North Georgia News

Legal Notices for June 26, 2013 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY NOTICE OF UNCLAIMED PROPERTY

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Max Merton Oswald, De-All debtors and creditors of the Estate of Max Merton Oswald, 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 31st day of May, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512

By: Kristin Stanley, Clerk of the Probate Court

Blairsville, GA 30512

65 Courthouse Street, Suite 8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

make immediate payment to the Personal Representative(s). This 3rd day of June, 2013.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Betty J. Jones, Deceased

Blairsville, GA 30512

Representative(s). This 3rd day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court

N(Jun12,19,26.Jul3)B

STATE OF GEORGIA,

Clerk of the Probate Court

Blairsville, GA 30512

65 Courthouse Street, Suite 8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

ment to the Personal Representative(s).

NOTICE TO DEBTORS AND CREDITORS

This 7th day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of John David Nix, Deceased All debtors and creditors of the Estate of

John David Nix, deceased, late of Union

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

make immediate payment to the Personal

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Representative(s). This 20th day of June, 2013.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of J. Grady Hughes, Deceased

Blairsville, GA 30512

Representative(s)

N(Jun26,Jul3,10,17)B

divorce action.

TO: Candice L. Cothren:

Clerk of the District Court

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

By: Debra Urizar, Deputy Clerk

IN RE: Norma Hartmann Wisson, Petitioner Civil Action No. 13-CV-289-SG NOTICE OF PETITION TO CHANGE NAME

Notice is hereby given that Norma Hartmann Wisson, the undersigned, filed her petition to the Superior Court of Union County, Geor-

gia on the 17th day of June, 2013, praying for a name change in the name of petitioner

from Norma Hartmann Wisson to Norma

Hartmann. Notice is hereby given pursuant to law to any interested or affected party to

appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty (30) days

Notice is given that Articles of Incorporation which will incorporate Joshua's Warriors Inc. have been delivered to the Secretary of State in accordance with the Georgia Non-Profit Corporation Code. The Initial registered office of the corporation will be located at 281D Young Harris St

will be located at 281D Young Harris St., Suite 144, Blairsville, GA and the initial registered agent at such ad-dress is Wil-

liam J. Gray, Esq., 88 Country Farm Lane, Blairsville, GA 30512

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

The undersigned does hereby certify that Hobo Services Inc. conducting a business as Blairsville Hobby Shop in the City of Blairsville, County of Union, in the State of Georgia, under the name of Blairsville Hobby Shop, and that the nature of the business is Hobby Shop and that the nature of the business is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and that the nature of the Dusiness is Hobby Shop and the Dusiness

and that the names and addresses of the persons, firms or partner-ship owning and carrying on said trade of business are: Thomas E. Hogue, 257 Mad-

NOTICE The Old Nicholson Sale is located within 10

miles north of Blairsville, GA and 2 miles

Innes north of balarsvine, GA and 2 mines east of Hwy 129 off of Highway 325 and John Smith Way, Forest Drive, Chapman-Ford Road, and Deavers Road in Compart-ment 410, Stands 3, 5, 7, 11, 12, 17, 21, 22, Compartment 411, Stands 11, 12, 18-21, 28,

44, and Compartment 412, Stands 14, 15, 19, 20, 21. The Forest Service will receive sealed bids in public at the Blue Ridge Ranger District Office at 1:00 PM local time

on 07/30/2013 for an estimated volume of 80 CCF of Hardwoods sawtimber, 89 CCF of Southern Yellow Pine sawtimber, 1329

of Southern Fellow Fille sawdiniber, 1329 CCF of Eastern W. Pine sawtimber, 218 CCF of Hardwoods pulpwood, and 884 CCF of Southern Yellow Pine pulpwood marked or otherwise designated for cutting. The For-est Service reserves the right to reject any

and all bids. Interested parties may obtain a prospectus from the office listed below. A prospectus, bid form, and complete in-

formation concerning the timber, the con-ditions of sale, and submission of bids is available to the public from the Blue Ridge

Ranger District Office, 2042 Highway 515 West, Blairsville, GA 30512. The USDA is an equal opportunity provider and employer. NT(Jun26)B

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following prop-

erty is hereby notified that on January 1, 2013, said property was located in the evi-dence room of the Union County Sheriff's

Property Seized:
Property Description Owner
1998 Suzuki SX7 Motorcycle, VIN JS1-

GR7DAXW2104759 William Lloyd Mitchem Westerfield 22LR Rifle, Serial # 512459H

Browning 22LR Pistol, Serial # 655PVD7556 David McClure

Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90

days and no person has laid claim to said

property. Any party claiming an interest in said prop-

rery is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail return receint.

ing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden,

owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75

Office in Union County, Georgia.

Joel Cecil Totherow

Mack Mason, Sheriff Union County, Ga.

378 Beasley Street

Blairsville, Ga. 3051 (706)439-6066

N(Jun19.26.Jul3.10)B

eline Way, Blairsville, Ga. 30512. N(Jun19,26)P

of the filing of said petition. Norma Hartmann Wisson, Petitioner

NOTICE OF INCORPORATION

N(Jun26.Jul3.10.17)B

This 21st day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of William Frank Hall. De-

Blairsville, GA 30512

N(Jun12,19,26,Jul3)B

COUNTY OF UNION IN RE: Estate of Audrey Ledford, Deceased

This 5th day of June, 2013. By: Kristin Stanley, Clerk of the Probate Court

N(Jun12.19.26.Jul3)B

STATE OF GEORGIA.

65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

COUNTY OF UNION IN RE: Estate of Wanda L. Cook, Deceased

All debtors and creditors of the Estate of

Wanda L. Cook, deceased, late of Union County, Georgia, are hereby notified to

render their demands and payments to

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

Craftsman Chainsaw, Model 358352380, serial # 94290H04551 Unknown (3) Soft Igloo 2go Coolers Unknown Blairsville, GA 30512 N(Jun5,12,19,26)B 15' yellow Kayak, unknown make Un-NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION 15" yellow canoes, unknown make Un-IN RE: Estate of James Mitchell Youngblood, All debtors and creditors of the Estate of James Mitchell Youngblood, deceased, late of Union County, Georgia, are hereby notified 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 31st day of May, 2013.

By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8

Rairsville 6A 30512

(48) Orbit #62015 Hose Faucet Water Timers (675) Home garden#543-441 3 pcs Trigger nozzle sets Unknown (169) Commercial Electric, 3 Pack Halogen, Reflector 45 Watt. PAR 16 Bulbs Unknown (24) Orbit Water Master, Model 57194, 4 station Dual Program Sprinkler Timer Un-Sentry Safe Unknown Riva Yamaha Mini Bike, No VIN Number Electric EZ-GO Golf Cart, serial # 392576 Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90

VALUE AT MORE THAN \$75

Pursuant to 0.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 1,

2013, said property was located in the evidence room of the Union County Sheriff's

Property Description Owner
Property Description Owner
Bryco Arms Jennings J-22, semi-automatic
handgun, serial #123343 Unknown
Sentry Safe Unknown

Sunlight Power Supply, serial # 189510

Headboard, unknown make Un-

Office in Union County, Georgia.

Property Seized:

days and no person has laid claim to said Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with 0.C.G.A. IN RE: Estate of William Truman Broderick, Deceased 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seiz-ing agency by certified mail, return receipt All debtors and creditors of the Estate of William Truman Broderick, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the requested. The serial number to the above 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 31st day of May, 2013. listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051

(706)439-6066 STATE OF GEORGIA FAMILY DIVISION Petitioner: Jessica White IN RE: Estate of Ursula H. Davis, Deceased All debtors and creditors of the Estate of Civil Action File No: 13-CV-243-SG Notice of Petition to Change Name Notice is hereby given that Jessica White, the undersigned, filed her petition to the Superior Court of Union County, Georgia Ursula H. Davis, deceased, late of Union Orsula n. Davis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the es-tate, according to law, and all persons indebted to said estate are required to

on the 22nd day of May, 2013, praying for change in the name of the minor child from Jessie Lee White to Jessie Lee Ledbetter. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such

name change. Objections must be filed with said Court within 30 days of the filing This 22nd day of May, 2013 Jessica White 10806 Blue Ridge Hwy. Blairsville, GA 30512 706-745-1096 All debtors and creditors of the Estate of Betty J. Jones, deceased, late of Union **NOTICE OF UNCLAIMED PROPERTY** VALUE AT MORE THAN \$75.00
Pursuant to 0.C.G.A 17-5-54, any party County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the esclaiming an interest in the following prop erty is hereby notified that on January 1, tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

Property Seized: Stem MK II, Serial Number 4487XXX, 9MM Conduct giving rise to said order: said property was stored in the Union County Sheriff's Office Evidence Room for over 90 days and no person has laid claim to said property. Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with 0.C.G.A. 17- within 30 days of the fourth publication

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 4th day of June, 2013.

By Kristin Stanlay owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete Union County, Ga. 378 Beasley Street Blairsville, Ga. 3051 N/.Jun5.12,19,26)B IN THE SUPERIOR COURT OF UNION COUNTY IN RE: Estate of E L Cook, Deceased All debtors and creditors of the Estate of E L Cook, deceased, late of Union County, STATE OF GEORGIA Koralee Reutter, Plaintiff Georgia, are hereby notified to render their demands and payments to the Personal Michael R. Hoskins, Defendant Civil Action No. 13-CV-147-MM NOTICE OF PUBLICATION Representative(s) of the estate, according to law, and all persons indebted to said es-tate are required to make immediate pay-By order for service by publication date the 15th day of May, 2013, you are hereby notified that on the 3rd day of April, 2013,

Koralee Reutter filed suit against you for Modification of Visitation. You are required to filed with the Clerk of

of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seiz-

ing agency by certified mail, return receipt requested. The serial number to the above listed items have been partially hidden,

the Superior Court and to serve upon Koralee Reutter Pro-Se, 146 Popular Drive, Blairsville, GA 30512, an Answer in writing within sixty (60) days of the date of the or Witness, the Honorable M. Miller, Judge of this Superior Court This the 23rd day of May, 2013 All debtors and creditors of the Estate of N(Jun5,12,19,26)P

All debtors and creditors of the Estate of Audrey Ledford, 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 7th day of June. 2013. 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 Margaret Stuart and Terry Stuart to Hallmark Funding LLC, dated December 10, 2007, recorded in Deed Book 741, Page 570, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 923. Page 594, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SEVENTEEN THOUSAND AND 0/100 DOLLARS (\$417,000.00), with interest thereon as set forth therein, there County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the eswill be sold at public outcry 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 July, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOE 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 re-

maining in default, this sale will be made

for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's All debtors and creditors of the Estate of William Frank Hall, deceased, late of fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a Union County, Georgia, are hereby noti-fied to render their demands and payments lien, but not yet due and payable), any matto the Personal Representative(s) of the ters which might be disclosed by an accuestate, according to law, and all persons indebted to said estate are required to rate survey and inspection of the property, any assessments, liens, encumbrances, make immediate payment to the Personal zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. PNC Bank, National Association 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: PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is Margaret Stuart and sion of the property is Margaret Stuart and Terry Stuart or a tenant or tenants and said All debtors and creditors of the Estate of J. Grady Hughes, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate of the country of the cou property is more commonly known as 1238 Dean Gap Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited tate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal 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. PNC Bank, National Association as Attorney in Fact for Margaret Stuart and Terry Stuart McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/kr8 7/2/13

Our file no. 52680610-FT8 EXHIBIT "A" All

that tract or parcel of land lying and being in Land Lots 217 and 252 of the 9th District.

1st Section, Union County, Georgia, being

Tract 4 containing 5.000 acres, more or less, as shown on a plat of survey by Rochester and Associates, Inc. dated June 26, You have been sued by Douglas J. Cothren the Plaintiff, in the District Court in and for Ada County, Idaho, Case No. CV-DW-13-1998, as per plat recorded in Plat Book 40, Page 203, Union County, Georgia records, which recorded plat is incorporated herein The nature of the claim against you is a by this reference and made a part of this Any time after twenty (20) days following the last publication of this Summons, the description. Said property being known as 1238 Dean Gap Road according to the prescourt may enter a judgement against you without further notice, unless prior to that time you have filed a written response in ent system of numbering property in Union County, Georgia. Subject to road and pow-erline easement as shown on plat. MR/kr8 7/2/13 Our file no. 52680610 - FT8 the proper form, including the Case Num-ber, and paid any required filing fee to the Clerk of Court at 200 W. Front Street, Boise, **NOTICE OF SALE UNDER POWER** Idaho 83702. (208) 287-6900. and served a copy of your response on the Plaintiff's at-torney at Peters Law, PLLC, 1111 S. Orchard STATE OF GEORGIA Because of a default in the payment of the indebtedness secured by that certain Security Deed, dated November 7, 2007, executed by James H. Schulz and Judy S. Street, Suite 200, Boise, Idaho 83705, (208) 201-0000.
A copy of the Summons and First Amended
Complaint for Divorce can be obtained by
contacting either the Clerk of Court or the contacting either the Clerk of Court or the attorney for the Plaintiff. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

Dated June 12, 2013 Quillen to Mortgage Electronic Registra-tion Systems, Inc. as nominee for Quicken Loans Inc., recorded in Deed Book 738, Page 7, Union County, Georgia Deed Re-cords, and securing a Note in the original principal amount of \$244,000.00, said Security Deed last having been assigned to Green Tree Servicing LLC, the current holder thereof, has declared the entire amount er thereor, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in July, 2013, to-wit July 2, 2013, during the legal hours of sale, before the Union County

Courthouse door, sell at public outcry to the highest bidder for cash, the following de-

Land situated in the County of Union in the

ALL THAT TRACT OR PARCEL OF LAND LYING

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, AND BEING LOT 32, CHAPMANFORD SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED FEBRUARY 22, 1994 AND RECORDED IN PLAT BOOK 31, PAGE 115, UNION COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

Commonly known as: 335 Deaver Cove

Commonly known as: 335 Deaver Cove Road, Blairsville, GA 30512 The aforedescribed real property is also

scribed real property: Tax ID Number: 035B006 A32

known as 335 Deaver Cove Road, Blairs-ville, GA 30512, according to the present system of numbering houses in Union County, Georgia. This 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 as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the bor-rower has not reinstated the loan prior to the foreclosure sale. The name, address and telephone number of the individual or entity with full authority to negotiate, amend and modify all terms of the Note and Security Deed is Green Tree Servicing LLC, Attn: Loss Mitigation, 7360 S. Kyrene Road, Mail Stop P-214, Tempe, AZ 85283. The telephone number is (877) 337-4141. The fax number is (877) 265-9717. Said real property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable). the right of redemption of the foreclosure sale.

and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey

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

matters of record superior to the Security Deed first set out above. Upon information and belief, said real prop-

erty is presently in the possession or con-trol of James H. Schulz and Judy S. Quillen and the proceeds of said sale will be ap-plied to the payment of said indebtedness and all the expenses of said sale, including

attorney's fees, all as provided in said Se

curity Deed and the excess proceeds, if any, will be distributed as provided by law.
Green Tree Servicing LLC as Attorney-in-Fact for JAMES H. SCHULZ and JUDY S. QUILLEN JAMES M. SUMULZ AND JUDY S. QUILL David W. Adams, Esquire Ellis, Painter, Ratterree & Adams LLP 2 East Bryan Street, Suite 1001 Savannah, Georgia 31401 (912) 233-9700 (912) 233-9700
THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from THOMAS C. COLWELL to United Community Bank, dated December 6, 2001, recorded De-cember 12, 2001, in Deed Book 399, Page 83, Union County, Georgia records, as last modified by Modification of Security Deed dated May 25, 2010, recorded in Deed Book 839, Page 258, Union County, Georgia re-cords, as transferred to CF SOUTHEAST LLC by Transfer and Assignment recorded in Deed Book 866, Page 633, Union County, Georgia records, said Security Deed being given to secure a Note from THOMAS

Ing given to secure a note from Howas C. COLWELL, 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 hours of sale on the first Tuesday in July, 2013, the following described property: All that tract or parcel of land lying and being in Land Lots 304, 308 and 309 of the 9th District, 1st Section of Union County, Georgia and helps 2 305 acres as shown on 2 gia, and being 2.895 acres, as shown on a plat of survey prepared by Tamrok Associ-ates, Inc., Jon G. Stubblefield, RLS #2599, dated 11/17/98 and recorded in Plat Book 42, page 64 of the Superior Court records of Union County, Georgia, which plat is incorporated herein by reference for a full and complete description of said property. Also conveyed and retained is a non-exclusive perpetual easement forty (40) feet in width for ingress and egress to and from the subject property to U.S. Highway 19/ State Route 129 as shown on said plat of survey.
The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of navign 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 THOMAS C. COLWELL or a tenant CF SOUTHEAST LLC, as attorney in Fact for THOMAS C. COL-WELL L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM 190-00125 **NOTICE OF FORECLOSURE** NOTICE OF FORECUSINE
SALE UNDER POWER
UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

USED FOR IMAI 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 Rook 800 Page 584 as recorded in Deed Book 890, Page 584, as last transferred into 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 July 2, 2013, the following

described property:
Land situated in the County of Union in the

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

State of GA

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 in-corporated herein and made a part hereof for a more complete metes and bounds All that tract or parcel of land lying and be-ing in Land Lot 170 of the 9th District and 1st Section of Union County, Georgia, being 0.778 acres, more or less, as shown on plat b.776 dates, into the less, as shown on plac-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. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided

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

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

fees (notice of intent to collect attorney's

fees having been given).
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. 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 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 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

4360 Chamblee Dunwoody Road Suite 310

& Scott, PLLC

Atlanta, GA 30341 888-726-9953

B&S file no.: 13-07507

NOTICE OF SALE UNDER POWER. UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Benjamin T. Malt-by, Jr. and Angelia D. Maltby to Mortgage Electronics Registration Systems, Inc. as nominee for United Community Bank, d/b/a United Community Mortgage Services, Inc. dated 4/22/2010 and recorded in Deed Book 831 Page 499, UNION County, Georgia records; as last transferred to BANK OF AMERICA, N.A., conveying the afterdescribed property to secure a Note in the

original principal amount of \$ 245,471.00, with interest at the rate specified therein,

there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION

County, Georgia, within the legal hours of sale on July 02, 2013 (being the first Tues-day of said month unless said date falls on

a Federal Holiday), the following described

property:
All that tract or parcel of land lying and be-

ing in Land Lots 322 & 323, 9th District, 1st

Section, Union County, Georgia, containing 1.752 acres and being shown as Lot Fourteen (14) of Old Birch Bend on a plat of survey by Rochester & Associates, Inc., RS #2349, dated 5/4/04, revised 10/30/04 and recorded in Plat Book 55 page 198 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road easements as shown on said plat and to all existing road and utility easements. The property is subject to the restrictions recorded in Deed Book 149 pages 117-118 Union County records and to the Release From Restrictions recorded in Deed Book 155 page 287 and in Deed Book 155 page 591 Union County records.

The property is subject to the restrictions recorded in Deed Book 569 pages 500-504 Union County records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 151 pages 378-380 Union County re-

cords.
The property is subject to the flood hazard

This sale will be made subject to any right of the United States of America to redeem

the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal

Tax liens.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-

area as shown on said plat.

tax liens.

auidelines.

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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 93 Chimney Stone Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Benjamin T. Malt-by, Jr. and Angelia D. Maltby or tenant or designated who shall have full authority

to negotiate, amend and modify all terms of the mortgage pursuant to established

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

Bank of America Home Loan Assistance Dept.

7105 Corporate Drive

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 sew-age bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey. 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.

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.

172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia,

the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of

the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attor-ney in Fact for Benjamin T. Maltby, Jr. and Angelia D. Maltby
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
MILL DE LISED EOD THAT DURDOSE 1046 WILL BE USED FOR THAT PURPOSE. 1016-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 Charles R. Hood and Chrystal C. Hood to , dated August 11, 2005, recorded in Deed Book 597, Page 231, Union County, Georgia Book 597, Page 231, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEV-ENTY THOUSAND AND 0/100 DOLLARS (\$170,000.00), 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 law-

in the manner provided in the Note and Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). 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. Wells Fargo Bank, N.A. is the holder of the Note and Security Deed to 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 passession of the property is Chrystal

in possession of the property is Chrystal Cook Hood n/k/a Chrystal Lynn Cook or a tenant or tenants and said property is more

commonly known as 4003 Summerhill Trail. 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. Wells Fargo

fore 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 July, 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 other possible events of default, failure to pay the indebtedness as and when due and

pay the indebtedness as and when due and

Bank, N.A. as Attorney in Fact for Charles R. Hood and Chrystal C. Hood McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ kh2 7/2/13 Our file no. 5268513-FT7 EXHIB-IT "A" All that tract or parcel of land lying and being in Land Lot 294, 17th District, 1st Section, Union County, Georgia, containing 1.64 acres and being shown as Lot One (1) on a plat of survey by Blairsville Surveying Co., RS #2228, dated 10/29/97 and recorded in Plat Book 39 page 158 of the Union County Superior Court Clerk, which plat is incorporated herein by reference hereto for a full and complete description. Subject to the road easement as shown on said plat. Subject to the restrictions recorded in Deed Book 251 page 324 Union County records. Subject to the utility easement granted to Blue Ridge Mountain EMC as shown on said plat. Subject to the shared well agreement recorded in Deed Book 277 pages 448-449 Union County records. MR/kh2 7/2/13 Our file no. 5268513 - FT7

By virtue of a Power of Sale contained in that certain Security Deed from PATRICIA J. PAETOW to MORTGAGE ELECTRONIC REGISindebtedness, secured by a Security Deed executed by Leila W Peacock and Joe E Peacock, Jr. to Mortgage Electronic Reg-istration Systems, Inc., as nominee for Quicken Loans Inc., its successors and as-TRATION SYSTEMS, INC. AS NOMINEE FOR signs dated April 24, 2007 in the amount of \$89,000.00, and recorded in Deed Book 706, Page 445, Union County, Georgia Records; as last transferred to Nationstar Mortgage,

Because of default in the payment of the

LLC by assignment; the undersigned, Na-tionstar Mortgage, LLC pursuant to said deed and the 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 in July, 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: Tax ID Number: 035 105 Land situated in the County of Union in the State of GA All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 103 of Union County, Georgia, as per plat of C. E. Fraley, RS, dated 05/01/70, and being more particularly described as follows: Begin-ning at an iron pin on U.S. Highway 19 & 129; thence N 32 Degrees E 200 feet to an iron pin in The Bank of the Old Road; thence iron pin in The Bank of the Old Road; thence with The Old Road N 34 Degrees 30 Minutes W 98 feet to an iron pin on the bank of The Old Road; thence S 37 Degrees W 233 feet to an iron pin on U.S. Highway 19 & 129; thence S 54 Degrees 30 Minutes E 106 feet to the Point of Beginning. Commonly known as: 4902 Murphy Highway, Blairsville, GA 30512 which has the property address of 4902 which has the property address of 4902 Murphy Highway, Blairsville, Georgia., to-gether 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 deed. 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 sethe security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).
Said property will be sold as the property of Leila W Peacock and Joe E Peacock, Jr. and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale all accordance in said sales.

pense 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.
Nationstar Mortgage, LLC Attorney in Fact for Leila W Peacock and Joe E Peacock, Jr. McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com
The North Georgia News
Publication Dates: 06-05-2013, 06-12-2013, FUNICATION DE CAPACION DE CAPA

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale
contained in that Deed to Secure Debt given by Reuel Dwight Collins and Natasha D. Collins to Bank of Blairsville, being dated February 5, 2008, recorded in Deed Book February 5, 2008, recorded in Deed Book 747 Pages 88-94, as modified in Deed Book 770, pages 95-98, Deed Book 792, Pages 424-427, Deed Book 815, Pages 124-127, Deed Book 823, Pages 719-722 and Deed Book 833, Pages 381-384 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 642-650, Union County, Georgia records; Citizens South Bank having subsequently merged with Park Sterling Bank and Park Sterling Bank being the surviving entity as evidenced by Affidavit Regarding Articles of Merger recorded in Deed Book 917, pages 439-443, Union County, Georgia re-cords said Deed in Secure Deth as modi-

NOTICE OF SALE UNDER POWER

cords, said Deed to Secure Debt, as modified, securing a note dated MAY 3, 2010 from Reuel Dwight Collins and Natasha D. Collins to Bank of Blairsville, a division of cipal amount of \$221,746.42, with interest thereon as set forth therein, which debt is secured by the aforementioned Deed to Se-cure 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 July, 2013, the following described property:
"All that tract or parcel of land lying and being in Land 1 of 307 4th District 1st Section ing in Land Lot 307, 9th District, 1st Section. of Union County, Georgia, containing 1.035 acres, and being shown as Lot Forty (40) of The Mountain, Phase 1, on a plat of survey by Rochester & Associates, Inc., RS#1534, dated January 6, 1992, last revised January 9, 2001, and recorded in Plat Book 46, Page 242, Union County records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the ment as shown on the above described plat. Said property is subject to the restrictions recorded in Deed Book 242, Pages 54-57, Union County records.
Said property is subject to the powerline

easement granted to Blue Ridge Mountain EMC as recorded in Deed Book 197, Page 705, and Deed Book 197, Page 174, Union

Said property is subject to the road right of way granted to Union County, Georgia in Deed Book 259, Page 327, Union County

Said property is subject to the Water Agree-

ment recorded in Deed Book 332, pages 91-

96, Union County records.
Said property is subject to the easement deed to USA as recorded in Deed Book 209,

County records.

Pages 18-19, Union County records.
Said property is subject to the Covenants & Restrictions recorded in Deed Book 196, Pages 94-97, Union County records.
Grantor Grants to Grantee a perpetual nonexclusive easement for ingress and egress to the above property along the subdivision Said property is located at 273 Mountain Top Road, Blairsville, GA 30512." 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 remaining 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.

including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes, any matters which might be disclosed by an accurate

survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, cov-

enants, 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

Highway 515, Blairsville, GA 30512; (706)-781-3166. Please understand that the se-

cured creditor is not required to negotiate.

amend, or modify the terms of the mort-

gage insutineed. Said property will be sold as the property of Reuel Dwight Collins and Natasha D. Col-lins. To the best knowledge and belief of the undersigned, the party in possession of the property is Reuel Dwight Collins and Natasha D. Collins, or a tenant or tenants. Any person who occupies the property pursuant to a bona fine lease or tenancy may have additional rights pursuant to the federal Protecting Tenants at Foreclosure Act of 2009.
Park Sterling Bank, successor by merger to Citizens South Bank, which did business s Bank of Blairsville a division of Citizens bouth Bank, as successor in interest to Bank of Hiawassee d/b/a Bank of Blairsville, as attorney in fact for Reuel Dwight Collins and Natasha D. Collins. Bruce L. Ferguson Bruce L. Ferguson, P.C. 150 S. Main Street, Ste. D Hiawassee, GA 30546 (706)-896-9699
THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE.

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 IMAI PORPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by
Trance H. King and Deborah R. King to
Mortgage Electronic Registration Systems,
Inc., dated April 10, 2008, recorded in Deed Book 788, Page 200, Union County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 879, Page 579, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSAND SIX HUNDRED FIFTY-TWO AND 0/100 DOLLARS (\$145,652.00), with interest thereon as set forth therein, there will be sold at public outcry to the high-est bidder for cash before the courthouse

est bidder for cash before the courtnouse 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 July, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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. Wells Fargo Bank, NA 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 Trance H. King and Deborah R. King or a tenant or tenants and said property is more commonly known as 1027 Old Smokey 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 Bank. NA is the holder of the Note and Seunder the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security

or the loan With the holder of the security deed. Wells Fargo Bank, NA as Attorney in Fact for Trance H. King and Deborah R. King McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/sk0 7/2/13 Our file no. 5697709-FT5 EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section Land Lot 235, of Union County, Georgia, containing 1.0 acres more or less, as described a plat of survey by C.E. Farley, R.S. dated, June 1, 1971 and being further described as follows: Beginning at an iron on the right of way of the Smokey Road; thence with said Smokey Road North 79 degrees 30 minutes East 190 fet to an rion Pin; thence North 5 degrees 30 minutes West 120 feet to an iron pin; thence North 14 degrees 30 minutes West 100 feet to a point; thence South 74 degrees West 225 feet to an iron pin on the proposed road; thence South 19 degrees 30 minute East 198 feet to the point of beginning. Commonly known as: 1027 Old Smokey Road, Blairsville, GA 30512 Parcel Number: 0858-011 MR/sk0 7/2/13 Our file no. 5697709 -FT5 N(Jun5.12.19.26)B

URBAN FINANCIAL GROUP, dated September 22, 2010, recorded September 30, 2010, in Deed Book 845, Page 131, Union County Georgia Records, said Security Deed hav-ing been given to secure a Note of even

date in the original principal amount of One Hundred Eighty Thousand and 00/100 dollars (\$180,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to Reverse Mortgage Solutions, Inc., secured creditor, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in July, 2013, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 233 OF UNION COUNTY, GEORGIA, CONTAINING 2.356 ACRES, MORE OR LESS, AND BEING DESCRIBED AS LOT

OR LESS, AND BEING DESCRIBED AS LOI #5 OF KENNETH JENKINS S/D AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., B.K ROCHESTER, JR., G.R.L.S. NO. 1534, DATED NOVEMBER 23, 1993, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 30, PAGE 87. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED FEBRUARY 12, 2004, FROM ERNEST T. BENZIGER AND LAURA D. BENZIGER IN FAVOR OF PATRICIA J. PAETOW AND RE-CORDED IN UNION COUNTY RECORDS IN DEED BOOK 510, PAGES 633-634. SUBJECT TO ALL EASEMENTS, RESTRIC-

TIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK C, PAGE 13; PLAT BOOK 27, PAGE 4; AND IN PLAT BOOK 30, PAGE 87, IN UNION COUNTY DEED RECORDS.
SUBJECT TO GRANT OF TRANSMISSION LINE EASEMENT RECORDED IN DEED BOOK 82, PAGE 147-148, IN UNION COUNTY DEED RECORDS. SUBJECT TO CONVEYANCE OF ACCESS RIGHTS RECORDED IN DEED BOOK 138, PAGE 123, IN UNION COUNTY DEED RECORDS. SUBJECT TO ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO BLUE RIDGE MOUNTAIN **ELECTRIC MEMBERSHIP CORPORATION RE-**CORDED IN DEED BOOK 196, PAGE 538, IN UNION COUNTY DEED RECORDS.
SUBJECT TO GRANT OF ROAD EASEMENT RECORDED IN DEED BOOK 125, PAGE 478 AND IN DEED BOOK 125, PAGE 481, IN UNION

COUNTY DEED RECORDS.

SUBJECT TO RESERVATION OF ROAD WAY EASEMENT RECORDED IN DEED BOOK 125, PAGE 481, IN UNION COUNTY DEED RE-CORDS.
SUBJECT TO GRANT OF A PERPETUAL EASE-MENT FOR INGRESS AND EGRESS RECORD-ED IN DEED BOOK 213, PAGE 456, IN UNION COUNTY DEED RECORDS.
SUBJECT TO RESTRICTION FROM MOBILE HOMES RECORDED IN DEED BOOK 510, PAGES 633-634, IN UNION COUNTY DEED RECORDS. Said legal description being controlling, however the property is more commonly known as 245 ROSE RIDGE ROAD, BLAIRS-VILLE, GA 30512.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made

for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been given)

and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" basis without any representation, warranty or sis willout any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is PATRICIA J. PAETOW, 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

of the loan with the holder of the Security

The entity having full authority to negoti-

ate, amend or modify all terms of the loan (although not required by law to do so) is:

behalf of the secured creditor.
REVERSE MORTGAGE SOLUTIONS, INC.

as Attorney in Fact for Patricia J. Paetow The Below Law Firm May be Held to Be acting as a Debt Collector, Under FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092 Telephone Number: (877) 813-0992 Case No. RMU-13-01805-0005 Ad Run Dates 06/05/2013, 06/12/2013, 06/19/2013, 06/26/2013 www.rubinlublin.com/property-listings.

Under and by virtue of the power of sale contained in that certain Security Deed ("Security Deed") executed by Allen E. Krauza and Joanne M. Krauza in favor of

Community Bank and Trust dated June 8, 2007, recorded at Deed Book 712, Pages

43-52 of the Union County Deed Records

NOTICE OF SALE UNDER POWER

and assigned pursuant to that Transfer and Assignment of Deed to Secure Debt from FDIC, in its capacity as Receiver for Community Bank & Trust, to SCBT d/b/a CBT, a Division of SCBT, dated May 24, 2013, modified [DATE], recorded at Deed Book [NUMBER], page [NUMBER] of the [COUNTY] County, Georgia Deed Records, the undersigned will sell at public outcry to the undersigned will sell at public outcry to the highest bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first during the legal nours or sale, on the first Tuesday in July, that being July 2, 2013, the following described property: All that tract or parcel of land lying and be-ing in the 16th District, 1st Section, Land Lot 145 of Union County, Georgia, and be-ing Lot 11 of Choestoe Heights Subdivision, containing 2 787 acres more ruless as

containing 2.787 acres, more or less, as shown on a plat of survey by Tamrok As-

sociates, Inc., dated December 20, 2000, and recorded in Union County Records in Plat Book 49, Page 91. Said plat is incor-

porated herein, by reference hereto, for a

full and complete description of the above described property.

Also conveyed is a non-exclusive perpetual easement for the use of the subdivision road for ingress and egress to the above

described property.

The debt secured by said Security Deed is evidenced by a Real Property Secured Note (the "Note"), dated June 8, 2007, in the original principal amount of \$56,250.00, payable, principal and interest from the date thereof shown on said Note on the

date thereof shown on said Note on the

unpaid balance until paid.

Default has occurred in the payment of the debt evidenced by the Note and secured by the Security Deed as a result of the nonpay-ment of installments owed thereunder. The total balance of said debt has, therefore been declared due and the Security Deed foreclosable according to its terms. toreclosable according to its terms. The debt remaining in default, the property will be sold to the highest bidder for cash as the property of Allen E. Krauza and Joanne M. Krauza, the proceeds to be applied to the payment of said indebtedness, attorneys' fees (notice of intention to collect attorneys' fees having been given), and the lawful expenses of said sale, all as provided in the Note and the Security Deed, said sale to be subject to any and all unpaid said sale to be subject to any and all unpaid taxes and assessments, and restrictions, easements and liens of record with priority over the Security Deed referenced above To the best of the undersigned's knowledge and belief, the property is in the possession of Allen E. Krauza and Joanne M. Krauza and will be sold as the property of Allen E. Krauza and Joanne M. Krauza. The undersigned will execute a deed to the purchaser as authorized in the aforemen tioned Security Deed. Allen E. Krauza and Joanne M. Krauza By: SCBT d/b/a CBT, a Division of SCBT as Attorney-in-Fact Hulsey, Oliver & Mahar, LLP P. O. Box 1457 Gainesville, GA 30503 770-532-6312 ASH/mem/9896/W151871 N(Jun5,12,19,26)B

Lot 247 of Union County, Georgia, contain-ing 1.093 acres, more or less, and being Lot 13 of Jewell Masons Overlook Subdivision, as shown on a plat of survey by Rochester and Associates, Inc., dated January 9, 1997 and recorded in Union County records in Plat Book 39, Page 100. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above

said Deed, to-wit:

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Security Deed given by Kathy K. Minter to Citifinancial Services, Inc, dat-

ed May 13, 2008, recorded on May 15, 2008 in Deed Book 760, Page 650, Union County,

Georgia Records, said Security Deed having

been last sold, assigned, transferred and conveyed to CitiFinancial Services, Inc., the

conveyed to CitiFinancial Services, Inc., the secured creditor, by Assignment conveying the after-described property to secure a Note in the original principal amount of One Hundred Forty-Two Thousand Three Hundred Eighty-Two and 61/100 DOLLARS (\$142,382.61), with interest thereon as set forth therein, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to

edness due and payable and, pursuant to the power of sale contained in said Deed, will on July 2, 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

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land

described property.

Being the same fee simple property conveyed by Warranty Deed from Marshall Woodcock to Kathy K. Minter, dated 08/26/1997 recorded on 08/28/1997 in Book 273, Page 335 in Union County Records, State of GA. Said property is known as 792 W and B Drive, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, Said property will be sold as the property of Kathy K. Minter, the property, to the best information, knowledge and belief of the undersigned, being presently in the pos-session of Kathy K. Minter or a tenant or tenants. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and 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 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.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation of the audit of the status of

the loan as provided immediately above.

The debt secured by said Security Deed

has been and is hereby declared due 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 mad

for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, including, without

limitation, attorneys' fees. Notice has been given of intention to collect attorneys' fees and other charges in accordance with the

terms of the Note secured by said Deed. The balance, if any, will be distributed as provided by law. Pursuant to O.C.G.A. 44-14-162.2, the

name, address and telephone number of the individual or entity who shall have

the full authority to negotiate, amend, or modify all terms of the above-described mortgage on behalf of the secured creditor,

ritifinancial Services, Inc., is as follows: Citifinancial North America, Attention: Foreclosure Department, 1111 Northpoint, Suite 100 Bldg 4, Coppell, TX 75019, 888-491-8970. The foregoing notwithstand-ing, nothing in 0.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate require the secured creditor to negotiate amend or modify the terms of the mortgage instrument. CitiFinancial Services, Inc. as Attorney in Fact fo Kathy K. Minter MorrislHardwicklSchneider, LLC 1301 Hightower Trail, Suite 305 Sandy Springs, Georgia 30350 http://foreclosure.closingsource.net 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 that certain Deed to Secure Debt from Susan Shook to Mortgage Electronic Registration Systems, Inc. as nominee for Homestar Financial Corporation in the original principal amount of \$38,000,00 dated 03/19/2004, and recorded in Deed Book 517, page 665, Union County records, said Security Deed being last transferred and assigned to U.S. Bank National Associ-ation aka U.S. Bank, N.A. in Deed Book 937, page 770, Union County records, the under-signed will sell at public outcry to the high-est bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of July, 2013 by U.S. Bank National Association aka U.S. Bank, N.A., as Attorney-in-Fact for Susan Shook the following described property: All that tract or parcel of land lying and be-ing in Land Lot 187 of the 17th District, 1st Section, Union County, Georgia, containing 0.75 acres, more or less, and being known as Lot 13 as shown on that certain plat of

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
IN DEED TO SECURE DEBT

survey prepared by C.E. Fraley, and being more fully described as follows: To arrive at the true point of beginning, start at the intersection of the original North-South line on the West side of said Land Lot 187 and the north right of way line of U.S. Highway 76; thence along and with said right of way line Fifteen (15) courses and distances as follows: North 7d degrees and distances as follows: North 74 degrees 30 minutes East 190 feet, North 76 degrees East 175 feet, North 75 degrees 30 minutes East 230 feet, North 75 degrees 245 feet, North 75 degrees 30 minutes East 180 feet, North 75 degrees East 100 feet, North 76 degrees 30 minutes East 225 feet, North degrees 30 minutes East 225 feet, North 74 degrees East 100 feet, North 77 degrees East 100 feet, North 80 degrees East 100 feet, North 74 degrees East 165 feet, North 82 degrees 30 minutes East 130 feet, North 78 degrees 30 minutes East 100 feet, North 78 degrees 30 minutes East 100 feet, North 80 degrees 30 minutes East 100 feet to the True Point of Beginning, thence North 19 degrees 30 minutes West 200 feet, thence South 82 degrees East 165 feet, thence South 19 degrees 30 minutes East 200 feet, thence north 82 degrees West 165 feet to the True Point of Beginning. Property known as: 5629 E. HWY 515, Blairsville, GA 30512 The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby. this sale will be made for the purposes of paying the same and all expenses of sale, paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law). The property will be sold as the property of Susan Shook subject to the following:

(1) all prior restrictive covenants, easements, rights-of-way or encumbrances;

(2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage hills if any; (5) unpaid water and sewage bills, that constitute liens against the property,

half of Federal Home Loan Mortgage Corporation, the current owner of your loan. Pursuant to O.C.G.A. Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is: U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301 PH: 800-365-7772 Pursuant to O.C.G.A Section 44-14-162.2, nothing contained in this Notice of Sale shall obligate any entity to negotiate, amend, or modify said indebtedness. To the best of the undersigned's knowledge and belief, the party in possession is Susan U.S. Bank National Association aka U.S. Bank, N.A., as Attorney-in-fact for Susan This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C. 115 Perimeter Center Place South Terraces, Suite 1000 Atlanta, GA 30346 Phone - 770-392-0398

whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out

U.S. Bank National Association aka U.S. Bank, N.A. holds the Note and referenced

Security Deed and services the loan on be-

www.penderlaw.com Our File No. 13-00527-1 N(Jun5,12,19,26)B **NOTICE OF SALE UNDER POWER** STATE OF GEORGIA COUNTY OF HIMON By virtue of a Power of Sale contained in that certain Security Deed from Hank D. final confirmation and audit of the status Jones and Sherri D. Jones to Vanderbilt Mortgage and Finance, Inc., dated April 11, 2007 and recorded in Deed Book 706. Page 692, in the Office of the Clerk of Su-perior Court of Union County, Georgia, said Reverse Mortgage Solutions-US Default Management, Loss Mitigation Dept., 2727 Spring Creek Dr, Spring , TX 77373, Tele-phone Number: 888-888-8888 for and on bable of the accuracy conditor. security Deed having been given to secure a Note, dated April 11, 2007, in the original principal amount of Eighty Thousand Four Hundred Ninety One and 50/100 Dollars (\$80,491.50) with interest thereon as provided therein, will be sold at public outcry to the highest hidder for each before the

to the highest bidder for cash before the

courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday of July 2013 regarding the follow-

ing described property:
All that tract or parcel of land lying and being in Land Lot 20, 7th District, 1st Section,

Union County, Georgia and being 2.0 acres as shown on a plat of survey by Tim Cable and Associates, GA RLS #2582 dated March

13, 2007 and recorded in Plat Book 59, Page 273, Union County, Georgia records,

which plat is by reference incorporated herein and made a part hereof. The property is subject to the road Ease-

Deed Book 276, Page 153, Union County, Georgia records.

Said property is commonly known as 105

ment as shown on the aforesaid plat. The property is subject to Easements in favor of Blue Ridge Mountain EMC as recorded in Deed Book 160, Pages 145-146 and

Toll Free - 866-999-7088

Old Cane Mill Rd., Blairsville, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and following items which may affect the title of said property; zoning ordinances, mat-ters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; spe-cial assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in posses-sion of the property is Hank D. Jones and Sherry D. Jones or tenant(s). Vanderbilt Mortgage and Finance, Inc. as Attorney-in-Fact for Hank D. Jones and Sherry D. Jones Contact:
Topping & Associates, LLC
1930 N. Druid Hills Rd., Suite B
Atlanta, Georgia 30319
(404) 728-0220 Àd Run Dates: 6/5/13; 6/12/13; 6/19/13; and 6/26/13
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Jun5,12,19,26)B NOTICE OF SALE UNDER POWER, **UNION COUNTY** ONION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Damon S. Hood and Kimberly K. Hood to Nationstar Mortgage LLC dated 4/9/2007 and recorded in Deed Book 708 Page 313, UNION County,

tionstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 208,00.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on July 02, 2013 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: original principal amount of \$ 208,000.00, property: THE FOLLOWING DESCRIBED PROPERTY, TO ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOTS 1 & 36 OF UNION COUNTY, GEORGIA, CONTAINING 1.69 ACRES, MORE OR LESS AS SHOWN ON A PLAT SURVEY BY BLAIRSVILLE SURVEYING CO., RS#2288, DATED 2/22/93 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 29, PAGE 21. SAID PLAT IS INCORPORATED HEREIN FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY.
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RICHARD L. HOOD AND HILDA C. HOOD JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM PAUL M. NORDAN AND KATHIE W. NORDAN RECORDED 05/19/1987 IN DEED BOOK 151 PAGE 581, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, BEING THE SAME PROPERTY CONVEYED TO DAMON S. HOOD AND KIMBERLY K. HOOD BY DEED FROM RICHARD L. HOOD AND HILDA C. HOOD RECORDED 03/28/2007 IN DEED BOOK 698 PAGE 750. IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA. TAX ID# 024-171 The debt secured by said Security Deed has been and is hereby declared due behas been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of 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).

Georgia records: as last transferred to Na-

attorney's fees having been given).
Said property is commonly known as 7302
Young Cane Creek Road, Blairsville, GA
30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the notificial property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the notification of the said to the control of the said to the control of the said to the party (or parties) in possession of the subject property is (are): Damon S. Hood or tenant or tenants. Nationstar Mortgage, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage pursuant to es-tablished guidelines. Nationstar Mortgage, LLC 350 Highland Dr. Lewisville, TX 75067 1-888-480-2432 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) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sew-age bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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 9-13-1721 which below the security products. 172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Nationstar Mortgage LLC as agent and Attorney in Fact for Damon S. Hood and Kimberly K. Hood Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7400.
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1345-074A

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed and Agreement from JEFF C. HENSON to Community &

Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded

June 9, 2010 in Deed Book 835, Page 291, Union County, Georgia Records, assignee of

Union County, Georgia Records, assignee or the Federal Deposit Insurance Corporation as Receiver for Appalachian Community Bank) ("Community & Southern Bank"), dated May 16, 2008, filed and recorded May 16, 2008 in Deed Book 761, Page 34, Union County, Georgia Records (as amend-ed modified or revised from time to time

ed, modified, or revised from time to time.

"Security Deed"), said Security Deed having been given to secure a Note in the original principal amount of THREE HUNDRED
TWENTY-FIVE THOUSAND FOURTEEN AND
50/100THS DOLLARS (\$325,014.50) (as
amended, modified, or revised from time
to time to Markey With introcut thousand amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in July, 2013, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):
ALL THAT TRACT OR PARCEL OF LAND LY-ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 40 & 41, 9TH
DISTRICT, 1ST SECTION, UNION COUNTY,
STATE OF GEORGIA, BEING 23.03 ACRES,
MORE OR LESS, AS MORE FULLY DEPCITED
ON THAT CERTAIN PLAT OF SURVEY FOR
RAYMOND KEEZER AND ANGELA KEEZER,
PREPARED BY ROBERT J. BREEDLOVE, GRLS
#2228, DATED DECEMBER 29, 2001, AND
RECORDED IN UNION COUNTY RECORDS IN
PLAT ROOK 50 PAGE 166 INION COUNTY PLAT BOOK 50, PAGE 166, UNION COUNTY, GEORGIA RECORDS, SAID PLAT BEING IN-CORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not

limited to, the nonpayment of the indebted-ness as and when due. The indebtedness remaining in default, this sale will be made

for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title

to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is JEFF C. HEN-SON or tenant(s). The sale will be conducted subject (1) to

confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Community & Southern Bank and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. Community & Southern Bank as Attorney-in-Fact for JEFF C. HENSON Contact: Guillermo Todd, Esq. Rusch Sligakoff & South LLP

Busch, Slipakoff & Schuh, LLP 3330 Cumberland Boulevard, Suite 300 Atlanta, Georgia 30339 Telephone (770) 790-3550