North Georgia News

FOR NATION SYSTEMS, INC., AS NOMINEE FOR NATIONPOINT, A DIV. OF FFFC, AN OP. SUB. OF MLB&T CO., FSB, dated February 6,

2007, recorded February 12, 2007, in Deed Book 691, Page 218, Union County, Georgia

Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Seven

Thousand Five Hundred and 00/100 dol-

lars (\$67,500.00), with interest thereon as provided for therein, said Security Deed

having been last sold, assigned and trans-ferred to U.S. BANK, NATIONAL ASSOCIA-TION, AS SUCCESSOR TRUSTEE TO BANK OF

AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN

ASSET-BACKED CERTIFICATES, SERIES 2007-1, there will be sold at public outcry

to the highest bidder for cash before the

to the nignest blader for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2012, all property de-scribed in said Security Deed including but not limited to the following described

THE FOLLOWING PROPERTY TO-WIT: 3.2 ACRES LOCATED IN LAND LOT 238, 11TH. DISTRICT, 1ST. SECTION UNION COUNTY, GEORGIA, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE DE LAND LOT 239. SAID POINT DEFINE LO

OF LAND LOT 238; SAID POINT BEING LO-CATED 955 FEET WEST OF THE SOUTHEAST

OF SAID LAND LOT AS MEASURED ALONG SOUTH LINE OF SAID LAND LOT; THENCE NORTH 02 DEGREES 14 MINUTES EAST,

360 FEET TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTE EAST, 240 FEET TO A POINT; THENCE NORTH 02 DEGREES 14 MIN-

UTES EAST, 129.1 FEET TO A POINT; THENCE NORTH 57 DEGREES 21 MINUTES

LOCATED IN THE CENTER OF A STREAM; THENCE SOUTHWESTERLY FOLLOWING THE CENTER LINE OF SAID STREAM 683 FEET

MORE OR LESS TO A POINT ON THE SOUTH LINE OF LAND LOT 238; THENCE SOUTH 86 DEGREES 00 MINUTES EAST, 198.6 FEET TO

THE POINT OF BEGINNING. FOR INFORMATIONAL PURPOSES ONLY: THE

APN IS SHOWN BY THE COUNTY ASSESSOR AS 079-029A; SOURCE OF TITLE IS BOOK 170, PAGE 96

Said legal description being controlling, however the property is more commonly known as 12006 TRITT RD, SUCHES, GA

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said

Security Deed and Note, including but not limited to the nonpayment of the indebted-ness as and when due. The indebtedness

remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" ba-sis without any representation, warranty or

recourse against the above-named 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 author-ity; 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 sumerior to eaid Security Deed

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MICHAEL J. WHITE, or trenants(s). The sale will be conducted subject (1) to

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status

of the loan with the holder of the Security

The entity having full authority to negotiate,

amend or modify all terms of the loan (al-though not required by law to do so) is: Lender Contact: BAC, Loss Mitigation Dept.,

P.O. Box 940070, Simi Valley, CA 93094-

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERI-CA, N.A., AS SUCCESSOR TO LASALLE BANK,

N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORT-GAGE LOAN TRUST, MORTGAGE LOAN AS-SET-BACKED CERTIFICATES, SERIES 2007-1

as Attorney in Fact for MICHAEL J. WHITE 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 400, Norcross, GA

Telephone Number: (877) 813-0992 Case

Ad Run Dates 07/10/2012, 07/17/2012, 07/24/2012, 07/31/2012

www.rubinlublin.com/property-listings.

Because of default in the payment of the

indebtedness, secured by a Security Deed executed by Ronna L. McFadden and Wil-liam E. McFadden to Mortgage Electronic

Registration Systems, Inc. as nominee for Southern Highlands Mortgage, LLC, its suc-

cessors and assigns dated January 10, 2007 in the amount of \$159,900.00, and recorded in Deed Book 686, Page 142, Union County,

Georgia Records: as last transferred to Branch Banking and Trust Company by as-signment; the undersigned, Branch Bank-

ing and Trust Company pursuant to said deed and the note thereby secured, has de-clared 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 August, 2012 , during

the legal hours of sale, at the Courthouse

door in Union County, sell at public outcry to the highest bidder for cash, the property

All that tract or parcel of land lying and be-

ing in Land Lot 263, 9th District, 1st Sec-

tion, Union County, Georgia, containing 1.24 acres, as shown on a plat of survey by

Tamrok Engineering, Inc., Tommy J. Phillips, RS #1626, dated 7/12/91 and recorded in Plat Book Z Page 29 Union County records,

which description on said plat is hereby

incorporated by reference and made a part

All that tract or parcel of land lying and be-ing in Land Lot 263, 9th District, 1st Section,

Union County, Georgia, containing 1.0 acre, being described as follows: Beginning at the point joining the NW corner of the Katsch

Property, the NE corner of the Heaton Property, and the SW corner of the said property, thence N 3 00 E 118.0 feet to an iron pin;

thence E 331.0 feet to an iron pin, thence

S 33 30 E; thence S 14 00 E; thence 5 4 15 W along Dyer Circle to an iron pin; thence S

89 30 W: thence S 86 30 W 75.0 feet; thence

described in said deed to-wit:

TRACT 1

hereo

TRACT 2:

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

30092

No. BAC-12-02291-0002

N(Jul11,18,25,Aug1)B

0070 Telephone Number: 800-720-3758

superior to said Security Deed.

WEST, 358,1 FEET TO A POINT

property

CORNER

30572.

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Thomas L. Burnett All debtors and creditors of the estate of Thomas L. Burnett, 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 22nd day of June, 2012

By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun27,Jul4,11,18)B

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS & CREDITORS RE: Estate of Lewis Jordan All debtors and creditors of the estate of Lewis Jordan, deceased, late of Union County, Georgia are hereby notified to render their demands and payments to the Personal Representative(s) of the esindebted to said estate are required to make immediate payment to the Personal

Representative(s). This 13th day of June, 2012 By: Kristin Stanley Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun27,Jul4,11,18)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS & CREDITORS RE: Estate of Hilda C. Hood All debtors and creditors of the estate of Hil-

da C. Hood, 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 pay-ment to the Personal Representative(s). This 14th day of June, 2012

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

Blairsville, GA 30512 STATE OF GEORGIA

N(Jun27,Jul4,11,18)B

UNION COUNTY Notice to debtors & creditors RE: Estate of Alwaine Totherow All debtors and creditors of the estate of Alwaine Totherow, 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 19th day of June, 2012 By: Kristin Stanley Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Jun27,Jul4,11,18)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, **COUNTY OF UNION** IN RE: Estate of Thomas L. Burnett, Sr.,

Deceased All creditors of the Estate of Thomas L. Burnett, Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment

This 13th day of July, 2012. Thomas L. Burnett, Jr., Executor Estate of Thomas L. Burnett, Sr. 5223 Lanton Drive Gainesville, GA 30504

N(Jul18,25,Aug1,8)B NOTICE OF INTENT TO INCORPORATE Notice is given that Articles of Incorpora-tion for Christina Neeley, P.C., will be de-

livered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 63 Pleasant Hill Road, Blairsville, Ga. 30512 and its registered agent at such address is Christina Neelev. N(Jul18,25P

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF:

Hughes, Asiah dob: 08-11-2010 SEX: female

the age of eighteen years

Case No. 144-12J-60A NOTICE OF DEPRIVATION HEARING TO: James McDaniels, father of the abovenamed child.

By Order for Service by Publication dated the 9th day of July, 2012, you are hereby notified that on the 3rd day of July, 2012, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging the child is deprived You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Pub-lication.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition as to you on September 25, 2012, at 9:30 a.m., at the Union County

Courthouse, Blairsville, Georgia. The child or children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer imme-diately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circum-stances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 9th day of July, 2012. Juvenile Judge Gerald W. Bruce linion County. Juvenile Court

Union County Juvenile Court Enotah Judicial Circuit N(Jul18,25,Aug1,8)B

NOTICE Notice is given that Articles or a certificate of merger which will effect a merger by and between Appalachian Express, Inc., a Georgia Corporation, and Dover South, Inc., a Georgia Corporation, has been delivered to the Secretary of State for filing in accor-dance with the Georgia Business Corporation Code. The name of the surviving corporation in the merger is Dover South, Inc., a corporation incorporated in the State of Georgia. The registered office of such corporation as located at 7076 Murphy Hwy., Blairsville, GA 30512 and its registered

COUNTY OF UNION NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

IN DEED TO SECURE DEBT IN DEED TO SECORE DEBT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Susie M. Rose and Mark A King to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$371,600.00 dated 04/22/2009, and reof \$371,600.00 dated 04/22/2009, and re-corded in Deed Book 799, page 219, Union County records, said Security Deed being last transferred and assigned to CitiMort-gage, Inc. in Deed Book 884, Page 504, the gage, inc. in Deed Book 884, Page 504, the undersigned will sell at public outcry to the highest bidder for cash before the Court-hours of sale, on the first Tuesday of August, 2012 by CitiMortgage, Inc., as Attorney-in-Fact for Susie M. Rose and Mark A King the following described ronperty:

following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 233 & 234 of Union County, Georgia, containing 11.95 acres, more or less, and being more particularly described as follows

BEGINNING at the Land Lot corner common to Land Lots 199, 200, 233 and 234; thence South 13 degrees 03 minutes 30 seconds East 1,050.82 feet to an iron pin; thence South 68 degrees 09 minutes 15 seconds West 553.16 feet to a point; thence South 0 degrees 00 minutes East 520.75 feet to an iron pin et the iron pin and the

True Point of Beginning; thence North 49 degrees 30 minutes East 100 feet to an iron pin; thence South 61 degrees 05 minutes East 27.90 feet to a point in the centerline of Jordan Rose Drive; thence following said centerline of Jordan Rose Drive Four (4) courses and distances, South 29 degrees 00 minutes East 154.35 feet, South 44 de-grees 47 minutes East 89.19 feet, South 67 degrees 05 minutes East 73.49 feet to

a point; thence South 21 degrees 10 minutes West 489.56 feet to a rock and iron pin; thence South 88 degrees 23 minutes 30 seconds West 218.77 feet to a point; thence South 61 degrees 34 minutes 30 seconds West 174.22 feet to an axle; thence South 53 de-grees 32 minutes 45 seconds West 178.89 feet to a point; thence South 21 degrees 05 minutes 30 seconds West 193.33 feet to a point; thence South 15 degrees 30 minutes 30 seconds West 145.07 feet to a fence post 30 seconds West 145.07 feet to a fence post on the north right-of-way of County Road #24; thence North 56 degrees 43 minutes 15 seconds West 130.83 feet to a point on the north right-of-way of County Road #24; thence North 10 degrees 00 minutes 45 seconds West 227.82 feet to a point; thence North 05 degrees 00 minutes thence North 05 degrees 00 minutes East 175 feet to a point; thence North 0 degrees 29 minutes 15 seconds East 146.81 feet to an iron pin; thence North 44 degrees 27 minutes East 780 feet to the TRUE POINT OF BEGINNING.

LESS AND EXCEPT: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 233 and 234 of Union County, Georgia, containing 3.031 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated July 16, 1996 and recorded in Union County Records in Plat Book 37, Page 9. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above refer-

Subject to a Roadway Easement to Jor-dan Rose Drive as it crosses the southern boundary of Tract conveyed to Bill Rose and the northern boundary of the Tract conveyed to Lillie Mae Rose Darby. Also subject to a Road Easement reserved for Ethal Rose to Jordan Rose Drive across the northern boundary of the above described property. Property known as: 1269 Ledford Road, 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 pay-ing the same and all expenses of sale, in-cluding attorney's fees, (notice having been given as provided by law). The property will be sold as the property of The Aforesaid Grantors subject to the fol-lowing:

lowina

(1) all prior restrictive covenants. ease-(1) all prior restrictive covenants, ease-ments, 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 outstand-ing of the property; (4) the outstand-ing of the property; (4) the outstand-ing of the property; (5) the outstand-ing of the property; (4) the outstand-ing of the property; (5) the outstand-ing of the property; (4) the outstand-ing of the property of the property; (4) the outstand-ing of the property survey of the property; (4) the outstand-ing ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. Pursuant to 0.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

CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368

PHONE: 866-272-4749

Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness. To the best of the undersigned's knowledge

and belief, the party in possession is Susie M. Rose and Mark A King. CitiMortgage, Inc., as Attorney-in-fact for Susie M. Rose and Mark A King. This law firm is acting as a debt collector thermit to collect

attempting to collect a debt, any informa-tion obtained will be used for that purpose. Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place

Atlanta, GA 30346 Phone - (770) 392-0398 Toll Free - (866) 999-7088 www.penderlaw.com Our File No. 12-05335

(Jul11,18,25,Aug1)B NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Rhonda D. Franklin and Gerald W. Franklin to CitiFinancial Services, Inc., dated Au-gust 8, 2007, recorded in Deed Book 722, Page 360, Union County, Georgia Records, last assigned to CitiFinancial Inc,a Maryland Corporation, conveying the after-described property to secure a Note in the original principal amount of One Hundred Ten Thousand One Hundred Forty-Five and 05/100 DOLLARS (\$110,145.05), with inter-est thereon as set forth therein, there wil 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 August, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice here neuron) fees having been given). The entity that has full authority to nego

tiate, amend, and modify all terms of the mortgage with the debtor is: CitiFinancial North America, Attention: Foreclosure Department, 1111 Northpoint, Suite 100 Bldg 4, Coppell, TX 75019 AND 877-675-

Legal Notices for July 18, 2012 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY NOTICE OF SALE UNDER POWER Georgia, Union County This law firm is acting as a debt col-By virtue of a Power of Sale contained in that certain Security Deed from MICHAEL J. WHITE to MORTGAGE ELECTRONIC REG-

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR THAT PURPUSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Tricia Gross to Mortgage Electronic Registration Systems, Inc as a nominee for America's Wholesale Lender its successors and assigns, dated December 1, 2006. recorded in Deed Book 680, Page 481, Union County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$284,750.00), 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 within the legal hours of sale on the first Tuesday in August, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this 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 curity Deed. The debt remaining in default. 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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Lean Servicing 7742 Lucest Blued STE 200 Loan Servicing, 8742 Lucent Blvd STE 300, Highlands Ranch, CO 80129, 800-306-6059. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party in possession of the property is Tricia Gross or a tenant or tenants and said property is more com-monly known as 7290 Gladys 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 status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-24 as Attorney in Fact for Tricia Gross McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ eca1 8/7/12 Our file no. 5646112-FT1 EX-HIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Sec-tion, Land Lot 17 of Union County, Georgia, and being Lot 28 of Double Springs Settleand being Lot 28 of Double Springs Settle-ment Subdivision, containing 1.075 acres, more or less, as shown on a plat of survey by Owenby Land Surveying, Inc., dated Oc-tober 11, 2004 and revised April 3, 2005, and recorded in Union County Records in Plat Book 55, Pages 316-320. Said plat is in-corporated herein, by reference hereto, for a full and complete description of the above described momerty. Also conveyed is a nondescribed property. Also conveyed is a nonexclusive perpetual easement for the use of the subdivision road for ingress and egress to the above described property. MR/eca1 8/7/12 Our file no. 5646112 - FT1 N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER Georgia, Union County This law firm is acting as a debt col-

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Perry P. Gambrell, Jr. to , dated September 21, 2007, recorded in Deed Book 729, Page 28, Union County, Georgia Records, as last transferred to SunTrust Mortgage, Inc. by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$139,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby de-clared 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). 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 inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Suntrust Mortgage, Inc., 1001 Semmes Avenue, Richmond, VA 23224, 866-384-0903. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party in possession of the property is Perry P. Gambrell, Jr. and Le-nora F. Gambrell or a tenant or tenants and said property is more commonly known as 1610 April Lane, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. Sun-Trust Mortgage, Inc. as Attorney in Fact for Perry P. Gambrell, Jr. McCalla Ravmer. LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ tm10 8/7/12 Our file no. 5624812-FT15 EX-HIBIT "A" All that tract or parcel of land ly-ing and being in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being Lot 11E of Doc Thomas Ridge Subdivision, containing 0.682 acres, more or less as

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 COY LEE

DOCKERY to Appalachian Community Bank dated August 4, 2008, recorded August 15, 2008, in Deed Book 771, Page 298, Union County, Georgia records, as transferred to Community & Southern Bank pursuant to that certain Purchase and Assumption Agreement dated as of March 19, 2010, by and among Community & Southern Bank, The Federal Deposit Insurance Corporation, Receiver of Appalachian Community Bank and The Federal Deposit Insurance Corpo-ration, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded in Deed Book 835, Page 291, Union County Records, with an Amendment and Clarifi-cation recorded in Deed Book 1624 Page cation recorded in Deed Book 1624, Page 122, Union County, Georgia records, said Security Deed being given to secure a Note from COY LEE DOCKERY dated August 25, 2009, in the original principal amount of One Hundred Thirty Nine Thousand Eighty Five and 46/100 (\$139,085.46) 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 hours of sale on the first Tuesday in August, 2012, the following described property: All that tract or parcel of land lying and being in Land Lot 245, 9th District, 1st Section, Union County, Georgia, containing 150 acres as shown on a plat of survey by 1.50 acres as shown on a plat of survey by Landtech Services, Inc., RS #2653, dated 11/26/07 and recorded in Plat Book 60 page 200 Union County records, which descri tion on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to two 10 foot grav-el driveway easements (a portion of one being asphalt) as shown on said plat. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across County Road #209 to and from the intersection

with Pat Colwell Road, as shown on said

AND

All that tract or parcel of land lying and being in Land Lot 245, 9th District, 1st Section, Union County, Georgia, containing 2.72 acres and being more particularly de-scribed as Tract One (1) on a plat of survey by Landtech Services, Inc. RS #2653, dated 6/1/07 and recorded in Plat Book 60 page 29 Union County records, which descrip-tion on said plat is hereby incorporated by reference and made a part hereof. The property is subject to two 10 foot grav-

el driveway easements (a portion of one being asphalt) as shown on said plat. The property is subject to the powerline

easement as shown on said plat. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across County Road #209 to and from the intersection with Pat Colwell Road, as shown on said plat.

Together with fixtures evidenced by Mo-bile/Manufactured Home Certificates of Permanent Location, recorded in aforesaid records, as follow: a) Dated 1/7/2008, recorded in Deed Book

742 Page 348, and b) Dated 1/7/2008, recorded in Deed Book 742 Page 349 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 eventions is default abits actually and the security debt events and the security of the security of the security of the security debt events and the security of the security 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).

accorney's rees naving 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 zonime 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 COY LEE DOCKERY or a tenant

or tenants. COMMUNITY & SOUTHERN BANK, as attorney in Fact for COY LEE DOCKERY L. Lou Allen Stites & Harbison, PLLC

11 Mountain Street, Suite 8

Blue Ridge, Georgia 30513 (706) 632-7923 File No. C0608-00365

MPTING TO COL A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Wil-liam Piechocniski and Sonya Piechocniski to Mortgage Electronic Registration Sys-tems, Inc., dated August 4, 2006, recorded in Deed Book 773, Page 764, Union County, Georgia Records, as last transferred to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Ser vicing, LP by assignment recorded in Deed Book 894, Page 677, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND SEVEN HUNDRED EIGHTY AND 0/100 DOLLARS (\$165,780.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, 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 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 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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned the party in possession of the property is William A. Piechocniski and Sonya L Piechocniski or a tenant or tenants and said property is more commonly known a 5334 lvy Log Dr, Blairsville, Georgia 30512 The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a pe sonal money judgment against you. Bank of America, N.A., successor by Merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing LP as Attorney in Fact for William Piechocniski and Sonya Piechocniski McCalla Raymer LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ qlb 8/7/12 Our file no. 5186912-FT11 EX-HIBIT "A" The land referred to in this policy is situated in the State of GA. County of Union, City of Blairsville and described as follows: All that tract or parcel of land lying and being in Land Lot 83 of the 9th District, Union County, Georgia, bing Lot 1, Phase III, Ivy Log Estates Subdivision, as per plat recorded in Plat Book 38, Page 256, records of Union County, Georgia, which plat is by reference incorporated herein and made a part hereof, APN: 051-012-C01 MR/glb 8/7/12 Our file no. 5186912 - FT11 N(Jul11,18,25,Aug1)B

STATE OF GEORGIA

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 JAY MC-CARTER to Appalachian Community Bank dated March 21, 2007, recorded April 3, 2007, in Deed Book 700, Page 503, Union County, Georgia records, as transferred to Community & Southern Bank pursuant to that certain Purchase and Assumption to that certain Purchase and Assumption Agreement dated as of March 19, 2010, by and among Community & Southern Bank,

The Federal Deposit Insurance Corporation, Receiver of Appalachian Community Bank and The Federal Deposit Insurance Corpo-ration, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded in Deed Book 835, Page 291, Union County Records eail Security Deed heing given by Records, said Security Deed being given to secure a Note from JAY MCCARTER dated August 28, 2008, in the original principal amount of Ninety Two Thousand Ninety One and 50/100 (\$92,091.50) 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 hours of sale on the first Tuesday in August, 2012, the following described property: All that tract or parcel of land lying and being in Land Lot 12, 10th District, 1st Section, Union County, Georgia, containing 0.768 acre and being shown as Tract Four (4), on a plat of survey by Cleveland & Cox Land Surveying, LLC, RLS, dated 10/5/06 and recorded in Plat Book 59 page 170 Union County records, which description

on said plat is incorporated herein by ref-erence and made a part hereof. The property is subject to the powerline easement to Blue Ridge Mountain EMC re-corded in Deed Book 481, Page 559, Union County records. County records.

Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along the gravel drive to and from Old Blue Ridge Highway, as shown on said plat. The debt secured by said Security Deed has been and is berefue declared due ba-

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 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 JAY MCCARTER or a tenant or tenants COMMUNITY & SOUTHERN BANK, as attorney in Fact for JAY MCCARTER

L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8

Blue Ridge, Georgia 30513 (706) 632-7923 File No. C0608-00375 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(Jul11,18,25,Aug1)B STATE OF GEORGIA

COUNTY OF FUNION NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from EVAN LANCE and JOANNA H. LANCE to Commu-nity & Southern Bank, dated June 18, 2010, recorded July 7, 2010, in Deed Book 837 recorded July 7, 2010, in Deed Book 837, Page 273, Union County, Georgia records, said Security Deed being given to secure a Note from JOANNA LANCE and EVAN LANCE of even date in the original principal amount of Thirty One Thousand Seven and 20/100 (\$31.007.20). Dollars: with interset 20/100 (\$31,007.20) 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 hours of sale on the first Tuesday in August, 2012, the following described property: All that tract or parcel of land lying and being in Land Lot 251, 9th District, 1st Sec-tion, Union County, Georgia containing 3.01

acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated 02/26/2009, as recorded in Plat Book 61, Page 224, Union County, Georgia, which description is incorporated herein by reference and made a part hereof. egress along the proposed access ease-ment to GA Hwy. 325 as shown on said

plat. Subject to easements, restrictions and res-ervations of record not coupled with a right of reverter and taxes for the current year.

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

attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the

undersigned, the party in possession of the property is EVAN LANCE and JOANNA H. LANCE or a tenant or tenants. **COMMUNITY & SOUTHERN BANK** Fact for EVAN LANCE and

as attorney in Fac JOANNA H. LANCE L. Lou Allen Stites & Harbison, PLLC

THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from MITCH PATTON to Appalachian Community Bank dated December 11, 2009, recorded De-

cember 14, 2009, in Deed Book 821, Page

129, Union County, Georgia records, as transferred to Community & Southern Bank

pursuant to that certain Purchase and As-

sumption Agreement dated as of March 19, 2010, by and among Community &

Southern Bank, The Federal Deposit Insur-ance Corporation, Receiver of Appalachian Community Bank and The Federal Deposit

Insurance Corporation, and as assigned to COMMUNITY & SOUTHERN BANK by Assign-ment recorded in Deed Book 835, Page 291,

Union County Records, said Security Deed being given to secure a Note from MITCH

being given to secure a Note from MITCH PATTON dated December 11, 2009, in the

original principal amount of One Hundred Thirty Four Thousand Five Hundred Fifty Nine and 68/100 (\$134,559.68) 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 hours of

sale on the first Tuesday in August, 2012, the following described property: All that tract or parcel of land lying and

being in Land Lot 190, 10th District, 1st Section, Union County, Georgia, containing 10.299 acres and being Lot Sixty-Two of

the Hovt Alexander Subdivision as shown on a plat of survey by Land Tech Services Inc., dated 6/21/02 and recorded in Plat

Book 54, Page 31, Union County records, and reference is herein made to said plat of survey for a full and complete descrip-

Also, an easement for ingress and egress as described in a Warranty Deed recorded

in Deed Book 75, Page 180, Union County

The above described property being prop-

erty shown as Lot #62 in Plat Book B, Page

This deed is given subject to all easements

and restrictions, if any. 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 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 MITCH PATTON or a tenant or

COMMUNITY & SOUTHERN BANK

Stites & Harbison, PLLC 11 Mountain Street, Suite 8

N(Jul11,18,25,Aug1)B

purpose.

Blue Ridge, Georgia 30513

as attorney in Fact for MITCH PATTON L. Lou Allen

(706) 632-7923 File No. CO608-00330 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED

This is an attempt to collect a debt and any information obtained will be used for that

By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Lester C. Chesser, Jr. and Crystal L.

Chesser to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Documents, filed and recorded June 9, 2010 in Deed Book 835, Page 291, Union, Georgia Records, assignee of the Federal Denost Insurance Corporation in receive

Comparation of the state of the relation before the state of the state of the relation ership of Appalachian Community Bank) ("Community & Southern Bank"), dated November 14, 2007, filed and recorded No-vember 21, 2007 in Deed Book 736, Page 395, UNION COUNTY, Georgia Records (as amended modified or revised from time to

amended, modified, or revised from time to time, "Security Deed"), said Security Deed having been given to secure a Note (the

"Note") in the original principal amount of ONE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED THIRTY-TWO AND 35/100THS

DOLLARS (\$113,532.35), with interest thereon as provided for therein, there will be sold at public outcry to the highest bid-

der for cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in Au-

gust, 2012, all property described in said Security Deed, including, but not limited to,

declarant's rights, if any, and, without limi-

tation, the following described property (or so much thereof as has not, as of said first

Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed): ALL THAT TACT OR PARCEL OF LAND LY-

ING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 83, UNION COUNTY, GEORGIA, BEING LOT TWENTY-TWO (22) OF

COOSA VALLEY SUBDIVISION. CONTAINING

2.43 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHES-

TER AND ASSOCIATES, INC., DATED JUNE 8, 1987, AND RECORDED IN PLAT BOOK P, PAGE 245, UNION COUNTY, GEORGIA RE-CORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE FULL AND COMPLETE DESCRIPTION

LESS AND EXCEPT: ALL THAT TACT OR PARCEL OF LAND LY-

ING AND BEING IN THE 10TH DISTRICT 1ST

SECTION, LAND LOT 83, UNION COUNTY, GEORGIA, AND BEING A PORTION OF LOT

22, COOSA VALLEY SUBDIVISION, CON-TAINING 0.016 ACRES, MORE OR LESS, AS Shown on a plat of survey by Roch-ester and Associates, Inc., Dated June

9, 1997, AND RECORDED IN PLAT BOOK 39 PAGE 49, UNION COUNTY, GEORGIA RE-

CORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE FULL AND COMPLETE

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 indebt-

edness as and when due. The indebted-

ness remaining in default, this sale will be

made for the purpose of paying the same, all expenses of the sale, including attor-neys' fees and other payments provided for under the terms of the Security Deed

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

matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special

assessments; all outstanding bills for pub-lic utilities which constitute liens upon said property; all restrictive covenants, ease-

ments, rights of way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the

undersigned, the party in possession of the property is Lester C. Chesser, Jr. and Crys-

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

tal L. Chesser or tenant(s).

DESCRIPTION.

DESCRIPTION.

and Note.

WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

2, Union County records

tion herein

11 Mountain Street, Suite 8

Blue Ridge, Georgia 30513 (706) 632-7923 File No. C0608-00372

N(Jul11,18,25,Aug1)B

STATE OF GEORGIA

COUNTY OF UNION

agent at such address is Sharon Sackett. N(Jul18,25)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Sharon Beatrice Blasingame, Plaintiff

Chase William Blasingame, Defendant Civil Action No. 12-CV-454-SG To: Chase William Blasingame, 1304 Dean Forest Road, Savannah, GA 31405

Notice of Publication By Order for service by publication dated the 6th day of July, 2012, you are hereby notified that on the 9th day of July, 2012, Sharon Beatrice Blasingame filed suit against you for Complaint for Divorce Without Minor Children. You are required to file with the Clerk of Superior Court and to serve upon plaintiff's attorney, Sharon Blasingame-Pro-Se 168 Red Oak Lane. Blairsville, GA 30512 an Answer in writing within sixty (60) days of the date of the order for publication. Witness, the Honorable N. Stanley Gunter, Judge of the this Superior Court This the 9th day of July, 2012 N(Jul18,25,Aug1,8)

NOTICE OF ARTICLES OF INCORPORATION Notice is given that articles of incorpora tion that will incorporate Northeast Georgia ieorgia Board of Realtors Community Outreach Foundation, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 19 Haines Mountain Road. Blairsville. Georgia 30512 and its initial registered agent at such address is Susan W. Phillips. N(Jul11.18)B

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate Hope House of Union County, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 178 Brackett's Way. Unit 3. Blairsville, Georgia and its initial registered agent at such address is Don Parmely.

STATE OF GEORGIA COUNTY OF UNION

N(Jul11,18)B

NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from HJM SR, INC. to UNITED COMMUNITY BANK, dated April 30, 2008, recorded May 8, 2008, in Deed Pact 370, December 200 Unite Conthe Deed Book 759, Page 689, Union County, Georgia records, as last modified by Modification of Security Deed dated October 21, 2009, recorded in Deed Book 822, Page 222, Union County, Georgia records; also that certain Assignment of rents dated April 30, 2008, recorded in Deed Book 759, Page 699. Union County, Georgia records, said Security Deed being given to secure a Note from HJM SR, INC. dated October 21, 2009, in the original principal amount of Nine Hundred Sixteen Thousand Ten and 58/100 (\$916.010.58) 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 hours of sale on the first Tuesday in August, 2012, the following de-scribed property:

TRACT ONE (1): All that tract or parcel of land lying and be-ing in Land Lot 274, 9th District, 1st Section of Union County, Georgia, containing 0.363 acres, more or less, as shown on a plat of survey by B. Keith Rochester & Assoc., Inc. and recorded in Union County records as shown on a plat of survey by B. Keith Rochester & Assoc., Inc., dated August 20, 1987, and recorded in Union County records in Plat Book T, Page 41. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above described property. The property is subject to a road easement

as shown on said plat. The property is subject to an easement to Jenkins & Fix as recorded in Deed Book

159. Page 9. Union County records. The property is subject to the DOT Access Rights as recorded in Deed book 149, Page 490. Union County records.

The property is subject to the right of way to DOT as recorded in Deed Book 108, Page 151. Union County records.

The property is subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 138, Page 174-175, Union County records. TRACT TWO (2):

All that tract or parcel of land lying and being in Land Lot 274, 9th District, 1st Section of Union County, Georgia, containing 0.08 orres, more or less, as shown on a plat of survey by B. Keith Rochester & Assoc., Inc. and recorded in Union County records, as shown on a plat of survey by B. Keith Rochester & Assoc., Inc., dated March 24, 1988, and recorded in Union County records in Plat Book T, Page 190. Said plat is incor-porated herein, by reference hereto, for a full and complete description of the above

described property. The property is subject to a road easement as shown on said plat.

as shown on said plat. The property is subject to an easement to Jenkins & Fix as recorded in Deed Book 159, Page 9, Union County records. The property is subject to the DOT Access Rights as recorded in Deed book 149, Page 490, Union County records. The property is subject to the right of way

The property is subject to the right of way to DOT as recorded in Deed Book 108, Page 151, Union County records.

The property is subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 138, Page 174-175, Union

County records. All Furniture, Fixtures and Equipment. The debt secured by said Security Deed has been and is hereby declared due beas 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). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security

Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is HJM SR, INC. or a tenant or tenants

UNITED COMMUNITY BANK as attorney in Fact for HJM SR, INC. L. Lou Allen Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513

(706) 632-7923 File No. 7484A-03158 N(Jul11.18.25.Aua1)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY Because of the default in the payment of a note executed by LARRY D. PATTERSON in favor of CADENCE BANK, N.A. in the original principal amount of \$149,317.46 secured by a Deed to Secure Debt executed by LAR-RY D. PATTERSON to SEASONS BANK, now known as CADENCE BANK, N.A., successor by merger with Seasons Bank, dated January 7, 2005, recorded in Dead Book 562, pages 666-671, Union County, Georgia Deed Records, as modified, the undersigned has declared the full unp amount o

3656. Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument 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 inspec-tion 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. To the best knowledge and belief of the

undersigned, the party in possession of the property is Rhonda D. Franklin and Gerald W. Franklin or a tenant or tenants and said property is more commonly known as 77 Franklin Place, Young Harris, GA 30582. CitiFinancial Inc,a Maryland Corporation

as Attorney in Fact for Rhonda D. Franklin and Gerald W. Franklin MorrislHardwicklSchneider, LLC 1301 Hightower Trail. Suite 305 Sandy Springs, Georgia 30350 http://foreclosure.closingsource.net MHS File #: GA-91000558-12 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(Jul11.18.25.Aug1)B STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER

IN DEED TO SECURE DEBT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Brian T. Allen to Mortgage Elec-Debt from Brian I. Alien to Mortgage Elec-tronic Registration Systems, Inc. in the original principal amount of \$155,400.00 dated 12/30/2005, and recorded in Deed Book 623, page 497, Union County records, said Security Deed being last transferred and assigned to MortgageIT, Inc. in Deed Book 865, Page 649, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County. during the legal hours of sale. on County, during the legal hours of sale, on the first Tuesday of August, 2012 by Mort-gageIT, Inc., as Attorney-in-Fact for Brian T. Allen the following described property: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land

Lot 83 of Union County, Georgia, containing 0.84 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated September 28, 1999, and recorded in Union County Records In Plat Book 45, Page 26. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Grantors also grant to grantee a non-exclusive perpetual easement for the use of the roads for Ingress and egress to the above

described property. Property known as: 3925 Henry Young Lane, 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 pay-ing the same and all expenses of sale, in-cluding attorney's fees, (notice having been

given as provided by law). The property will be sold as the property of The Aforesaid Grantors subject to the fol-

lowing (1) all prior restrictive covenants, ease-(1) an prior to the order of th survey of the property; (4) the outstanding ad valorem taxes and assessments. if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. Pursuant to 0.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:

GMAC Mortgage, LLC

1100 Virginia Avenue Ft. Washington, PA 19034 PHONE: 800-850-4622 Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness. To the best of the undersigned's knowledge To the best of the undersigned's knowledge and belief, the party in possession is Brian

T. Allen. MortgageIT, Inc., as Attorney-in-fact for Brian T. Allen

This law firm is acting as a debt collector attempting to collect a debt, any informa-tion obtained will be used for that purpose. Pendergast & Associates, P.C. South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346 Phone - (770) 392-0398 Toll Free – (866) 999-7088 www.penderlaw.com Our File No. 12-04969 N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Gary Michael Vaughan and Janit Gunt-er Vaughan to Community & Southern Bank (by virtue of that certain Assignment of Security Instruments and Other Loan Docu-ments, filed and recorded June 9, 2010 in Deed Book 835, Page 291, UNION COUNTY, Georgia Records, assignee of the Federal Deposit Insurance Corporation in receiv-archin of Anaclashian Community, Bank ership of Appalachian Community Bank ("Community & Southern Bank"), dated December 21, 2007, filed and recorded January 11, 2008 in Deed Book 743, Page 150, Union County, Georgia Records, re-recorded March 20, 2008 in Deed Book 752, Page 772, aforesaid records (as amended, modified, or revised from time to time, "Se curity Deed"), said Security Deed having been given to secure a Note in the original principal amount of ONE HUNDRED SIXTY-THOUSAND SEVEN HUNDRED FIFTY AND 00/100THS DOLLARS (\$165.750.00) (as amended, modified, or revised from time to time, the "Note"), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in August, 2012, all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, by duly executed and recorded instrument, previously been released from the lien of the Security Deed):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SEC-TION, LAND LOTS 48 & 61 OF UNION COUNTY, GEORGIA, CONTAINING 10,205 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY GARY KENDALL, AS RECORDED IN UNION COUNTY RECORDS AT PLAT BOOK 60, PAGE 273. SAID PLAT IS INCORPORATED HEREIN FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY

ALSO CONVEYED IS AN EASEMENT ACROSS AND THROUGH THAT ROAD RUNNING FROM MULL ROAD TO THE ABOVE PROPERTY, AS SHOWN ON THE ABOVE REFERRED TO PLAT OF SURVEY.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees 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 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 Gary Michael Vaughan and Janit Gunter Vaughan or teanet(d) 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 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 Gary Michael Vaughan and Janit Gunter Vaughan Gunter Vaughan

N 79 00 W 87; thence S 89 15 W 87.0 feet to the Point of Beginning. A plat of description of the property is recorded in the Union County records in Plat Book 11 Page 231, recorded 12/27/78 and is also shown on the warrantv deed from Gertrude K Dver to Rav H. Sales and Joann O. Sales dated 2/1/91, recorded in Deed Book 182 Page 462 Union County records.

All of the above property is further shown on a plat of survey by Tamrok Engineer-ing, Inc., RS #1626, dated 7/12/91, a copy of same being attached to Exector's Deed recorded in Book 686, Page 137. Also conveyed is a non-exclusive perpetual

easement for the use of the roads for in-gress and egress to the above described property. property. which has the property address of 691 Newton Circle, 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 col-lect attorneys' fees in accordance with the terms of the note secured by said deed.

Said property will be sold as the property of Ronna L. McFadden and William E. Mc-Fadden and the proceeds of said sale will be applied to the payment of said indebt-edness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as pro-vided in the aforementioned Security Deed. Branch Banking and Trust Company

Attorney in Fact for Ronna L. McFadden and William E. McFadden

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

www.mccurdycandler.com The North Georgia News Publication Dates:07-11-2012, 07-18-2012, 07-25-2012.08-01-2012 File No. 12-05988 /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. N(Jul11.18.25.Aug1)B

NOTICE OF SALE UNDER POWER **GEORGIA, UNION COUNTY**

THIS LAW FIRM IS ACTING AS A DEBT COL-ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale

contained in a Security Deed given by Jonathan Curtis Corn and Stacey M. Corn to Mortgage Electronic Registration Systems, Inc., as nominee for Appalachian Community Bank, its successors and assigns, dated May 18, 2001, recorded in Deed Book 375, Page 376, Union County, Georgia Records, as last transferred to Chase Home Finance, LLC. by assignment recorded in Deed Book 844, Page 594, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-FOUR THOUSAND SIX HUNDRED AND 0/100 DOL-LARS (\$54,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees naving been given). Said property will be sold subject to any outstanding ad valor-em taxes (including taxes which are a lien, but not yet due and navable) any matters but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments. liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Colum-bus, OH 43219, 800-446-8939. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Curtis Corn and Stacey Corn or a tenant or tenants and said property is more commonly known as 888 Hams Old Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan firmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. JPMorgan Chase Bank, National Association as Attorney in Bank, National Association as Attorney in Fact for Jonathan Curtis Corn and Stacey M. Corn successor by merger to Chase Home Finance LLC McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ksp 8/7/12 Our file no. 51176604-FT18 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lots 91 & 92, 10th District, 1st Section, Union County, Georgia, containing 2.71 acres, more or less, as depicted in the plat of survey prepared for Curtis and Stacey Corn by Robert J. Breedlove, RLS #2228. dated 9/23/99, and recorded in Plat Book 45 page 241, Union County records, and said plat is incorporated herein by reference for a more complete description of the above property. Subject to the easement deed between Dennis W. Garrett and the United States of America dated 17/782 and record-ed in Deed Book 120 page 350, corrected in Deed Book 122 page 331 Union County records. Subject to mineral rights reserved by previous grantor. MR/ksp 8/7/12 Our file no.51176604 - FT18

NOTICE OF SALE UNDER POWER

N(Jul11,18,25,Aug1)B

THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Randall J. Allen to Mortgage Electronic Registration Systems, Inc., dated January 17, 2008, recorded in Deed Book 744, Page 561, Union County, Georgia Records, as last transferred to Rank of America N A suctransferred to Bank of America N.A. successor by merger to BAC Home Loans Ser-vicing, LP formerly known as Countrywide Home Loans Servicing LP by assignment recorded in Deed Book 881, Page 685, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-SIX THOUSAND TWO HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$86,275.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, in-cluding attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including 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, restric-tions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate amend or modify the terms to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, knowledge and belief of the undersigned, the party in possession of the property is Estate Of Randall Allen and Randall J. Al-len or a tenant or tenants and said property is more commonly known as 1952 Elisha Payne Circle South, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not pro-bibited under the U.S. Pankember, Code hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. Bank of America N.A. successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servic-ing LP as Attorney in Fact for Randall J. Al-len McCalla Raymer, LLC 1544 Old Alabama Paced Result. Constances 20076 Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/em2 8/7/12 Our file no. 5368212-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 22 of Union County, Georgia, containing 1.00 acre, more or less, as shown on a plat of survey made for Randall J. Allen dated September 9, TOT Handall J. Allen dated September 9, 1994, by Blairsville Surveying Co. F.R.L.S. #2228, and being recorded in Union County Records in Plat Book 32, page 91, said plat of survey being incorporated of survey being incorporated herein by reference hereto, for a full and complete description of the above-described prop-erty. Also conveyed herein is 9' gravel rond 9' easement for ingress and egress to and from said property as shown on the plat. Parcel No. 011-048-A MR/em2 8/7/12 Our file no. 5269120 ETI

shown on a plat of survey by Rochester & Associates, Inc., dated April 17, 1992 and recorded in Union County Georgia Records; in Plat Book 44, Page 236; which plat and legal description thereon are incorporated herein by reference thereto. Said property is subject to the road right of way and util-ity right of way across east end of Lot 11E for continued use to April Lane reserved by Bobby Poteete as recorded in Deed Book 459, Page 808, Union County, Georgia Records. Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County Records in Deed Book 193, Page 623. Subject to road easement as shown or plat. MR/tm10 8/7/12 Our file no. 5624812

N(Jul11,18,25,Aug1)B

- FT15

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 Christopher M Meigs and Deborah L Meigs to Mortgage Electronic Registration Systems, Inc., dated July 31, 2007, recorded in Deed Book 720, Page 482, Union County, Georgia Records, as last transferred to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Servicing, LP by assignment recorded in Deed Book 882, Page 290, Union County, Georgia Records conveying the after-described to secure a Note in the original amount of SEVENTY-THREE THOUSAND TWO HUNDRED TWENTY AND 0/100 DOLLARS (\$73,220.00), with interest thereon as set forth therein, 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 August, 2012, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due 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. Th 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 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 inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The entity that has full authority to ne-The entity that has full authority to he-gotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5100. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the property is Christopher M Meigs and Deborah L Meigs or a tenant or tenants and said property is more commonly known as 4279 Town Creek School 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 confirmation and audit of the status of the loan with the holder of the security deed.

This law firm is seeking solely to foreclose the creditor's lien on real estate and this law firm will not be seeking a personal money judgment against you. Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Servic-

nown as Countrywide Home
ng, LP
s Attorney in Fact for
hristopher M Meigs
nd Deborah L Meigs
IcCalla Raymer, LLC
544 Old Alabama Road
oswell, Georgia 30076
ww.foreclosurehotline.net

a N

MR/cng 8/7/12 Our file no. 51564911-FT11 EXHIBIT "A"

All that tract or parcel of land lying and be-ing in the 16th District, 1st Section, Land Lots 119 and 126 of Union County, Geor-gia. containing 0.8 acres, more or less, as gia, containing 0.8 acres, more or less, as shown on a plat of survey by Lane S. Bishop & Assoc., dated July 15, 1986, and recorded in Union County Records in Plat Book R, Page 247. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described prop-

erty. Also conveved is an non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described

property. MR/cng 8/7/12 Our file no. 51564911 - FT11 N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Leonard J. LaBelle and Linda A. LaBelle to Mortgage Electronic Registration Systems, Inc., as nominee for Branch Banking and Trust Company, its successors and assigns dated May 22, 2009 in the amount of \$335,000.00, and recorded in Deed Book 802, Page 339, Union County, Georgia Records; as last transferred to Branch Bank-ing 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 indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in August, 2012 , during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bidder for cash, the property de-

All that tract or parcel of land lying and being located in Land Lot 58, 8th District, 1st Section of Union County, Georgia, being designated as Tract Two, containing 7.434 acres of land, more or less, as shown on plat of survey prepared by Rochester & As-sociates, Inc. by James L. Alexander, GRLS# 2853, dated January 22, 1997, revised May 15, 1997 and recorded in Plat Hanger A520, Page 151 (formerly Plat Book 38, Plat 151). Union County, Georgia records. Said plat is incorporated herein by reference thereto for a more complete description of the above described property. Subject to Ease-ment to Blue Ridge Mountain EMC recorded in Deed Book 181, Page 313, aforesaid records. Subject to Private Road Maintenance Agreement recorded in Deed Book 270, Page 301, aforesaid records. Subject to Ingress and Egress recorded in Deed Book 324, Page 195, aforesaid records in beet book 324, Page 195, aforesaid records. Subject to Boundary Line Agreement recorded in Deed Book 504, Pages 94-95, aforesaid records. Subject to all easements, restric-tions, and rights of way as shown on above referenced plat or as otherwise appearing of record. Subject to existing easements and right of ways for public roads, if any This conveyance made together with right of ingress, egress and utility service along existing road to the subject property. Subject to Union County, Georgia Subdivision regulations, Mobile Home regulation and any zoning or other ordinances, if any,

which has the property address of 302 Wagon Wheel Road, Morganton, Georgia, together with all fixtures and other personproperty conveyed by said The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, 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. Said property will be sold as the property of Leonard J. LaBelle and Linda A. LaBelle and the proceeds of said sale will be applied to the payment of said indebtedness, the ex-nance of end colo. Bl or provided in coid

NOTICE OF SALE UNDER POWER COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by TIM J. WILSON AND DARLENE WILSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR BNC MORTGAGE, INC. , dated 01/31/2007, and Recorded on 02/09/2007 as Book No 691 and Page No. 24-43, UNION County Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUST-EE OF THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-BC3, by assignment, conveying the after-described property to secure a Note of even date in the original princi-pal amount of \$207,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in August, the following described property: ALL TRACT OR PARCEL OF LAND LYING AND BE-ING IN LAND LOT 233, 9TH DISTRICT, 1ST Section of Union County, Georgia, Containing 1.183 Acres, More or Less, AND BEING SHOWN AS LOT FOUR (4) OF ROSE RIDGE SUBDIVISION ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSO-CIATES, INC., RS #1534 DATED 8/8/92, LAST REVISED 12/1/93 AND RECORDED IN PLAT BOOK 33 PAGE 174 UNION COUNTY RE-CORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE

AND MADE A PART HEREOF. BEING THE SAME PROPERTY CONVEYED TO TIM J. WILSON AND DARLENE WIL-SON BY DEED FROM CLINTON PATTERSON AND BRENDA PATTERSON RECORDED 10/26/2001 IN DEED BOOK 392 PAGE 416, AND IN THE OFFICE OF THE CLERK OF THE SUPE RIOR COURT OF UNION COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: , 888-554-6599. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned the party/parties in possession of the sub-ject property known as 1360 ROSE RIDGE RD, BLAIRSVILLE, GEORGIA 30512 is/are: TIM J. WILSON AND DARLENE WILSON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Dead to Secure Debt first set out above Deed to Secure Debt first set out above including, but not limited to, assessments liens, encumbrances, zoning ordinances easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13

172.1, which allows for certain procedures regarding the rescission of judicial and noniudicial 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 in the preceding para-graph. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE OF THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES. SERIES 2007-BC3 as Attorney in Fact for TIM J. WILSON AND DAR-LENE WILSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB TAINED WILL BE USED FOR THAT PURPOSE 20120187500071 BARRETT DAFFIN FRAP PIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOHN WESLEY TURNER AND PAMELA SUE TURNER to MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERICAN BROKERS CON-DUIT . dated 08/31/2005, and Recorded on 09/01/2005 as Book No. 600 and Page No 591-608, UNION County, Georgia records, as Last assigned to US BANK NATIONAL ASSO-CIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2006-3, by assignment conveying the after-described property to secure a Note of even date in the original principal amount of \$420,000.00, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in August, 2012 the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT. 1ST SECTION. LAND LOTS 179 & 182 OF UNION COUNTY, GEORGIA, CONTAINING 0.860 ACRE, MORE OR LESS, AND BEING LOT 62 OF ARROWOOD POINTE SUBDIVISION, PHASE II, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCI-ATES, INC., DATED 10/9/00 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 46, PAGE 137. SAID PLAT IS INCORPORATED HEREIN. BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO THE ROAD EASEMENTS SHOWN

ON THE PLAT. SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 357, PAGE 196-199. SUBJECT TO THE POWER LINE EASEMENT TO BLUE BIDGE MOUNTA MEMBERSHIP CORPORATION RECORDED IN UNION COUNTY RECORDS IN DEED BOOK N(Jul11,18,25,Aug1)B NOTICE 235. PAGE 799. SUBJECT TO THE BULIDING SET -BACK LINE AS SHOWN ON SAID PLAT GRANTOR ALSO GRANTS TO GRANTEE A **GEORGIA, UNION COUNTY PROBATE COURT** Sarah Colleen Swanson has petitioned to be appointed Administrator(s) of the estate of Sue Juanita Sistrunk, deceased, of said NOT- EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petiis hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due tion must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be 6, 2012. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, intendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at cluding attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negothe following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be tate, amend, and modify all terms of the mortgage with the debtor is: AMERICA'S SERVICING COMPANY, 3476 STATEVIEW BLVD, Foreclosure, FORT MILL, SC 29715, 800-288-3212. Please understand that the secured creditor is not required to nego-tate, amend, or modify the terms of the scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett, Probate Judge By: Kristin Stanley, Probate Clerk 65 Courthouse Street, Suite 8 tiate, amend, or modify the terms of the mortgage instrument. To the best knowl-edge and belief of the undersigned, the Blairsville, GA 30512 706-439-6066 party/parties in possession of the subject property known as 7105 ARROWOOD LAND-ING, BLAIRSVILLE, GEORGIA 30512 is/are: JOHN WESLEY TURNER AND PAMELA SUE N(Jul11,18,25,Aug1)B TURNER or tenant/tenants. Said property will be sold subject to (a) any outstanding will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above including but not limited to set out above, including, but not limited to, assessments, liens, encumbrances, zon-ing ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code: and (2) final confirmation and audit Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for cer-tain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the of the status of the loan as provided in the Preceding paragraph. US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECU-SUISSE FIRST BOSTON MORTGAGE SECU-RITIES CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 as Attorney in Fact for JOHN WESLEY TURNER AND PAMELA SUE TURNER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPT-ING TO COLLECT A DEBT. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 20120134000803 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison Texas 75001 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. N(Jul11,18,25,Aug1)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of the default in the payment of a note executed by CHARLES B. DAVIS, JR. in favor of SEASONS BANK, now known as Cadence Bank, N.A., successor by merger with Seasons Bank, in the original princi-pal amount of \$300,000.00 secured by a Deed to Secure Debt executed by CHARLES B. DAVIS, JR. to SEASONS BANK, dated August 20, 2004, recorded in Deed Book 540 pages 357-381, Union County, Georgia Deed Records, as modified, the undersigned has declared the full unpaid amount of the in-debtedness secured by said deed due and payable, and acting under the power of sale contained in said deed, for the purpose of paying said indebtedness, will on the first Tuesday in August, 2012, during the legal hours of sale at the Courthouse in Union County, Georgia, sell at public outcry to the highest bidder for cash, the land and all improvements thereon, the property de-All that tract or parcel of land lying and be-ing in Land Lot 107 of the 9th District, 1st Section, Union County, Georgia, containing 0.613 acres and being Lot 111 of Notla Landing, as shown on a plat of survey by Rochester & Associates, Inc. RS #2653 dated December 08, 2000, and recorded in Plat Book 47, page 79, Union County, Geor-gia Records with description on said plat, which plat is hereby incorporated herein by reference.

Contact: Guillermo Todd, Esg.

Atlanta, Georgia 30339 Telephone (770) 790-3550

tal L. Chesser

Busch, Slipakoff & Schuh, LLP 3350 Riverwood Parkway, Suite 1550

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 Lester C. Chesser, Jr. and Crys-

declared the full unpaid amount of the mi-debtedness secured by said deed due and payable, and acting under the power of sale contained in said deed, for the purpose of paying said indebtedness, will on the first fuesday in August, 2012, during the legal hours of sale at the Courthouse in Union Courty Courting a tambite outcourts County, Georgia, sell at public outcry to the highest bidder for cash, the land and all improvements thereon, the property de-

an improvements thereon, the property de-scribed as follows: All that tract or parcel of land lying and be-ing in Land Lot 216, 9th District, 1st Sec-tion of Union County, Georgia, and being shown as Tract 6, containing 4.93 acres, more or less, all on a plat of survey pre-pared by Blairsville Surveying Co., dated April 6, 1999, and recorded in Plat Book 53, page 29, Union County, Georgia records, which description on said plat is incorpo-rated herein by reference and made a part hereof.

hereof. Together with all rights, easements, appur-tenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fix-tures, and replacements that may now, or at any time in the future, be part of the real estate described above.

This property is also conveyed along with and subject to all existing easements and restrictions of record. This sale will be held 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

able), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, easements, rights of way, and matters of record superior to the Deed to Coverne Det first east of both checked. Secure Debt first set out above.

Secure Debt first set out above. The indebtedness remaining in default, the sale will be made for the purpose of apply-ing proceeds thereof to the payment of the indebtedness secured by the Deed to Se-cure Debt, accrued interest and expenses of the sale and other sums secured by the Deed to Secure Debt and the remainder if 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 Cadence Bank, N.A., P.O. Box 1187, Starkville, MS 39760, (652-320.8343). Dease understand that

(662-320-8343). Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of

the mortgage instrument. To the best of the undersigned's knowledge and belief the property is in the possession of LARRY D. PATTERSON and said property will be sold as the property of LARRY D. PATTERSON. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit of the status of the loan with the holder of the Deed to Secure Debt.

The undersigned will execute a deed to the purchaser as authorized in the aforemen-tioned Deed to Secure Debt.

This law firm is acting as a debt collector attempting to collect a debt and all infor-mation obtained shall be used for that

purpose. CADENCE BANK, N.A., As Attorney in Fact for LARRY D. PATTERSON D. Thomas LeFevre Stewart, Melvin & Frost, LLP P. O. Box 3280

Gainesville, GA 30503 770-536-0101 N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Connie V Seitz and Steve D Seitz to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of Hia-wassee DBA Bank of Blueridge, its succes-sors and assigns dated October 1, 2007 in the amount of \$327,000.00, and recorded in Deed Book 731, Page 48, Union County, Georgia Records; as last transferred to JP-Morgan Chase Bank, National Association by assignment: the undersigned. JPMorgan by assignment: the undersigned, JPMorgan

Chase Bank, National Association 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 August, 2012 , during the legal hours of sale, at the Court-house door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit: All that tract or parcel of land lying and be-ing in Land Lot 107, of the 10th District and

1st Section of Union County, Georgia, and being Lot 19, containing 1 acre, of Hemlock being Lot 19, containing 1 acre, of Hemlock Ridge Phase Two as per plat of survey by Southern Geosystems, LTD James C. Jones, G.R.L.S., dated September 1, 2005, and recorded in Plat Book 59, Pages 95-96, in the Office of the Clerk of Superior Court of Union County, Georgia. Reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein and for a more complete metes and bounds de-scription of the pronperty herein described. scription of the property herein described. which has the property address of 6885 Knights Gap Rd, 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, easements, 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 col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Said property will be sold as the property of Connie V Seitz and Steve D Seitz and the of Connie V Seitz and Steve D Seitz 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 aforemen-tioned Security Deed. JPMorgan Chase Bank, National Associa-tion

tion Attorney in Fact for Connie V Seitz and Steve D Seitz McCurdy & Candler, L.L.C. (404) 373-1612

www.mccurdycandler.com

The North Georgia News Publication Dates:07-11-2012, 07-18-2012, 07-25-2012.08-01-2012

07-25-2012, 08-01-2012 File No. 12-05901 /FILMC/sstojanovic THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Jul11.18.25.Aua1)B

STATE OF GEORGIA County of Union

COUNT OF ONLOW NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Anthony W Pafford to Mortgage Elochacia Decidentia Contense Debt from Anthony W Pafford to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$106,400.00 dated 08/09/2002, and recorded in Deed Book 427, page 288, Union County records, said Security Deed being last transferred and assigned to CitiMortgage, Inc. in Deed Book 889, Page 477, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of August, 2012 by CitiMortgage, Inc., as Attorney-in-Fact for Anthony W Pafford the following described property: Tract I All that tract or parcel of land lying and

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 205 & 206 of Union County, Georgia, containing 3 acres, more or less, described as follows: BEGINNING at the branch at a utility pole;

Contact: Guillermo Todd. Esg Busch, Slipakoff & Schuh, LLP 3350 Riverwood Parkway, Suite 1550

Atlanta, Georgia 30339 Telephone (770) 790-3550

N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER

NUTICE OF SALE UNDER FOWER 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 BURDORE FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Elsie 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 Washington Mutual Home Loans, Inc by assignment re-corded in Deed Book 390, Page 293, 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 bidder for cash be-fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the fol-lowing described property:All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 255 of Union District, its section, cand bot 255 or officin County, Georgia, containing 1.0 acre, more or less, as shown on a plat of survey by B. Keith Rochester & Associates, Inc., dated 5/11/87, revised 11/28/95, and recorded in Union County Records in Plat Book 34, Dece 240. Scied betic incommended becid Page 248. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described propdescription of the above described prop-erty. 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-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). JPMorgan Chase Bank. National Association can be 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 foreclo-sure. Said property will be sold subject to any outstanding ad valorem taxes (includany 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 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. To the best knowledge and belief of the undersigned, the party in pos-session of the property is Elsie K. Dean or a 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, succes Chase Bank, National Association, succes-sor in interest by purchase from the FDIC as Reciever of Washington Mutual Bank fka Washington Mutual Bank, FA S/B/M to Washington Mutual Home Loans, Inc as Attorney in Fact for Elsie K. Dean Johnson & Freedman, LLC 1587 Northeast Express-way Atlanta Georgia 30320 (770) 234-9181 way Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/ng4 8/7/12 Our file no. 1104212-FT20

NOTICE OF SALE UNDER POWER

N(Jul11,18,25,Aug1)B

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 Ste-phen Shenkman and Sandra Shenkman to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation, Its Successors and Assigns, dated December 11, 2003, recorded in Deed Book 502, Page 297, Union County, Georgia Records, as last transferred to JPMorgan Records, as last transferred to JPMorgan Chase Bank, National Association by as-signment recorded in Deed Book 896, Page 282, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-EIGHT THOUSAND FIVE HUNDRED AND 0/100 DOL-LADE (#200 E00.00) with interest theorem LARS (\$238,500.00), with interest thereon as set forth therein, there will be sold at as set form therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 17 8, 20 of living Courth Georgia containing the 10th District, 1st Section, Land Lots 17 & 20 of Union County, Georgia, containing 1.781 acres, more or less, and being Lot "A" of Riverbend II Subdivision, as shown on a plat of survey by B. Keith Rochester & Associates, Inc., dated September 24, 1987 and recorded in Union County Records in Plat Rook 42 Page 23 Said plat is incor-Plat Book 34, Page 228. Said plat is incor-porated 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 said occurry occurrs 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 evenese of this sale as 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 Associa-tion can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure. Said property will be sold subject to any outstanding ad valorem 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 articipace rectricitions coverage to and ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the undersigned, the par-ty in possession of the property is Stephen C Shenkman & Associates, P.A. or a tenant or tenants and caid ronperty is more comor tenants and said property is more com-monly known as 1999 Riverbend Circle, 571 RIVERBEND RD, Blairsville, Georgia 30512.

file no. 5368212 - FT11

N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Alan William Howard and Jennifer Yvonne Howard to Mortgage Electron-ic Registration Systems, Inc., as nominee for Branch Banking and Trust Company, its successors and assigns dated September 28, 2010 in the amount of \$185,780.00, and recorded in Deed Book 845, Page 524, Union County, Georgia Records; as last transferred Branch Banking and Trust Company assignment; the undersigned, Branch Banking and Trust Company 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 August, 2012, during the legal hours of sale, at the Court-house door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to with property described in said deed to-wit: All that tract or parcel of land lying and being in Land Lots 181 & 182, 9th District, 1st Section, Union County, Georgia, contain-ing 1.019 acres, more or less, and being shown as Lot Twenty-Four (24) of Nottely Highlands Subdivision on a plat of survey by Rochester & Associates, Inc., RS 42653, dated 07/25/01, revised 08/01/01 and re-corded in Plat Book 49, Page 136, Union County, Georgia records, which plat is by reference incorporated herein and made a nart hereof 1st Section, Union County, Georgia, containpart hereof

The property is subject to the road ease-ments as shown on said plat. The property is subject to the Restrictions recorded in Deed Book 384, Pages 281-284, Union County, Georgia records

The property is subject to the power line easements to Blue Ridge Mountain EMC as recorded in Deed Book 383, Page 282, Union

The property is subject to the right of way in favor of Union County, Georgia as recorded in Deed Book 744, Page 414, Union County, Georgia records. Grantor grants to Grantee a non-exclusive percetual eccement for the use of the sub-

perpetual easement for the use of the subdivision roads for ingress and egress to the

above property. which has the property address of 82 Kilo-ran Way, Blairsville, Georgia., together with all fixtures and other personal property

The sale will be held subject to any unpaid taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions, line and other superior mattern of record

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.

Deed. Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Said property will be sold as the property of Alan William Howard and Jennifer Yvonne Howard and the proceeds of said sale will be applied to the navment of said indebt. be applied to the payment of said indebt-edness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as pro-vided in the aforementioned Security Deed. Branch Banking and Trust Company

Attorney in Fag and Hust of Attorney in Fag for Alan William Howard and Jennifer Yvonne Howard McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News

The North Georgia News Publication Dates:07-11-2012, 07-18-2012, 07-25-2012, 08-01-2012 File No. 12-05939 /FHLMC/kgrant THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL

BE USED FOR THAT PURPOSE. N(Jul11.18.25.Aug1)B

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NUTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness secured by that certain Security Deed, dated March 21, 2007, ex-ecuted by Ashley Lynn Benson and Jason R. Benson to Mortgage Electronic Registra-R. Benson to Mortgage Electronic Registra-tion Systems, Inc. as nominee for Synous Mortgage Corp., recorded in Deed Book 700, Page 197, Union County, Georgia Deed Records, and securing a Note in the origi-nal principal amount of \$198,000.00, said Security Deed last having been assigned to Green Tree Servicing LLC, the current holder thereof, has declared the entire amount of said indebtedness evidenced by the Note immediately due and navable and, nursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in August, 2012, to-wit: August 7, 2012, during the legal hours of sale, before the Union County Courthouse door, sell at public out-cry to the highest bidder for cash, the fol-

lowing described real property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 215 & 218, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA AND BEING LOT 14 OF ROSS RIDGE SUBDIVISION AS SHOWN ON A PLAT OF 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. Branch Banking and Trust Company

Attorney in Fact for Leonard J. LaBelle and Linda A. LaBelle McCurdy & Candler, L.L.C.

(404) 373-1612

www.mccurdycandler.com The News Observer Publication Dates:07-11-2012, 07-18-2012,

Publication Dates of 11-2012, 07-18-2012, 07-25-2012, 08-01-2012 File No. 12-05925 /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.

NOTICE OF SALE UNDER POWER

N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale contained in that certain Deed to Secure Debt given by Melissa Gessling L.L.C. (the "Grantor") to Nantahala Bank & Trust Com-pany (the "Lender") dated August 22, 2008 and recorded on August 25, 2008, in Deed Book 772, Pages 301-309, Union County, Georgia official records (together with any and all amendments and modifications, hereinafter referred to as the "Security Deed"), conveying the property described below to secure repayment of (i) that cer-tain Promissory Note dated as of June 29, 2010, payable by Grantor to the order of 2010, payable by Grantor to the order of Lender, in the stated principal amount of \$212,500.00, together with interest thereand set forth therein; and (ii) all present and future debts from Grantor to Lender (together with any and all amendments or modifications, collectively hereinafter referred to as the "Secured Indebted-ness"), 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 August, 2012 (being August 7, 2012) the following described parcel of real property together with all improvements, fixtures, easements, hereditaments, rights, members, appurtenances, and per-sonalty located thereon and described in the Security Deed:

All that tract or parcel of land lying and being in Land Lot 273, 9th District, 1st Sec-tion, City of Blairsville, Union County, Georgia being Tract 2, containing 0.744 acres and Tract 3 containing 0.069 acres, as per and Tract 3 containing 0.069 acres, as per plat of survey by Landtech Services, Inc. RS# 2653, dated February 26, 2003 revised November 30, 2004 and recorded in Plat Book 55, Page 116, Union County, Georgia records, which plat is by reference incor-porated herein and made a part hereof. The property is subject to the road and power line as shown on the aforesaid plat. The property is subject to the easement to the City of Blairsville as recorded in Deed Book 643, pages 563-565, Union County, Georgia records. The above-described property is improved

The above-described property is improved property known as 134 School Circle, Blairsville, Georgia 30512, according to the present system of numbering property in

Union County, Georgia. The Secured Indebtedness has been and is hereby accelerated and declared due because of, among other possible events of default, failure to pay the Secured Indebtedness as and when due and in the manner provided in the instruments evidencing the Secured Indebtedness and Security Deed. The Secured Indebtedness remaining in The Secured indeptedness remaining in default, the sale will be made for purposes of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (written notice of intent to collect attorney's fees

having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of re-

cord superior to the Security Deed. cord superior to the Security Deed. To the best knowledge and belief of the undersigned, the party in possession of the property is the Grantor or a tenant or ten-ants claiming through it. NANTAHALA BANK & TRUST COMPANY, Attorney-in-Fact and Agent for MELISSA GESSLING L.L.C. Edwin H. Garrison

Edwin H. Garrison Burr & Forman LLP Suite 1100, 171 Seventeenth Street, N.W. Atlanta, Georgia 30363

Email: ehgarris@burr.com

(404) 815-3000 (404) 214-7945 THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Jul11,18,25,Aug1)E

NOTICE OF SALE UNDER POWER,

UNION COUNTY Pursuant to the Power of Sale contained Pursuant to the Power of Sale contained in a Security Deed given by Karen S. Parks and Michael D. Parks to Mortgage Elec-tronic Registration Systems Inc, as Nomi-nee for Primary Capital Advisors LC. dated 7/7/2005 and recorded in Deed Book 590 Page 626, UNION County, Georgia records; as last transferred to JPMorgan Chase Bank, National Association by Assignment filed for record in UNION County, Georgia re-cords. conveving the after-described proocords, conveying the after-described prop-erty to secure a Note in the original princi-pal amount of \$ 177,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of UNION County, Georgia, within the legal hours of sale on the first Tuesday in August, 2012 (August 07, 2012), the fellowing described reproductions of the first

The solary in August, 2012 (August 07, 2012), the following described property: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lots 44 & 45, Union County, Georgia, con-taining 3.76 acres, more or less, and being the Northern portion of Lot Eighteen (18) of the Winfleid Scoff Subdivision, and being more particulated described on following

more particularly described as follows: BEGINNING at the Land Lot corners com-mon to Land Lots 44,45,65 & 66, thence N 07 degrees 00 minutes East 1002 feet to an iron pin on the Northwest right of way of County Road 253; thence North 02 degrees County Hoad 253; thence North U2 degrees 55 minutes 31 seconds West 550 feet to an Iron pin, this being the TRUE POINT OF BEGINNING, thence South 81 degrees 55 minutes 12 seconds West 278.78 feet to an iron pin; thence North 01 degrees 53 min-utes 25 seconds East 540.49 feet to an iron pin; thence North 01 degrees 53 minutes 25 seconds East 15 feet to the centerline of Anderson Creek: thence following the cen-Anderson Creek; thence following the cen-terline of Anderson Creek three (3) courses and distances as follows: North 68 degrees 58 minutes East 131.29 feet, North 75 de-grees 47 minutes East 127.13 feet, North 61 degrees 26 minutes 41 seconds East 49.52 feet; thence South 02 minutes 55 minutes 31 seconds West 20 feet to an iron minutes 31 seconds West 20 feet to an iron pin; thence South 02 degrees 55 minutes 31 seconds West 598.83 feet to the TRUE POINT OF BEGINNING. Further conveyed here within is a 20 foot roadway easement running from County Road 253 along the Eastern boundary of the lower portion of lot 18 to the above described property. Subject to an easement dated February 6, 1993 recorded in Union County records in Deed Book 202, Page 653 to James H. Mahaffev.

Subject to restrictions of record pertain-ing to Notla Landing as recording in Deed Book 144, pages 750-751, Union County, Georgia records. Subject to easements of record for the maintenance of utilities affecting the prop-

erty. Subject to the title to that portion of the property embraced within the boundaries roads, highways, easements and rights

of way. Subject to reservations retained in that special warranty deed dated 05/21/58 between the United States of America and The Champion Paper and Fibre Company recorded in Deed Book 00, page 583. Subject to any and all mineral rights with respect to said tracts of land; provided, however, the drilling rights with respect thereto shall be limited to a certain 5 acre tract of land as shown on said plat, recorded in Plat Book P, page 138, together with any access easements from the 5 acre tract across adjoining property to any

public roads. Together with all rights, easements, ap logener with air rights, easements, ap-purtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improve-ments structures fitures and replace. ments, structures, fixtures, and replace-ments that may now, or at any time in the future, be part of the real estate described above

The property was conveyed by C B Davis to Blue Mountain Financial, Inc. by Quit Claim Deed on August 23, 2004, recorded in Deed Book 540, page 614, Union County, Georgia records; and conveyed by Blue Mountain Financial, Inc. to Eileen's Land, LLC by Quit Claim Deed on January 14, 2005, recorded in Deed Book 561, page 586, aforesaid records.

This sale will be held subject to any out-standing 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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, easements, rights of way, and matters of record superior to the Deed to Secure Debt first set out above. The indebtedness remaining in default, the

sale will be made for the purpose of apply-ing proceeds thereof to the payment of the indebtedness secured by the Deed to Se-cure 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 Cadence Bank, N.A., 17 20th Street North, Birmingham, AL 35203 (205-777-0919). Please understand that the secured creditor is not required

that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. To the best of the undersigned's knowledge and belief, the property is in the posses-sion of Charles B. Davis, Jr. a/k/a C B Davis, Blue Mountain Financial, Inc. or Eileen's Land, LLC and said property will be sold as the property of Eileen's Land, LLC. The sale will be conducted subject to (1) confirmawill be conducted subject to (1) confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit of the status of the loan with the holder of the Deed to Secure Debt.

thence a Northeast direction with the road to the Creek at a culvert; thence down the creek a South direction to the branch; thence up the branch a Southeast direction to the point of BEGINNING. Tract II

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 205 & 206 of Union County, Georgia, containing 1.3 acres, more or less, de-scribed as follows: BEGINNING at the Southwest corner of Gene F Roners rongerty line: thence Southwest

F. Rogers property line; thence Southwest with the Stevens Creek Road 500 feet to a branch; thence Northwest 52 feet along the branch: thence due North with the Stevens Greek 480 feet back to the branch at the Gene Rogers property line, the point of the BEGINNING.

Property known as: 2211 Rogers Road, 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 pay-ing the same and all expenses of sale, in-cluding attorney's fees, (notice having been

The property will be sold as the property of The Aforesaid Grantors subject to the following: (1) all prior restrictive covenants, ease-ments, rights-of-way or encumbrances;

ments, 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 outstand-ing ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. Pursuant to O.C.G.A. Section 44-14-162.2 the name of the person or entity who has

indefine the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is: Citilloritgage, Inc. 1000 Technology Drive 0'Fallon, MO 63368 PHONE: 866-272-4749 Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify call indebtedpace

To the best of the undersigned's knowledge and belief, the party in possession is An-

thony W Pafford CitiMortgage, Inc., as Attorney-in-fact for Anthony W Pafford.

This law firm is acting as a debt collector attempting to collect a debt, any informa-tion obtained will be used for that purpose. Pendergast & Associates, P.C.

South Terraces, Suite 1000 115 Perimeter Center Place Atlanta, GA 30346

Phone – (770) 392-0398 Toll Free – (866) 999-7088

www.penderlaw.com

Our File No. 11-14466 N(Jul11,18,25,Aug1)B

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 As-sociation as Attorney in Fact for Stephen Shenkman and Sandra Shenkman Johnson & Freedman, LLC 1587 Northeast Express way Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/ng4 8/7/12 Our file no. 1239911-FT20

N(Jul4,11,18,25,Aug1)B

The sale will be conducted subject (1) to

SURVEY BY M.E. RICHARDS, UNION COUNTY SURVEYOR, DATED APRIL 9, 1985, SUBDI-VIDED APRIL 1986, SAID PLAT IS RECORDED IN PLAT BOOK P, PAGE 131, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCOR-PORATED HEREIN BY REFERENCE.

The afore described real property is also known as 1420 Matthew Street, Blairsville, GA 30512, according to the present sys-tem of numbering houses in Union County, Georgia.

This sale will be conducted subject (1) to confirmation that the sale is not prohib-ited 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-To the property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and outstanding ad valorem taxes (includ-ing 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 real property, any as-sessments, 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 control of Ashley Lynn Benson and Jason R. Benson and the proceeds of said sale will be applied to the payment of said indebtedness plied to the payment of said indeptedness 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 ASHLEY LYNN BENSON and JASON R. BENSON David W. Adams, Esquire Ellis, Painter, Ratterree & Adams LLP 2 East Bryan Street, Suite 1001 Savannab Geornia 31401 Savannah, Georgia 31401

(912) 233-9700 THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE ABOVE-

REFERENCED SERVICER AND ANY INFORMA-TION WILL BE USED FOR THAT PURPOSE. N(Jul11 18 25 Aug1)B

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).

attorney's fees having been given). Said property is commonly known as 3565 Hamilton Road, Blairsville, GA 30512 to-gether with all fixtures and personal propgener with all instures and personal prop-erty attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject prop-erty is (are): Karen S. Parks and Michael D. Parks or tenant or tenants.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), (b) the right of redemption of any taxing authority, (c) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any assessments, liens, encumbrances, zoning

assessments, nens, encomparies, 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 lone with the holder of the Security of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, National Associa-tion as agent and Attorney in Fact for Karen S. Parks and Michael D. Parks

S. Parks and Michael D. Parks 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 DET UPED FOR THAT DIPORT ACTOR COLO.

BE USED FOR THAT PURPOSE. 1031-66148 N(Jul11,18,25,Aug1)B

The undersigned will execute a deed to the purchaser as authorized in the aforemen tioned Deed to Secure Debt. This law firm is acting as a debt collector attempting to collect a debt and all in-formation obtained shall be used for that purpose

purpose. CADENCE BANK, N.A., As Attorney in Fact for Charles B. Davis, Jr. D. Thomas LeFevre Stewart, Melvin & Frost, LLP D. O. Rev. 2020

P. O. Box 3280 Gainesville, GA 30503 770-536-0101

N(Jul11,18,25,Aug1)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

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 Donna T. Sticher to Wells Fargo Bank, N.A., dated May 5, 2006, recorded in Deed Book 645, Page 69, Union County, Georgia Re-cords, conveying the after-described prop-erty to secure a Note in the original princi-pal amount of SIXTY THOUSAND AND 0/100 DOI I ABS (560 000 00) with interest there DOLLARS (\$60,000.00), with interest there-on as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union Coun-ty, Georgia within the legal hours of sale on the first Tuesday in August, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by caid Security "A" AI IACHED HERELU AND MADE A FARI 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 the the worker of the manner and other In the Note and Security Deeu. The ueur 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 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, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to nego-tiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage, Inc., PO Box 10333, Des Moines, IA 50306, 1-800-416-1472. Please Moines, IA 50306, 1-800-416-1472. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instru-ment. To the best knowledge and belief of the undersigned, the party in possession of the property is Donna T. Sticher or a tenant or tenants and said property is more com-monly known as 6799 Confidence Church Rd, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirma-Will be conducted subject (1) to comma-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 loan with the holder of the security deed. This law firm is seeking solely to foreclose the creditor's lien on real estate and this the creator's lief on real estate and this law firm will not be seeking a personal money judgment against you. Wells Fargo Bank, N.A. as Attorney in Fact for Donna T. Sticher McCalla Raymer, LLC 1544 Old Ala-bama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/jkw 8/7/12 Our file no. 5577812-FT7 EXHIBIT "A" All that tract or proceed of fund lying and baing in tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 287 of Union County, Georgia, containing 0.70 acres, more or less, as shown on a plat of survey by Jack Stanley Union County Surveyor dated July 16, 1984 and recorded in Union County Records in Plat Book Q, Page 93. Said plat is incorporated herein, by reference hereto for a full and comby reference hereto, for a full and com-plete description of the above described property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. Subject to road easements as shown on plat. Subject to boundary line agreement as recorded in to boundary line agreement as recorded in Union County records in Deed Book 368, page 42. Subject to a non-exclusive per-petual easement for the use of the roads for ingress and egress to the above de-scribed property. MR/jkw 8/7/12 Our file no. 5577812 - FT7 N(Jul11,18,25,Aug1)E