218 Wolf Creek View, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of

the security deed. JPMorgan Chase Bank National Association as Attorney in Fact fo

Stanley L Gough Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Geor-gia 30329 (770) 234-9181 www.jflegal.com MSP/rat 6/4/13 Our file no. 1489913-FT20

Because of the default in the payment of a note executed by MARJORIE C. RHODES, to BANK OF BLAIRSVILLE in the original to BANK OF BLAIRSVILLE IN The Original principal amount of \$150,800.00, dated December 29, 2009, secured by a Deed to Secure Debt from MARJORIE C. WINTER-MUTE, a/K/a/ Marjorie C. Rhodes to BANK OF BLAIRSVILLE dated December 20, 2006, recorded in Deed Book 683, pages 252-260, Union County Georgia Deed Records, the Deed to Secure Debt and all modifications thereof subsequently assigned to Citizens South Bank as recorded in Deed Book 853, page 642-650 Union County Deed Records, which has merged with Park Sterling Bank, the undersigned has declared the full un-paid amount of the indebtedness secured by said deed due and payable, and acting by said deed due and payable, and acting under the power of sale contained in said deed, for the purpose of paying said indebtdeed, for the purpose of paying said indebtedness, will on the first Tuesday in June,
2013, during the legal hours of sale at the
courthouse in Union County, Georgia, sell at
public outcry to the highest bidder for cash,
the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot
299 of Union County, Georgia, containing
1.875 acres, more or less, and being Lot 6
of River Lake Estates Subdivision, Phase II,
as shown on a plat of survey by LandTech of invertake states Subuvision, Pilase II, as shown on a plat of survey by LandTech Services, Inc., dated September 1, 2005, and recorded in Union County Records in Plat Book 56, page 147. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Subject to the roadway easement shown on the plat. Subject to restrictions recorded in Union County Records in Deed Book 496, page 144-145. Subject to an easement to Blue Ridge Mountain Electric Membership Corporation.
The property below the 1785 contour of Lake Nottely subject to the TVA Easement. Grantor also grants to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to

STATE OF GEORGIA.

COUNTY OF UNION NOTICE OF SALE UNDER POWER

the above described property. This sale will be held subject to any outstanding 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, and matters of record superior to the Security Deed 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 nego-tiate, amend, and modify all terms of the mortgage with the debtor is PARK STER-LING BANK, 458 Highway 515 East, Blairs-ville, GA 30512. Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the To the best of the undersigned's knowledge and belief the property is in the possession of MRJORIE C. RHODES, f/k/a Marjorie C. Wintermute and said property will be sold as the property of MARJORIE C. RHODES, f/k/a Marjorie C. Wintermute. 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. The undersigned will execute a deed to the purchaser as authorized in the aforementioned deeds 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

PARK STERLING BANK, successor by merger with CITIZENS SOUTH BANK, as successor in interest to, and assignee of The Federal Deposit Insurance Corporation as Receiver for Bank of Hiawassee, d/b/a Bank of Blairsville as attorney in fact for MARJORIE C. WINTERMUTE, a/k/a Marjorie addresses of the persons, firms or partner-ship owning and carrying on said trade of business are: Deborah Bisol, 1432 Hicks Stewart, Melvin & Frost, LLP P. O. Box 3280 Gainesville, GA 30503 N(Mav8.15.22.29)B NOTICE OF FORECLOSURE SALE UNDER POWER
UNION COUNTY, GEORGIA
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 James Garland Jones and Carol Moore Demme to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc., dated December 28, 2011, and recorded in Deed Book 890, Page 584, as last transferred to Quicken Loans Inc., by

assignment to be recorded, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Sixteen Thousand Five Hundred Seventy-Five and 0/100 dollars (\$216,575.00), 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 June 4, 2013, the following described property: Land situated in the County of Union in the State of GA
All that tract or parcel of land lying and being in Land Lot 170 of the 9th District and 1st Section, Union County, Georgia, being Tract 1, containing 0.952 acres, more or less, and Tract 2, containing 2.621 acres, more or less, as shown on plat of survey entitled 'Survey for Dorothy P. Evans'. entitled 'Survey for Dorothy P. Evans', dated April 26, 2006, recorded in Plat Book 60, Page 249, Union County, Georgia Deed Records. By said reference said plat is incorporated herein and made a part hereof for a more complete metes and bounds description. All that tract or parcel of land lying and being in Land Lot 170 of the 9th District and 1st Section of Union County, Georgia, being 0.778 acres, more or less, as shown Deing 0.778 acres, more or less, as shown on plat prepared by Southern Geosystems, Ltd., for Dorothy P. Evans, and recorded May 25, 2005, in Plat Book 58, Page 153, Union County, Georgia Records. By said reference said plat is incorporated herein and made a part hereof for a more complete metes and bounds description. bounds description. The debt secured by said Security Deed has been and is hereby declared due be-

has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). fees having been given).
Your mortgage servicer can be contacted at (800) 508-0944 Option 4 - Loss Mitigation Dept, or by writing to 1050 Woodward Avenue, Detroit, Michigan 48226, to discuss possible alternatives to avoid foreclosure. 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 dis-closed 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 To the best knowledge and belief of the undersigned, the party in possession of the property is James Garland Jones and Carol Moore Demme or tenant(s); and said property is more commonly known as 1252 Old Gum Log Road, 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) to final confirmation and audit of the status of the loan with the holder of the security

Quicken Loans Inc. as Attorney in Fact for James Garland Jones and Carol Moore

Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341

Demme.

888-726-9953 B&S file no.: 13-07507

N(May8,15,22,29)B NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in Security Deed given by Chad G. Smith to 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, 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 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 June 04, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), 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 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 remaining in default, this sale will be made

fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 10651 Wolf Pen Gap Road, Suches, GA 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. Wells Fargo Bank, NA is the entity or indi-vidual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortgage pursuant to established guidelines. Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill. SC 29715 1-800-662-5014 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) 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

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) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and

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

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-

172.1, which allows for certain procedures

maining 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

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 Wells Fargo Bank, NA as agent and attorney in Fact for Chad G. Smith Aldridge Connors, LLP, 15 Piedmont Center, 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 EAD THAT DURDOSE 1009. WILL BE USED FOR THAT PURPOSE. 1000-667493689A NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in that Deed to Secure Debt given by EDWARD JOHN DULLMEYER AND LAURIE DULLMEYER to the Bank of Hiawassee d/b/a Bank of Blairsville, being dated April 19, 2005, recorded in Deed Book 577 Pages 340-345, as modified in Deed Book 768, Pages 224-227, Union County Georgia records, last assigned to Citizens South Bank, in Deed Book 853, pages 642-650, Union County, Georgia records; Citizens South Bank having subsequently merged with Bank having subsequently merged with Park Sterling Bank and Park Sterling Bank being the surviving entity as evidenced by Affidavit Regarding Articles of Merger re-corded in Deed Book 917, pages 439-443,

Union County, Georgia records, said Deed to Secure Debt, as modified, securing a note dated June 10, 2008 from Edward John

Dullmeyer and Laurie Dullmeyer to Bank of Blairsville, in the original principal amount of \$70,922.50, with interest thereon as set

forth therein, which debt is secured by the aforementioned Deed to Secure Debt, as modified, 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 2013 the following de-

Tuesday in June, 2013, the following de-

scribed property:
"All that tract or parcel of land lying and

being in the 8th District, 1st Section Land Lot 195, of Union County, Georgia, containing 1.781 acres, more or less, and being further described as Lot 121 of Laurel

Brooke Subdivision, Phase III, as shown on a plat of survey by LandTech Services. Inc., dated January 12, 2004, and recorded in Union County, Georgia records in Plat Book 54, Pages 92-94. Said plat is incorporated into this instrument by reference hereto for a complete and county description of the a complete and accurate description of the above conveyed property. danove conveyed property.

Grantor also grants to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property."
The debt secured by said Deed to Secure
Debt, as modified, 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 Deed to Secure Debt, as modified. The debt remain-ing 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, as modified, and by law, attornevs fees (noti collect attorneys fees having been given).
Said property will be sold subject to any
outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to

the Deed to Secure Debt. as modified, first

The individual or entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is Tim Brock of Park Sterling Bank, 10 High-way 515, Blairsville, GA 30512; (706)-781-3166. Please understand that the secured

creditor is not required to negotiate, amend, or modify the terms of the mortgage instru-Said property will be sold as the prop-

set out above.

erty of Edward John Dullmeyer and Laurie Dullmeyer. To the best knowledge and belief of the undersigned, the party in possession of the property is Edward John Dullmeyer and Laurie Dullmeyer, as Trustees of the Dullmeyer Family Revocable Trust dated 11/6/2012, or a tenant or tenants. Any person who occupies the property pursuant to a bona fine lease or tenancy may have additional rights nursuant to the federal Proditional rights pursuant to the federal Protecting Tenants at Foreclosure Act of 2009. Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Hiawassee d/b/a Bank of Blairsville, as attorney in fact for Edward John Dullmever and Laurie Dullmever. Bruce L. Ferguson, P.C. 150 S. Main Street, Ste. D Hiawassee, GA 30546 (706)-896-9699 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE."

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-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 Rob-ert I Willams, Madeline B Williams and Ru-ben David Williams to Countrywide Bank, FSB, dated April 25, 2008, recorded in Deed Book 761, Page 740, Union County, Georgia Records, as last transferred to Federal Na-

tional Mortgage Association by assignment recorded in Deed Book 929, Page 207, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUN-DRED SIX THOUSAND AND 0/100 DOLLARS (\$106,000.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2013, the following described prop-erty: 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 in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and 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. Federal National Mortgage Association is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that will olda § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Seterus, Inc., 14523 S.W. Millikan Way Suite 200, Beaverton, OR 97005, 885-917-3094. To the best knowledge and belief

of the undersigned, the party in possession of the property is Robert I Willams, Madeline B Williams and Ruben David Williams or a tenant or tenants and said property is more commonly known as 391 Silver Dollar Ln, Young Harris, Georgia 30582. 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 confirmation and audit of the status of the confirmation and audit of the status of the loan with the holder of the security deed. Federal National Mortgage Association as Attorney in Fact for Robert I Willams, Madeline B Williams and Ruben David Williams McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/pvm 6/4/13 Our file no. 51190112-FT8 EXHIBIT "A" The following described property: All that tract or parcel of land lying and being in Land Lots 52, 57 and 56, 9th District, 1st Section, Union County, Georgia, containing 3 acres as shown on a plat of survey by B. Keith Rochester and Associates, Inc. dated March 2, 1988, recorded in Plat Book T, Page 181, Union County Records, which description on said plat is incorporated herein by reference Assessor's Parcel Number 1982 (21) erence, Assessor's Parcel Number: 082 021 MR/pvm 6/4/13 Our file no. 51190112 - FT8 NOTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness secured by a Security Deed executed by Albert E. Martin and Carol J. Martin to Mortgage Electronic Registration Systems, Inc. as nominee for Regions Bank d/b/a Regions Mortgage, and its successors and assigns dated June 6, 2008, and recorded in Deed Book 764, Page 507, and

sold, assigned, transferred and conveyed to Regions Bank DBA Regions Mortgage, by Assignment, securing a Note in the original principal amount of \$131,950.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due entire amount of said incenteeness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 4, 2013, 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 scribed in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 229 and 230, 9th District, ing in Land Lot 229 and 230, 9th District, 1st Section, Union County, Georgia containing 1.00 acre as shown on a plat of survey by Bruce Hunt, DSC, dated April, 1975, and recorded in the Union County Records in Plat Book J, Page 53, and said plat is incorporated herein by reference and made a nart begef a part hereof. The property is subject to the road easements as shown on said plat. ments as snown on said plat.
This being the same property as shown
on Plat Book 29, Page 161, Union County
Records. Grantor grants to grantee a nonexclusive perpetual easement for ingress
and egress to the above described property along Martin Lane a/k/a Kittle Road (a County Road), as shown on said plat. Said property is known as 121 Martin Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which

might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning 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 be payment of said indebtedness and all

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 low.

tributed 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) to final confirmation and audit of the status of

the loan with the secured creditor.

Deed Book 822, Page 161, Union County Re-cords, said Security Deed having been last sold, assigned, transferred and conveyed

The property is or may be in the possession of Albert E. Martin, a/k/a Albert Edison Martin and Carol J. Martin, a/k/a Carol Stains Martin, successor in interest or tenant(s). Regions Bank D/B/A Regions Mortgage as Attorney-in-Fact for Albert E. Martin and Carol J. Martin File no. 13-039751 SHAPIRO, SWERTFEGER & HASTY, LLP\* Attorneys and Counselors at Lav 2872 Woodcock Blvd., Suite 100 Atlanta, GA 30341-3941 (770) 220-2535/CH www.swertfeger.net \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IFC-NOS1 NOTICE OF SALE UNDER POWER 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 Lindsey A. Squire and Kyle R. Squire to Mortgage Electronic Registration Systems, Inc., dated October 11, 2006, recorded in Deed Book 672, Page 227, Union County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 897, Page 410, Union County, Georgia Records, conveying the after-**NOTICE OF SALE UNDER POWER** 

Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FIVE THOUSAND AND 0/100 DOLLARS

(\$155,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before

the courthouse door of Union County, Geor-gia, or at such place as may be lawfully

gia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2013, 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 is hereby declared due because of, among is increaly declared due bedause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and navable), any matters which might be and payable), any matters which might be disclosed by an accurate survey and inoisclosed 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. Wells Fargo Bank, N.A. is the holder of the Note and Security Deed to the property in accordance with 0°CS 6 4.4-14. property in accordance with OCGA § 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, the party in possession of the property is Lindsey A. Squire and Kyle R. Squire or a tenant or ten-ants and said property is more commonly known as 3995 Souther Forest, 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. Wells Fargo Bank, N.A. as Attorney in Fact for Lindsey A. Squire and Kyle R. Squire McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/dlc1 6/4/13 Our file no. 51216912-FT7 EXHIBIT
"A" All that tract or parcel of land lying and being in the 16th District, 1st Section, Land

Lot 98 of Union County, Georgia, and being Lot 36 of Souther Mill Estates Subdivision,

Lot 30 of Souther Mill Estates Subdivision, containing 1.133 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 2, 1995 and last revised January 13, 2004, and recorded in Union County Records in Plat Book 55, Page 136. Said plat is incorporated herein, by reference hereto for a full and com-

by reference hereto, for a full and com-plete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the sub-

division roads for ingress and egress to the above described property. MR/dlc1 6/4/13 Our file no. 51216912 - FT7

**NOTICE OF SALE UNDER POWER** 

GEORGIA, UNION COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by David Jenkins and Sue Jenkins to Mortgage Electronic Registration Systems, Inc. as nominee for Branch Banking and Trust Company, its successors and assigns dated January 30, 2012 in the amount of \$97,400.00, and recorded in the amount of \$97,400.00, and recorded in Deed Book 892, Page 214, Union County, Georgia Records; as last transferred to Branch Banking and Trust Company by assignment; the undersigned, Branch Banking and Trust Company pursuant to said deed and the note thereby secured, has declared the entire amount of said indebted-ness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in June, 2013, 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: described in said deed to-wit:
All that tract or parcel of land lying and being in Land Lot 197, 8th District, 1st Section, Union County, Georgia, Containing a total of 1.802 acres and being shown as Lot Four(4)(0.802 acre) and Lot Five (5) (1.0 acre) of Stablegate Estates on a plat of survey by Rochester & Associates, Inc, RS # 2653, dated 8/21/00 and recorded in Plat Book 46 Page 98 Union county records, which description on said plat is hereby in-

which description on said plat is hereby incorporated be reference and made a part hereof The property is subject to road ease-

ments as shown on said plat The property is subject to the restrictions recorded in Deed Book 219 Page 23, amended in Deed Book 220 Page 545 and in Deed Book 228 Page 514 Union County records The proper-ty is subject to the powerline easement to Blue Ridge Mountain EMC recorded in Deed Book 200 Pages 107 Union County records

Book 200 Page 197 Union County records The property is subject to the Right of Way

to Inion County, Georgia, recorded in Deed Book 226 Page 300 Union County records The property benefits from the easement recorded in Deed Book 353, Page 344, Union county records Grantor grant to grantee a non-exclusive perpetual casement for the use of the subdivision roads for ingress and egress to the above property
which has the property address of 29 Nottely Circle, Blairsville, Georgia., together
with all fixtures and other personal property conveyed by said deed.
The sale will be held subject to any unpaid taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions, 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 Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with 0.C.G.A. Section 44-14-162.2(a). Said property will be sold as the property of David Jenkins and Sue Jenkins 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 undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. cured in accordance with O.C.G.A. Section

tioned Security Deed.

McCurdy & Candler, L.L.C. (404) 373-1612

05-22-2013. 05-29-2013

Branch Banking and Trust Company Attorney in Fact for David Jenkins and Sue Jenkins

www.mccurdycandler.com The North Georgia News Publication Dates: 05-08-2013, 05-15-2013,

UG-22-2013, UG-29-2013 File No. 13-01502 /FHLMC/mtucker 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.

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Carroll D Denning to Wells Fargo Bank,
N.A., dated June 19, 2009, recorded in
Deed Book 806, Page 222, Union County,
Georgia Records, conveying the afterdescribed property to secure a Note in the
original principal amount of ONE HUNDRED
SEVENTY-NINE THOUSAND TWO HUNDRED
SEVENTY-NINE THOUSAND TWO HUNDRED
AND 0/1400 DOLLARS (\$172.00.00 with AND 0/100 DOLLARS (\$179,200.00), with interest thereon as set forth therein, there will be sold at public outery to the high-est 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 June, 2013, the fol-lowing described property. SEF EXHIBIT 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 re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). 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-

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

rate 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. Wells Fargo Bank, N.A. is the holder of the Note and Se-Bank, N.A. is the holder of the Note and Security Deed to the property in accordance with OCGA § 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, the party in possession of the property is Carroll D Denning or a tenant or tenants and said property is more commonly known as 836 Moonlight Lane, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that 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. Wells Fargo Bank, N.A. as Attorney in Fact for Carroll D Denning McCalla Raymer, LLC 1544 Old Ala-bama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/rcf1 6/4/13 Our file no. 5109913-FT7 EXHIBIT "A" All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lot 252 of Union County, Georgia, and being Tract VII of Coker Ridge Subdivision, containing 1.396 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated April 25, 1996, and recorded in Union County Records in Plat Book 35, Page 124. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described prop-erty. Subject to road easements as shown on plat. Subject to the restrictions recorded in Deed Book 209, pages 289-290 and as amended in Deed Book 223, Pages 180-181, Union County records. Subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 213, Page 681, Deed Book 231, Page 680 and Deed Book 237, Page 534, Union County Records. Grantors also grants to grantee a non-exclusive per-petual easement for the use of the subdivision roads for ingress and egress to the above described property. MR/rcf1 6/4/13 Our file no. 5109913 - FT7 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 Lisa L Urban and Richard R Urban to Bank of America, N.A., dated May 6, 2010, recorded in Deed Book 832, Page 519, Union County, Georgia Records, as last transferred to Federal National Mortgage Association by assignment recorded in Deed Book 918, Page signment recorded in Deed Book 918, Page 212, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND AND 0/100 DOLLARS (\$153,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest lder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in June, 2013, the following described property:The following described property: All that tract or parcel of land lying and being in the 8th District, 1st Section Land Lot 307, of Union County, Georgia, containing 1.14 acre more or less, and being further identified as Lot 11 of Mountain Trace Subdivision, as shown 11 of Mountain Trace Subdivision, as shown on a Plat of Survey by Appalachian Surveying Company, Inc., dated July 10, 1997, and recorded in Union County, Georgia Records in Plat Book 38, Page 213. Said plat is incorporated into this Instrument by reference hereto for a complete and accurate description of the above conveyed property. Less and except All that tract or parcel of land lying and being in the 8th District, 1st Section Land Lot 307, of Union County, Georgia, containing 0.08 acre more or less, and being further identified as part of Lot 11 of Mountain Trace Subdivision, as shown 11 of Mountain Trace Subdivision, as shown on a Plat of Survey by Blairsville Surveying Co., dated November 9, 2004, and recorded in Union County, Georgia Records in Plat Book 55, Page 52. Said plat incorporated into this Instrument by reference hereto for

a complete and accurate description of the above conveyed property. Being the same parcel conveyed to Richard Urban from Wil-

parcel conveyed to Richard Urban from Wil-liam Matthew Whitener, by virtue of a deed dated 08/21/2006, recorded 08/22/2006, in Deed Book 663, Page 179, County of Union, State of Georgia. Assessor's Parcel No: 2429A11 The debt secured by said Security Deed has been and is hereby declared due

Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including at-torney's fees (notice of intent to collect at-torney's fees having been given). Seterus.

torney's fees having been given). Seterus, Inc. holds the Note and Security Deed to the above-referenced property and services

the above-referenced loan on behalf of the current owner of the loan: Federal National Mortgage Association ("Fannie Mae"). »Seterus, Inc. can be contacted at 888-917-3094 or by writing to 14523 S.W. Millikan Way Suite 200, Beaverton, OR 97005, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Richard Urban and Lisa Urban or a tenant or tenants and said property is property is nichate triban and Lisa orbain or a tenant or tenants and said property is more commonly known as 41 Margie Ln, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the satus of the loan with the holder of the security deed. Federal Na-tional Mortgage Association as Attorney in Fact for Lisa L Urban and Richard R Urban Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/at6 6/4/13 Our file no. 1266913-FT1 NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA. COUNTY OF UNION. On August 16, 2002, Joseph F. Taylor ex-On August 16, 2002, Joseph F. Taylor ex-ecuted a Security Deed to Stephens Federal Bank securing a note of even date for One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00), said security deed being recorded in Deed Book 428, Pages 566-588, Union County Records. Said security deed conveyed the property hereinafter described.

By virtue of the power of sale contained in said security deed to Stephens Federal

described property:
All that tract or parcel of land lying and being in Land Lot 18, 16th District, 1st Section, Union County, Georgia containing 6.97 acres and being shown as Lots Five (5) and line (6). Nine (9) on a plat of survey by Blairsville Surveying Co., R. S. #2228, dated 6/20/95, last revised 4/21/99 and recorded in Plat Book 42, Page 244, Union County Records which description on said plat is incorpo-

Bank, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Union County Courthouse door in Blairsville, Georgia, during the legal hours of sale, being 10 a.m. until 4 p.m. Eastern Time, on the first Tuesday in June,

the same being June 4, 2013 the following described property:

rated herein by reference and made a part

The property is subject to the road ease-

ment as shown on said plat.

The property is subject to the attached restrictions. The property is subject to the easement to Blue Ridge Mountain EMC recorded in Deed Book 318, Page 35, Union County Records. The property is subject to the road right of way to Union County recorded in Deed Book 177, Page 130 Union County Records. The property is subject to the Joint Roadway Agreement recorded in Deed Book 322, Page 612, Union County Records. The grantor grants to grantee a perpetual water right to the well located on Lot # 6, and the right to run and maintain the necessary water lines to the home located on NOTE: The sale of the above property is subject to a 120 day right of redemption in favor of the Internal Revenue Service The debt secured by said security deed and note has been and is hereby declared due and payable because of default for nonpay-ment as required by the note and security deed. The debt having been declared due and payable and remaining unpaid, and the terms in the note and security deed re-

maining in default, this sale will be made

for the purpose of paying the principal, accrued interest and attorney's fees pursu-

ant to the note and security deed, plus all

expenses of this sale.
Said property will be sold as the property of

Joseph F. Taylor and subject to outstanding

ad valorem taxes and/or easements and/or restrictive covenants appearing of record,

restrictive covenants appearing of record, if any. The undersigned will comply with Georgia law, 0.C.G.A. Section 44-14-162.2, prior to conducting the sale.

To the best knowledge and belief of the undersigned, equitable title to said property is now held by Joseph F. Taylor.

The entity with full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is Stephens Federal Bank, Phone Number (706) 886-2111.

The undersigned will execute a deed to the The undersigned will execute a deed to the purchaser at said sale as provided in the aforementioned deed to secure debt to Stephens Federal Bank.
Dated this 25th day of April, 2013.
Stephens Federal Bank, Attorney-in-fact Brian C. Ranck Joseph F. Taylor Sanders & Ranck, P. C. P. O. Box 1005 Toccoa. GA 30577 706-886-7533 Attorney for Stephens Federal Bank 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 John D Ryan and Barbara A Ryan to Countrywide Bank, FSB, dated April 18, 2008, recorded in Deed Book 764, Page 266, Union County, Georgia Records, as last transferred to Nationstar Mortgage, LLC by assignment recorded in Deed Book 920, Page 65, Union County, Georgia Records, conveying the afcounty Georgia Records conveying the afcounty Georgia Recor

County, Georgia Records, conveying the after-described property to secure a Note in

the original principal amount of ONE HUNDRED EIGHTY-NINE THOUSAND THREE HUNDRED AND 0/100 DOLLARS (\$189,300.00),

with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

house door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERFOF 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 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 matters 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 Se-curity Deed first set out above. Nationstar Mortgage, LLC is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity bance with Outal 8 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: NationStar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is John D. Byan and session of the property is John D Ryan and Barbara A Ryan or a tenant or tenants and said property is more commonly known as 2530 Forest Ridge 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. Nationstar Mortgage, LLC as Attorney in Fact for John D Ryan and Barbara A Ryan McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/sju 6/4/13 Our file no. 525713-FT15 EXHIBIT "A" All ing in the 10th District, 1st Section, Land Lot 47 of Union County, Georgia, containing 0.51 acres, more or less, and being Lot 3 and containing 0.55 acres, more or less, and being Lot 4 of the Forest Ridge Sub-

division, as shown on a plat of survey by Tim Cable Surveying, and recorded in Union County Records in Plat Book 31, Page 215,

said plat is incorporated herein, by reference thereto, for a full and complete de-scription of the above described property. MR/sju 6/4/13 Our file no. 525713 - FT15

Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Six Thousand and 00/100 dollars (\$336,000.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to The Bank Of New York Mellon Fka The Bank Of New York, AS Trustee For The Certificate-holders CWALT, Inc., Alternative Loan Trust 2006-26CB, Mortgage Pass-Through Certificates, secured creditor, 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, 2013, all property described in said Security Deed including but not limited to the following described property: described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 17 OF UNION COUNTY. GEORGIA, CONTAINING 5.165 ACRES, MORE OR LESS, AND BEING LOTS P.Q.R. & S AND TRACT 2 OF RIVER BEND II SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED NOVEMEBER 15, 2001 AND RECORDED IN BOOK 49, PAGE 230, UNION COUNTY RECORDS, SAID PLAT IS INCORPORATED HEREIN, BY REF-ERENCE HERETO, FOR A FULL COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
BEING THE SAME PROPERTY CONVEYED TO CAROL M. GLENN BY DEED FROM MICHAEL D. GLENN RECORDED 07/22/2002 IN DEED BOOK 536 PAGE 160. IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION Said legal description being controlling, however the property is more commonly known as 540 JESSICA LANE, 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-

**NOTICE OF SALE UNDER POWER** 

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from CAROL M.

GLENN to Mortgage Electronic Registra-tion Systems, Inc., as nominee for Coun-

trywide Home Loans, Inc., dated June 28. 2006, recorded July 13, 2006, in Deed Book 656, Page 425-437, Union County, Georgia

ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (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 releganting of any taxing authority. 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 CAROL M. GLENN, CAROL M. GLENN, 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: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive PTY-8-2724 Palen TY 75024 Teles Drive, PTX-A-274, Plano, TX 75024, Telephone Number: 800-720-3758 for and on behalf of the secured creditor. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTER-NATIVE LOAN TRUST 2006-26CB, MORT-

GAGE PASS-THROUGH CERTIFICATES as Attorney in Fact for CAROL M. GLENN

CARUL M. GLENN
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, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092

Telephone Number: (877) 813-0992 Case

No. BAC-11-08149-0002 Ad Run Dates 05/08/2013, 05/15/2013,

05/22/2013. 05/29/2013 www.rubinlublin.com/property-listings. N(May8.15.22.29)B STATE OF GEORGIA COUNTY OF UNION COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from JOYCE
HORCHER to UNITED COMMUNITY BANK,
dated April 16, 2009, recorded April 29,
2009, in Deed Book 798, Page 770, Union
County, Georgia records, as last modified
by Modification of Security Deed dated
April 14, 2011, recorded in Deed Book 864,
Pages 263, Union County, Georgia records. Page 263, Union County, Georgia records, said Security Deed being given to secure a Note from JOYCE HORCHER AND DENNIS HORCHER dated April 14, 2011, in the original principal amount of Seventy Thousand rai principal amount of seventy inousand Eight Hundred Seventy Nine and 52/100 (\$70,879.52) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal

at Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2013, the following described property:

2013, the following described property:
All that tract or parcel of land lying and being in the 11th District, 1st Section, Land
Lots 227 and 228, of Union County, Georgia,
containing 7.819 acres, more or less, and
being further identified as Tract "A", as
shown on a plat of survey by Rochester and
Associates, Inc., dated January 16,1996 and
revised November 18, 1996, and recorded in
Union County, Georgia records in Plat Book
36, Page 242. Said plat is incorporated into
this instrument by reference hereto for a
complete and accurate description of the
above conveyed property. above conveyed property. LESS AND EXCEPT: All that tract or parcel of land conveyed to Dean Anderson in that certain Warranty Deed recorded in Union County, Georgia re-cords in Deed Book 688 at Page 678, being Solution 10 to 10 3.073 acres, more or less. rection along the centerline of Suches Creek for a distance of 449.7 feet to a point which marks the true point of beginning; thence along the centerline of Suches Creek North 06 degrees 15 minutes and 59 seconds East for a distance of 178.20 feet to a point thence North 06 degrees, 15 minutes, 59 seconds East for a distance of 40.66 feet to a point, thence north 13 feet 39 minutes 27 seconds East to a point; thence South 43 degrees 31 minutes 35 seconds East for a distance of 544.18 feet to a point; thence South 07 degrees 25 minutes 37 seconds South 07 degrees 25 minutes 37 seconds West for a distance of 216.73 feet to a point on the right of way of State Highway #60; thence North 56 degrees 12 minutes 39 seconds west for a distance of 482.16 feet to a point which is the true point of beginning.
Said property being unimproved property.
The debt secured by said Security Deed
has been and is hereby declared due because of, among other possible events of
default, failure to pay the indebtedness
as and when due and in the manner provided in the Note and Security Deed. The
debt remaining in default, this sale will be
made for the purpose of paying the same

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

attorney's fees (notice of intent to collect

attorney's fees having been given).
Said property will be sold subject to any

outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be

disclosed by an accurate survey and in-spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

UNITED COMMUNITY BANK, as attorney in Fact for JOYCE HORCHER

L. Lou Allen

BU10382V

SWDVK826008

Stites & Harbison, PLLC 520 West Main Street 52U WEST MAIN STREET Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03498 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE OF SEIZURE OF PERSONAL PROPERTY **VALUED AT LESS THAN \$25,000** Pursuant to U.C.G.A. §16-13 party claiming an interest in the follow-ing property is hereby notified that on the 11th day of March, 2103, said property was seized by the undersigned agency in Union PROPERTY ONE: 2006 Saturn Vue vehicle. VIN 5GZCZ33D46S891120 PROPERTY TWO: 2005 Dodge Ram 1500 vehicle. VIN 1D7HA18D65J522250 PROPERTY THREE: Beretta Model 950BS .25 caliber pistol with holster, Serial No.

PROPERTY FOUR: Swann Pro Security monitoring security system, Serial No

PROPERTY FIVE: Hewlitt Packard (HP) computer w/ Windows 7, Serial No. 584037001 (with monitor, keyboard, and mouse)

PROPERTY SIX: Uniden outdoor night vision camera system w/ two cameras, Serial No.

11003739
PROPERTY SEVEN: Sanyo 18 inch television, Serial No. DP19640-04
Conduct giving rise to said seizure: Said property was found in possession of GINA MICHELLE BURNETTE, and in close proximity to a controlled substance, to wit: OXYMOR-PHONE, OXYCODONE and AMPHETAMINE, Schedule II controlled substances and HYDROCODONE, a Schedule III controlled substance. Said property was intended to

substance. Said property was intended to facilitate the use, possession, possession with intent to distribute, and distribution of

the aforementioned controlled substances in violation of the Georgia Controlled Sub

stances Act, or was the proceeds of said illegal activities. Further, the said property and the controlled substances were seized

from the residence occupied by GINA MI-CHELLE BURNETTE, in Union County, Geor-gia from which undercover drug transactions were conducted. The owner of said property is purported to GINA MICHELLE BURNETTE GINA MICHELLE BURNETTE
1637 Ivy Log Creek Road
Young Harris, Georgia 30582
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with 0.C.G.A.
§16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News by serving said claim to the undersigned seizing agency. claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.
This 10th day of May, 2013.
District Attorney
Enotah Judicial Circuit
SEIZING AGENCY: Inv. T. Miller Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, **COUNTY OF UNION** IN RE: Estate of Lucille B. Jordan, De-All debtors and creditors of the Estate of Lucille B. Jordan, 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 1st day of May, 2013.
By: Kristin Stanley,
Clerk of the Probate Court

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA,

IN RE: Estate of Jack Collins Lance, Sr.,

All debtors and creditors of the Estate of

Jack Collins Lance, Sr., 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

Indepted to said estate are required to make immediate payment to the Personal Representative(s).
This 1st day of May, 2013.
By: Kristin Stanley,
Clerk of the Probate Court

65 Courthouse Street, Suite 8

65 Courthouse Street, Suite 8

Blairsville, GA 30512

**COUNTY OF UNION** 

Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of David Kukula, Deceased All debtors and creditors of the Estate of David Kukula, 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 9th day of May, 2013 By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

of Union County, Georgia within the legal hours of sale on the first Tuesday in June, 2013, the following described property: All that tract or parcel of land lying and be-ing in the 9th District, 1st Section, Land Lot 255 of Union County, Georgia, containing 1.0 acre, more or less, as shown on a plat of survey by B. Keith Rochester & Associ-ates, Inc., dated 5/11/87, revised 11/28/95, and recorded in Union County, Records in and recorded in Union County Records in Plat Book 34, Page 248. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. 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 Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in Security Deed and by law including attorney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Associa-tion holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: Federal National Mortgage Association ("Fannie Mae"). »JP-Morgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property in Eleio V. Deen exercise. session of the property is Elsie K. Dean or a tenant or tenants and said property is more commonly known as 81 Young Cane Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association as At-torney in Fact for Elsie K. Dean Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/rat 6/4/13 Our file no. 1104212-FT20 NOTICE OF SALE UNDER POWER STATE OF GEORGIA STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the power of sale
contained in that certain Deed to Secure
Debt from Gina Plemmons Wilde and Richard Gregory Wilde (the "Grantor") to and in
favor of John Strickland and Patricia Joan
Strickland (the "Lender") dated March 10,
2010, filed for record on March 12, 2010,
and recorded in Deed Book 828, Page 185 and recorded in Deed Book 828, Page 185, Union County, Georgia records (the "Deed to Secure Debt"); securing that certain Promissory Note from Gina Plemmons Wilde and Richard Gregory Wilde to and in favor of John Strickland and Patricia least Strickland in the original principal

NOTICE OF SALE UNDER POWER

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 El-sie K. Dean to Primary Capital Advisors LLC, dated September 5, 2001, recorded in Deed Book 387, Page 198, Union County, Georgia Records, as last transferred to JP-Morgan Chase Bank, National Association by assignment recorded in Deed Rook 331.

by assignment recorded in Deed Book 931

Page 269, Union County, Georgia Records, conveying the after-described property

to secure a Note in the original principal amount of FIFTY-SEVEN THOUSAND AND 0/100 DOLLARS (\$57,000.00), with interest

thereon as set forth therein, there will be sold at public outcry to the highest bid-der for cash before the courthouse door

that date being June 4, 2013, the following described land, improvements and appur-tenances (hereinafter collectively referred to as the "Premises") to wit:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 52, of Union County, Georgia, and being Tract 1A-A, containing 2.43 acres more
or less, as shown on a plat of survey by
Blairsville Surveying Co., dated December
2, 2005, and recorded in Union County,
Georgia records in Plat Book 61, Page 123.
Said plat is incorporated into this instru-Said plat is incorporated into this instru-ment by reference hereto for a complete and accurate description of the above conveyed property. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Deed to Secure Debt, therefore has become and is 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 Deed to Secure Debt. The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or war-

ranty 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 pro-ceedings in connection therewith, includ-ing attorney's fees (notice of intention to

collect attorney's fees having been given), then to the payment of all sums secured by the Deed to Secure Debt, and the remain-

der, if any, will be paid to the person or per-sons legally entitled thereto, all as provided in the Note and Deed to Secure Debt. The

Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that

are prior to the Deed to Secure Debt and to which the Deed to Secure Debt is subject and to any unpaid city, county and state ad

valorem taxes or assessments relating to

To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in posses-sion of the Premises is the Grantor or ten-

John Strickland and Patricia Joan Strick-

Joan Strickland, in the original principal sum of One Hundred Ninety-One Thousand, Five Hundred Dollars and 00/100 DDLLARS (\$191,500.00) (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for each between the legal hours for sale her.

cash between the legal hours for sale be-fore the Courthouse door in Union County, Georgia, on the first Tuesday in June, 2013,

As Attorney-in-Fact for Gina Plemmons Wilde and Richard Gregory N(May8,15,22,29)B

ants of the Grantor.