North Georgia News

Legal Notices for October 10, 2012

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

IN RE: Estate of Roger Lee Cobb, Deceased All debtors and creditors of the Estate of Roger Lee Cobb, 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 14th day of September, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

NOTICE TO DEBTORS AND CREDITORS

Blairsville, GA 30512

IN RE: Estate of Deloris R. Michael. De-All debtors and creditors of the Estate of Deloris R. Michael, 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 14th day of September, 2012.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Harold Fred Michael, Sr., All debtors and creditors of the Estate of Harold Fred Michael, Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of September, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Mildred Avers Thompson. Deceased
All debtors and creditors of the Estate of
Mildred Ayers Thompson, 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 20th day of September, 2012. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8

Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Annie Lucille White, De-

All debtors and creditors of the Estate of Annie Lucille White, 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 4th day of October, 2012.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Ella Lova Dver, Deceased All debtors and creditors of the Estate of Ella Lova Dyer, 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 4th day of October, 2012. Clerk of the Probate Court 65 Courthouse Street, Suite 8 NOTICE TO DEBTORS AND CREDITORS COUNTY OF UNION IN RE: Estate of Patricia Louise Howard,

All debtors and creditors of the Estate of

Patricia Louise Howard, 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). Representative(s).
This 4th day of October, 2012.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Oct10,17,24,31)B NOTICE TO DEBTORS AND CREDITORS COUNTY OF UNION

IN RE: Estate of Minnie Lou Schartz, De-

All debtors and creditors of the Estate

of Minnie Lou Schartz, 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 4th day of October, 2012.

By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 NOTICE NOTICE
This notice serves purpose that Blairsville
Flea Market and Storage will hold a public
auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to
10-4-215, on October 13, 2012 at the Blairsville Super Flea Market and Storage located at 27 Orbit Drive, Blairsville, GA 30512,

County of Union, State of Georgia. C-33 Mike Buksap, this auction will be a cash sale to the highest bidder. Sale subject to cancellation in event of a settlement between owner and obligated party. NOTICE
This notice serves purpose that Blairsville
Flea Market and Storage will hold a public
auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to
10-4-215, on October 13, 2012 at the Blairs-

C-40 B. Longwith, this auction will be a cash sale to the highest bidder. Sale subject to cancellation in event of a settlement between owner and obligated party. NOTICE
This notice serves purpose that Blairsville
Flea Market and Storage will hold a public
auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to
10-4-215, on October 13, 2012 at the Blairsville Super Flea Market and Storage located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. D-24B, D. Cook, this auction will be a cash sale to the highest bidder. Sale subject to

ville Super Flea Market and Storage located at 27 Orbit Drive, Blairsville, GA 30512,

County of Union, State of Georgia.

cancellation in event of a settlement between owner and obligated party. This notice serves purpose that Blairsville Flea Market and Storage will hold a public auction pursuant to the Georgia Self Stor-age Act: Georgia Code Section 10-4-210 to 10-4-215. on October 13. 2012 at the Blairsville Super Flea Market and Storage located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia, E-10 N. Ledford, this auction will be a cash sale to the highest bidder. Sale subject to

cancellation in event of a settlement between owner and obligated party. NOTICE NOTICE
This notice serves purpose that Blairsville
Flea Market and Storage will hold a public
auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to
10-4-215, on October 13, 2012 at the Blairsville Super Flea Market and Storage located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. E-19 S. Jones, this auction will be a cash sale to the highest bidder. Sale subject to

cancellation in event of a settlement between owner and obligated party.

This notice serves purpose that Blairsville Flea Market and Storage will hold a public auction pursuant to the Georgia Self Stor-age Act: Georgia Code Section 10-4-210 to age Act: Georgia Code Section 10-4-210 to 10-4-215, on October 13, 2012 at the Blairsville Super Flea Market and Storage located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia. C-42 R. Brown, this auction will be a cash sale to the highest bidder. Sale subject to cancellation in event of a settlement be-

tween owner and obligated party. NOTICE OF ARTICLES OF INCORPORATION
Notice is given that Articles of Incorporation which will incorporate Cornerstone
Thrift Store, Inc. to be delivered to the
Secretary of State for filing in accordance
with the Georgia Business Code (O.C.G.A.
Section 14-2-201.1).
The initial registered office of the corporation will be located at 417 Blue Bidge street, #A, Blairsville, GA 30512 and its initial registered agent at such address is James R. Gray.

N(0ct10,17)B

cancellation in event of a settlement be-

NO THE SUPERIOR COURT
OF UNION COUNTY
STATE OF GEORGIA
IN RE: (A.N.F.), Plaintiff
TO: Adam Ross Clark
Civil Action No. MM-12-A4-2
NOTICE OF PUBLICATION
DE SUPERIOR OF PUBLICATION NOTICE OF PUBLICATION
By order for service by publication dated
the day of, you are hereby notified that on
the 20th day of April, 2012, Stephanie Flood
Osborn & Samuel Jeffrey Osborn filed suit
against you for Petition to Terminate Parental Rights of Biological Father and Petition
for Step-Eather Adoption

IN THE SUPERIOR COURT

Superior Court and to serve upon plaintiff's attorney, Gayle S. Graziano, 243 Big Sky, Hiawassee, GA 30546, an answer in writing within sixty (60) days of the date of the order for publication. Witness, the Honorable Murphy Miller, Judge of this Superior Court. This the 14th day of September, 2012 NOTICE OF PETITION TO CHANGE NAME GEORGIA, UNION COUNTY

12-VP-023-30
Notice is hereby given that Ethel Lue
Seabolt Holbrook, the undersigned, filed
her petition to the Superior Court of Union
County, Georgia, on the 13th day of September, 2012, praying for a change in the name
of petition from Ethel Lue Seabolt Holbrook
to Detay Coabolt Holbrook

for Step-Father Adoption. You are required to file with the Clerk of the

to Patsy Seabolt Holbrook. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 13th day of September, 2012 Judy L. Odom, Clerk of Union County Superior Court

12-CV-625-SG

TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA COUNTY OF UNION
The undersigned does hereby certify that
Mr. Joseph W. Bennett conducting a business as Bio-Meta Physic in the City of
Blairsville, County of Union, in the State of Georgia, under the name of Bio-Meta Phys-ic, and that the nature of the business is a Astrology - Parapsy - Chology - Numerology Practice and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Joseph W. Benneth c/b/a/ Bio-Meta Physic Services, 186 Arkagua Road, Blairsville, Ga. 30512. NOTICE OF ARTICLES OF INCORPORATION

APPLICATION TO REGISTER A BUSINESS

Notice is given that Articles of Incorpora-tion which will incorporate Mountain Fel-lowship Camp, Inc., have been delivered to the Secretary of State for filing in accor-dance with the Georgia Corporation Code. The initial registered office of the corpora-tion is located at 2731 Town Creek School tion is located at 2751 Town Creek School Road, Blairsville, Georgia 30528 and its initial registered agent at such address is Donald Anderson. NOTICE OF ARTICLES OF INCORPORATION Notice is given that Articles of Incorpora-tion which will incorporate New Graphic Designs Inc., have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation

is located at 31 Longshadow, Blairsville, Georgia 30512 and its initial registered agent at such address is Tony Dinatale. NOTICE OF INCORPORATION NOTICE OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Rocky Knob Property Owners Association, 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 57
Sears Way, Blairsville, GA 30512 and its
initial registered agent at such address is
Kenya L. Patton.
PATTON & LANCE LAW FIRM, LLC
Kenya L. Patton, Attorney at Law
N(0ct10,17)B

Project AP090-XXXX-XX (291), Union County City Of Blairsville, Georgia Separate sealed Bids for the construction of Improvements to Blairsville Municipal Airport will be received by the City Of Blairsville, Georgia, hereinafter referred to as the Owner, at Blairsville City Hall until 10:00 a.m., local time, Tuesday, October 30, 2012. Bids will then be publicly opened and read aloud. Bids received affer this time

ADVERTISEMENT FOR BIDS

laneous Electrical Work

completion time.

Contract Documents.

tract Documents.

of the following reasons:

prospective bidder.

or nonresident shall be required to comply

or nonresident stant be required to comply with all City, County and State licensing and/or permit laws.

The Owner reserves the right to refuse to issue a proposal form to a prospective bidder should such bidder be in default for any

(a) Failure to comply with any prequalifica-tion regulations of the Owner, if such regu-

lations are cited, or otherwise included, in the proposal as a requirement for bidding.
(b) Failure to pay, or satisfactorily settle, all

bills due for labor and materials on former

contracts in force (with the owner) at the time the owner issues the proposal to a

(c) Contractor default under previous contracts with the Owner.

(d) Unsatisfactory work on previous contracts with the Owner.

Bids shall be on the forms included in the

Bidding Documents and submitted in an opaque sealed envelope clearly identified

on the outside as follows:
BID FOR CONSTRUCTION OF IMPROVEMENTS

PROJECT AP090-XXXX-XX (291), Union

County SUBMITTED BY: (Name of Bidder with Bid-

der's Current Georgia General Contractor's

62 Blue Ridge Street Blairsville, Georgia 30512 Bids submitted by mail shall be registered.

The Owner reserves the right to reject any and all Bids, to waive any informalities or

irregularities in the Bids received, and to

accept the Bid which is deemed most fa-

vorable to the Owner at the time and under the conditions stipulated.

Under and by virtue of the power of sale contained in that certain Deed to Secure

Debt from James Fisher and Sharon Fisher to Mortgage Electronic Registration Sys-

tems. Inc. in the original principal amount

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 November, 2012 by CitiMortgage, Inc., as Attorney-in-Fact for James Fisher and Sharon Fisher the following described property:

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

250 and 251 of Union County, Georgia, con-

taining 4.37 acres, more or less, as shown on a plat of survey by Bruce Hunt, Deputy Survey, dated July 1979 and recorded in

Union County Records in Plat Book I. Page

267. Said plat is incorporated herein, by ref-

erence hereto, for a full and complete de-

scription of the above described property.

Also conveyed is a non-exclusive perpetual

easement for ingress and egress to the

above described property.
Property known as: 29 Nicholson Rd,
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-

(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 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. CitiMortgage, Inc. holds the Note and refer-

enced Security Deed and services the loan on behalf of Federal Home Loan Mortgage Corporation, the current owner of your

162.2 the name of the person or entity who has the full authority to negotiate, amend,

or modify the terms of the aforementioned

Pursuant to O.C.G.A. Section 44-14-162.2. nothing contained in this Notice of Sale shall obligate any entity to negotiate, amend, or modify said indebtedness.

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

Fisher and Sharon Fisher.
CitiMortgage, Inc., as Attorney-in-fact for James Fisher and Sharon Fisher.
This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose.
Pendergast & Associates, P.C.
South Terraces, Suite 1000
115 Perimeter Center Place
Atlanta. GA 30346

indebtedness is:

CitiMortgage, Inc.

1000 Technology Drive O'Fallon, MO 63368

Fisher and Sharon Fisher.

Atlanta, GA 30346 Phone – (770) 392-0398 Toll Free – (866) 999-7088

www.penderlaw.com Our File No. 12-05575

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale

contained in that certain Deed to Secure Debt from Lynne C. Graham to Mortgage Electronic Registration Systems, Inc. in the

original principal amount of \$173,500.00 dated 12/16/2010, and recorded in Deed Book 853, page 611, Union County records,

said Security Deed being last transferred and assigned to U.S. Bank National Associ-ation in Deed Book 913, Page 57, the under-

signed will sell at public outcry to the high-est bidder for cash before the Courthouse

door in said County, during the legal hours of sale, on the first Tuesday of November, 2012 by U.S. Bank National Association, as

Attorney-in-Fact for Lynne C. Graham the

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

39 of Union County, Georgia, and being Lot 11 of Cedar Creek Subdivision, containing 1.413 acres, more or less, as shown on a

plat of survey by Rochester Associates, Inc., dated January 6, 2004, and recorded in Union County, Georgia records in Plat Book 53, Page 236. Said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above de-scribed property

scribed property.
Also conveyed is a non-exclusive perpetual easement for the use of the subdivision

easement for the use of the subdivision roads for ingress and egress to the above described property.

Property known as: 296 Cedar Creek Dr, Blairsville, GA 30512

The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of paying the same and all expenses of sale in

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-

(1) all prior restrictive covenants, ease-

(1) all prior restrictive coverlaints, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments,

if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and

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

U.S. Bank National Association holds the Note and referenced Security Deed and services the loan on behalf of Federal Home Loan Mortgage Corporation, the current owner of your loan. Pursuant to O.C.G.A Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of

negotiate, amend, or modify the terms of the aforementioned indebtedness is: U.S. Bank National Association

U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301
PHONE: 800-365-7772
Pursuant to O.C.G.A. Section 44-14-162.2,
nothing contained in this Notice of Sale
shall obligate any entity to negotiate,
amend, or modify said indebtedness.
To the best of the undersigned's knowledge
and belief, the party in possession is Lynne
C. Graham.

C. Graham. U.S. Bank National Association, as Attor-

U.S. Bank National Association, as Attorney-in-fact for Lynne C. Graham.
This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C. 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. 12-06056
N0ct10.1724.31)8

Oct10,17,24,31)B

IN DEED TO SECURE DEBT

Pursuant to O.C.G.A Section 44-14-

Fisher the following described property

of \$180,000,00 dated 01/04/2007, and re of \$180,000.00 dated 01/04/2007, and re-corded in Deed Book 685, page 753, Union County records, said Security Deed being last transferred and assigned to CitiMort-gage, Inc. in Deed Book 904, Page 206, the

By: Honorable Jim Conley, Mayor

COUNTY OF UNION NOTICE OF SALE UNDER POWER

IN DEED TO SECURE DEBT

TO BLAIRSVILLE MUNICIPAL AIRPORT

License Number).
The Bid shall be addressed to:

Honorable Jim Conley, Mayor

CITY OF BLAIRSVILLE

STATE OF GEORGIA

N(Sept26,Oct10)B

Union County

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 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 reread aloud. Bids received after this time will not be accepted and will be returned corded in Deed Book 390, Page 293, Union County, Georgia Records, as last trans-ferred to JPMorgan Chase Bank, National The Work includes the following principal items at the Blairsville Municipal Airport: North Entrance Road, Future Apron Grading, New Beacon, New Wind Cone and Miscel-Association 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 FIFTY-SEVEN THOUSAND AND 0/100 DOL-Total Contract Time for completion of the work is 105 calendar days. Liquidated damages for delay will be in the amount of One Thousand Dollars LARS (\$57,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-(\$1,000.00) per calendar day that the project remains incomplete after the specified fore the courthouse door of Union County. fore the courtnouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in November, 2012, the following described property:All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 255 of Union A mandatory pre-bid conference will be conducted at 10:00 a.m. on Tuesday, October 16th, in the Airport Conference Room of the Blairsville Municipal Airport, 240 Airport Drive, Blairsville, Georgia 30512.

Other Bidding Requirements, Contract 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 Forms, Conditions of the Contract, Specifications, Drawings and other Bidding and Contract Documents may be examined at in Union County Records in Plat Book 34, Page 248. Said plat is incorporated herein, the office of the following: Barge, Waggoner, Sumner and Cannon, Inc., 200 Clinton Avenue, Suite 800, Huntsville, Alabama 35801, Phone (256) 533-1561 by reference hereto, for a full and complete escription of the above described prop-rty. The debt secured by said Security Adalatia 3501, Filolie (250) 533-1501
City Of Biarsville, Georgia 30512
Copies of the Bidding Documents may be obtained from the Engineer, Barge, Waggoner, Summer and Cannon, Inc., 200 Clinton Avenue, Suite 800, Huntsville, Alabama 2501, Phys. (256) 523-1561. 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 35801, Phone (256) 533-1561, upon prior payment of \$200.00 per set for printing, refor the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's production, handling and distribution costs. No partial or "split sets" will be issued. All checks for copies of the Bidding Documents fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note shall be made payable to Barge, Waggoner, Sumner and Cannon. and Security Deed to the above-referenced Bid Security: Each Bidder must deposit with property and services the above-referenced loan on behalf of the current owner of the his Bid, as Bid Security, a Bid Bond payable to the Owner in an amount equal to five (5) percent of the total amount Bid, but in no Ioan: Federal National Mortgage Association ("Fannie Mae"). "JPMorgan Chase Bank, National Association can be contactcase more than \$10,000. Contract Security: The Successful Bidder will be required to furnish separate perfored at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to dis-cuss possible alternatives to foreclosure, mance and payment bonds payable to the Owner. Each bond shall be in an amount equal to 100% of the Contract Price as seand has the authority to negotiate, amend or modify the terms of the loan. Said prop-erty will be sold subject to any outstanding curity for Contractor's faithful performance and payment of all obligations under the ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by No Bid may be withdrawn by the Bidder within ninety (90) days after actual date of opening thereof. an accurate survey and inspection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, opening thereof.

Bids in the case of corporations not chartered in Georgia, must be accompanied by proper certificate evidencing that such corporation is authorized to do business in the State of Georgia.

Bids are to be based upon prevailing wages in Union County Georgia; and in no case 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 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 LLS Rankrunter. in Union County, Georgia; and in no case are wages considered less than those predetermined by the Secretary of Labor, a schedule of which is contained in the Con-The Successful Bidder whether a resident not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of

the security deed. JPMorgan Chase Bank, National Association, successor in interest by purchase from the FDIC as Receiver of

Washington Mutual Bank F/K/A Washing-

ton Mutual Bank, F.A., successor in interest to Washington Mutual Home Loans, Inc. as Attorney in Fact for Elsie K. Dean Johnson

Attoriey in Fact for Eisle K. Dean Joinison & Freedman, LLC 1587 Northeast Express-way Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/ 11/6/12 Our file no. 1104212-FT20

N(Oct10,17,24,31)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 Geraldine J. Walker to Washington Mutual Bank, A Federal Association, dated January 27, 2007, recorded in Deed Book 691, Page 45, Union County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association 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 icipal amount of TWO HUNDRED THOU-ID AND 0/100 DOLLARS (\$200,000.00), with interest thereon as set forth therein. there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in November, 2012, the following described property:Lying and being located in the un-incorporated area, County of Union, State of Georgia; all that certain parcel or tract of land known as: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lots 90 & 91 of Union County, Georgia, containing 0.22 acre, more or less, and being Lot 6 as shown on a plat of survey by Bruce Hunt, County Surveyor, dated June 1973 and recorded in Union County Records in Plat Book C, Page 185. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. The debt se-cured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services the above-referenced loan on behalf of the current owner of the loan: JPMorgan Chase Bank, National Association can be contacted at 866-582-5208 or by writing to 3415 Vision Drive, Columbus, by wining to 3413 vision live, columbus, old 43219, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which which the 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 first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Geraldine J. Walker or a tenant or tenants and said property is more commonly known as 42 Twisted Pine 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. JPMorgan Chase Bank, National Association as Attornev in Fact for Geraldine J. Walker Johnson Hey in Fact for detailine 3. Walker Jointson & Freedman, LLC 1587 Northeast Express-way Atlanta, Georgia 30329 (770) 234-9181 www.jflegal.com MSP/ 11/6/12 Our file no. 1394812-FT20 NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-

LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by 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 Re-cords, 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 be-fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in November, 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 for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-curity 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, Columbus, 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 instru-ment. To the best knowledge and belief of the undersigned, the party in possession of the property is Curtis Corn and Stacey Corn ne property is cultar count and statey control 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 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. JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC as Attorney in Fact for Jonathan Curtis Corn and Stacey M. Corn McCalla Raymer, LLC 1544 Stacey M. Corn McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ 11/6/12 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 #2226, dated 9/23/99, and recorded in Plat Book 45 page 241, Union County records, and 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 ease-ment deed between Dennis W. Garrett and the United States of America dated 1/7/82 and recorded 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/ 11/6/12 Our file no. 51176604 - FT18 N(Oct10,17,24,31)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from JAMIE MATTHEW LUNSFORD to MORTGAGE ELEC-MATTHEW LUNSFORD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PINE STATE MORTGAGE CORPORATION, dated April 9, 2009, recorded April 14, 2009, in Deed Book 796, Page 350, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seven Thousand Twenty-Five and 00/100 dollars (\$107,025.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to

vided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., secured creditor, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in November, 2012, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND REING IN THE 9TH DISTRICT 1ST ALL HAI HACI OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST
SECTION, LAND LOTS 233 & 236 OF UNION
COUNTY, GEORGIA, CONTAINING 3.485
ACRES, MORE OR LESS, AS SHOWN ON A
PLAT OF SURVEY BY TAMROK ASSOCIATES,
INC., DATED 7/15/00 AND RECORDED IN
PLAT ROOK 45 PAGE 234 LINION COUNTY PLAT BOOK 45 PAGE 234 UNION COUNTY RECORDS, AND SAID IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY. SUBJECT TO THE ROAD AND POWERLINE EASEMENTS AS SHOWN ON SAID PLAT.
Said legal description being controlling, however the property is more commonly known as 1277 LEDFORD ROAD, BLAIRS-VILLE, GA 30512. The indebtedness secured by said Security 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 expenses of the sale, including attorneys' fees (notice to collect same having heen given) penses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an

right of redemption or any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the understand, the owner and narty in To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JAMIE MAT-THEW LUNSFORD, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP t/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-274, Plano, TX 75024, Telephone Number: 800-720-3758 for and on behalf of the secured creditor.

BANK OF AMERICA, N.A.
as Attorney in Fact for

as Attorney in Fact for JAMIE MATTHEW LUNSFORD
THE BELOW LAW FIRM MAY BE HELD TO
BE ACTING AS A DEBT COLLECTOR, UNDER OBTAINED WILL BE USED FOR THAT PUR-Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 400, Norcross, GA 30092 Telephone Number: (877) 813-0992 Case No. BAC-12-05425-0002 Ad Run Dates 10/09/2012, 10/16/2012,

10/23/2012, 10/30/2012 www.rubinlublin.com/property-listings. N(Oct10,17,24,31)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 liam Piecnochiski and Sonya Piecnochiski to Mortgage Electronic Registration Systems, 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, L.P., formerly Propurs as Countravide Home Loans Servicing. known as Countrywide Home Loans Servicing, 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 high-est bidder for cash before the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in November, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO AND MADE A PART HEREOF The debt se-cured 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 intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Dead first set 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 mortrage instrument. To the terms of the mortgage instrument. To the best knowledge and belief of the under-signed, the party in possession of the prop-erty is William A. Piechocniski and Sonya L. Piechocniski or a tenant or tenants and said property is more commonly known as 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 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 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/ mga 11/6/12 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 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, lvy 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/mga 11/6/12 Our file no. 5186912 - FT11

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 Anthony Verdone Jr. aka Anthony R. Verdone Jr. to Mortgage Electronic Registration Systems (1988) tems. Inc., dated October 30, 2008, recorded in Deed Book 779, Page 556, Union County, Georgia Records, as last transferred to Bank of America, N.A., successor by merger 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 894, Page 676, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-SEVEN AND 0/100 DOLLARS (\$167.887.00). with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for cash before the court-Ingliest bluder for cash perfor the cont-house door of Union County, Georgia within the legal hours of sale on the first Tuesday in November, 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 Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and 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. The entity that has full authority to negotiate, amend, and modify all terms to negotiate, amend, and modiny 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 Anthony Verdone, Jr. or a tenant or ten-ants and said property is more commonly known as 5787 Mcintosh Rd., Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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 Ser-vicing, LP as Attorney in Fact for Anthony Verdone Jr. aka Anthony R. Verdone Jr. Mc-Calla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosure-hotline.net MR/mga 11/6/12 Our file no. 5814112-FT11 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 184 of the 9th District, 1st Section Union County, Georgia, being Lot 51, Honaker and Smith Subdivision, as per plat recorded in Plat Book B, Page 194, Union County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 5787 McIntosh Road according to the present system of numbering property in Union County, Georgia. Homes of Legend 1996, HL52550 A/B AL303 MR/mga 11/6/12 Our file no. 5814112 - FT11 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 Abigail L. King to Mortgage Electronic Registration Systems, Inc. as nominee for Cadence Bank, N.A., its successors and assigns., dated March 19, 2007, recorded in Deed Book 698, Page 388, Union County, Georgia Records, as last transferred to JP-Morgan Chase Bank, National Association by assignment recorded in Deed Book 896, Page 687, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS SAND FIVE HUNDRED AND 0/100 DOLLARS (\$211,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash beouter to the ingliest blouder for cash be-fore the courthouse door of Union County, Georgia within the legal hours of sale on the first Tuesday in November, 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 for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-curity 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, Na-tional Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939. Please understand that the secured creditor is 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 Abigail L. King or a tenant or tenants and said property is more commonly known as 1116 Nicholson 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 the holder of the security deed. This law firm is seeking solely to foreclose the cred-itor's lien on real estate and this law firm will not be seeking a personal money judg-ment against you. JPMorgan Chase Bank, National Association as Attorney in Fact for Abigail L. King McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ji9 11/6/12 Our file no. 52032610-FT3 EXHIBIT "4" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 250 and 251 of Union County, Georgia, Lots 250 and 251 of Union County, Georgia, containing 0.967 acres, more or less, and being shown as Lot I on a plat of survey by Rochester & Associates, Inc., James N. Cash, G.R.L.S. No. 2349, dated May 26, 2005, and recorded in Union County Records in Plat Book 55, Page 349. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property Reing and infor a full and complete description of the above described property. Being and intended to be a portion of the same property conveyed by Warranty Deed dated June 3, 2005, from Alexander Davenport in favor of Eagles Nest Homes of Union County, LLC and recorded in Union County Records in Deed Book 584, Page 394. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book J, Page 37; Plat Book J, Page 190; Plat Book K, Page 169; and Plat Book 55, Page 349. Subject to Landowner's Declarations, Covenants, and Restrictions Running With the Land recorded in Union County Records in Deed Book 110, Page 699. Subject to Easement recorded in Union 699. Subject to Easement recorded in Union 699. Subject to Easement recorded in Union County Records in Deed Book 110, Page 517. Subject to Grant of Flowage Easement recorded in Union County Records in Deed Book EE, Page 195. Subject to Right of Way Deed recorded in Union County Records in Deed Book 125, Page 216 and Deed Book 121, Page 579. MR/jl9 11/6/12 Our file no. 52032610 - FT3 N(Oct10.17.24.31)B

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 GARRY EDWARDS a/k/a GARY EDWARDS to Appalachian Community Bank dated March 8, 2007, recorded March 23, 2007, in Deed Book 698, Page 268, 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 Denosit Insurance Cornoration, Receiver Deposit Insurance Corporation, Receiver of Appalachian Community Bank and The Federal Deposit Insurance Corporation, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded in Deed Book 835, Page 291, Union County Records, said Security Deed being given to secure a Note from GARRY EDWARDS dated August 7, 2008 in the original principal amount of One Hundred Eighty Three Thousand Eight Hundred Twelve and 59/100 (\$183,812.59) Dollars, as modified, 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 November, 2012, the following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 5 of Union County, Georgia, containing 1.78 acres, more or less, and being Lot Two

(2), as shown on a plat of survey by North Georgia Land Surveyors, RS #1700, dated 1/6/84 and recorded in the Union County records in Plat Book 0 page 221, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property.

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

debt remaining in default, this sale will be made for the purpose of paying the same 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. 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 GARRY EDWARDS a/k/a GARY EDWARDS or a tenant or tenants.

COMMUNITY & SOUTHERN BANK, as attorney in Fact for GARRY EDWARDS a/k/a GARY EDWARDS L. Lou Allen L. Lou Allen
Stites & Harbison, PLLC
11 Mountain Street, Suite 8
Blue Ridge, Georgia 30513
(706) 632-7923
File No. C0608-00410
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.
NIGHTI AT 24 311R

N(Oct10.17.24.31)B 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 MICHAEL SEABOLT and LYNNE SEABOLT to UNITED COMMUNITY BANK, dated February 4, 2008,

recorded February 13, 2008, in Deed Book 747, Page 568, Union County, Georgia re-cords, as modified by Modification of Security Deed dated December 16, 2009, re-

corded in Deed Book 822, Page 501, Union County, Georgia records, said Security Deed being given to secure a Note from MICHAEL SEABOLT and LYNNE SEABOLT dated De-cember 16, 2009, in the original principal amount of Ninety Six Thousand Seven Hundred Thirty Four and 31/100 (\$96,734.31)

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 November, 2012, the following described property:
All that tract or parcel of land lying and being 1.0 acre, more or less, in Land Lot 18, 16th District, 1st Section of Union County, Georgia, as shown on a plat of survey by Robert J. Breedlove, RS #2228, dated 5/13/99 and recorded in Plat Book 45 page Court of Union County, which plat is incorporated herein by reference and made a part hereof The property is subject to easements to Blue Ridge Mountain EMC as recorded in Deed Book 171, page 254 and in Deed Book 325, page 261, Union County records. page 201, union County records.

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

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 MICHAEL SEABOLT and LYNNE as attorney in Fact for MICHAEL SEABOLT and LYNNE SEABOLT Stites & Harbison, PLLC 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03384 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED

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

WILL BE USED FOR THAT PURPOSE. N(0ct10,17,24,31)B STATE OF GEORGIA NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from CHARLES E. HILL and JACKIE L. HILL to United Community Bank, dated July 31, 1998, recorded August 5, 1998, in Deed Book 296, Page 72

August 5, 1998, in Deed Book 296, Page 72, Union County, Georgia records, as modified, and as transferred to CF SOUTHEAST LLC by Transfer and Assignment recorded in Deed Book 866, Page 627, Union County, Georgia records, the Security Deed secures the payment of all amounts which have become due and payable by HILL & HILL PETROLEUM, LLC, CHARLES ELLIOTT HILL, II, CHARLES E. HILL and JACKIE L. HILL, with interest from date at a rate per cent per aniterest from date at a rate per cent per aniterest. 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 November, 2012, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 13, 14, 15, 16, 22 & 23 of Union County, Georgia, containing 459.33 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated June 27, 1991 and recorded in Union County Records in Plat Book Y, Page 171. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. above described property. above described property.

Less and except:
All that tract or parcel of land lying and being in Land Lot 22, 10th District, 1st Section, Union County, Georgia, containing 3.382 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC dated 01/16/08, recorded in Plat Book 61, Page 5, Union County, records, which description is incorporated herein by which description is incorporated herein by reference and made a part hereof.
The property is subject to the road easement as shown on said plat. The property is subject to the ingress and egress easement as recorded in Deed Book 151. Page 238. Union County records. The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 248, Page 757, Union County Grantor grants to grantee access for ingress and egress to the above described property along the 20 foot easement as shown on said plat.

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 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 pavable), 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. Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is CHARLES E. HILL and JACKIE L. HILL or a tenant or tenants.

CF SOUTHEAST LLC, as attorney in Fact for CHARLES E. HILL and JACKIE L. HILL

L. Lou Allen

Stites & Harbison, PLLC

11 Mountain Street. Suite 8 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923

THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED

Under and by virtue of the power of sale contained in a Security Deed from CHARLES E. HILL and JACKIE L. HILL to United Com-

munity Bank, dated July 18, 2007, recorded July 23, 2007, in Deed Book 718, Page 728,

WILL BE USED FOR THAT PURPOSE.

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

Union County, Georgia records, as modified, and as transferred to CF SOUTHEAST LLC by Transfer and Assignment recorded in Deed Book 866, Page 691, Union County, Georgia records, the Security Deed secures the payment of all amounts which have become due and navable by HIII. & have become due and payable by HILL & HILL PETROLEUM, LLC, CHARLES ELIOTT HILL, II and CHARLES E. HILL and JACKIE L. HILL, with interest; there will be sold by the HILL, with interest; there will be sold by the undersigned at public outcry to the high-est bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in November, 2012, the following described

Noveliner, 2012, the following accounts property:

All that tract or parcel of land lying and being in Land Lot 21, 10th District, 1st Section, Union County, Georgia, containing 27.0 acres, as shown on a plat of survey by Rochester & Associates, Inc. RS# 2349, dated 10/28/04, revised 11/15/04 and redated 10/28/04, revised 11/15/04 and re-corded in Plat Book 55, Page 69, Union County records which description on said plat is incorporated herein by reference and made a part hereof. The property is subject to the road easement as shown on said plat. The property is subject to restrictions at-tached as Exhibit "A" in that certain war-ranty deed recorded in Deed Book 696, Page 636-639, Union County records.
Grantor grants to grantee a non-exclusive

rage 636-639, Union County records.
Grantor grants to grantee a non-exclusive easement for ingress, egress and utilities along the 60 foot right of way to and from Rich Gap Road as shown on said plat.
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 liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is CHARLES E. HILL and JACKIE L. HILL or a tenant or tenants.

CF SOUTHEAST LLC, as attorney in Fact for CHARLES E. HILL and JACKIE L. HILL

L. Lou Allen

Stites & Harbison, PLLC

11 Mountain Street Suite 8 11 Mountain Street, Suite 8 Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM190-00028

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
Because of default in the payment of the indebtedness, secured by a Security Deed executed by Deborah L. Young and Dwight L. Young to Mortgage Electronic Registration Systems, Inc. as nominee for Appalachian Community Rank its successors and chian Community Bank, its successors and assigns dated March 3, 2009 in the amount of \$172,000.00, and recorded in Deed Book 791, Page 626, Union County, Georgia Re-cords; as last transferred to Cenlar FSB by assignment; the undersigned, Cenlar FSB pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and or sain independence due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in November, 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 described in said deed to—wif: said deed to-wit:

said deed to-wit:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot
308 of Union County, Georgia, and being Lot
24 of Pine Brook Subdivision, containing 0.78 acres, more or less, as shown on a plat of survey by North Georgia Land Surveyors, dated February 16, 1984, and recorded in Union County Records in Plat Book J, Page 295. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described prop-

erty.
Also including a non-exclusive perpetual
easement for the use of the subdivision roads for ingress and egress to the above described property. Less & Except: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 308 of Union County, Georgia, containing

0.125 acres, more or less, and being fur-ther identified as Additional Purchase # 1 and Additional Purchase #2 of Pine Brook Subdivision, as shown on a plat of survey by Blairsville Surveying Co., dated March 21, 1997 and recorded in the Union County records in Plat Book 39 Page 167, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property.
Subject to restrictions as recorded in Union
County Records in Deed Book 131, Page Subject to road easements as shown on Subject to an easement to Blue Ridge Mountain EMC, as recorded in Union County Records in Deed Book 132, pages 48 - 50. which has the property address of 759 Pinebrook Drive, 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, 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 Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a). Said property will be sold as the property of Deborah L. Young and Dwight L. Young and the proceeds of said sale will be applied to

the payment of said indebtedness, the ex-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. Cenlar FSB Attorney in Fact for Deborah L. Young and Dwight L. Young McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News Publication Dates:10-10-2012, 10-17-2012, 10-24-2012, 10-31-2012 File No. 12-04714 /FHLMC/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. 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 Karen Frantz to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$135,728.00

dated 09/30/2011, and recorded in Deed Book 881, page 255, Union County records, said Security Deed being last transferred and assigned to GMAC Mortgage, LLC in Deed Book 914, Page 75, 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 November, 2012 by GMAC Mortgage, LLC, as Attorney-in-Fact for Karen Frantz the following described

All that tract or parcel of land lying and being in Land Lot 5, 9th District, 1st Section of Union County, Georgia, being Lot R-32, containing 1.306 acres, in Lance Cross-ing North, as shown on a plat of survey by Rochester & Associates, Inc. RS #1534, dated April 19, 1994 and recorded in Plat Book 30, Page 210, Union County, Georgia Records, which description on said plat is hereby incorporated by reference and made a part hereof. Property known as: 186 Darby Ln, Blairsville. GA 30512 The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the pay-ment of the indebtedness secured thereby, this sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law). The property will be sold as the property of The Aforesaid Grantors subject to the

(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 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 Pursuant to O.C.G.A Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned GMAC Mortgage, LLC 1100 Virginia Avenue
Ft. Washington, PA 19034
PHONE: 800-850-4622
Pursuant to 0.C.G.A. Section 44-14-162.2, nothing contained in this Notice of Sale shall obligate any entity to negotiate, amend or modify said indobtates

amend, or modify said indebtedness.

To the best of the undersigned's knowledge and belief, the party in possession is Karen GMAC Mortgage, LLC, as Attorney-in-fact for Karen Frantz. This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C. 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. 12-06981 N(0ct10,17,24,31)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 Barbara Colwell to Mortgage Electronic Registration Systems, Inc. in the original principal amount of \$183,000.00 dated 02/11/2008, and recorded in Deed Book 748, page 235, Union County records, said Security Deed being last transferred and assigned to U.S. Bank National As-sociation in Deed Book 897, Page 595,

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 November, 2012 by U.S. Bank National As-sociation, as Attorney-in-Fact for Barbara Colwell the following described property: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 235 and 9th District, 1st Section, Land Lot 252, of Union County, Georgia, containing 2.0 acres, and being more particularly described as follows: Beginning at an iron pin on the west original line of the Dean Property and Odom Property; thence running in an east direction 420 feet to an iron pin; thence North 210 feet to an iron pin; thence in a west direction 420 feet to the original line above-referenced: thence in a outh direction with the original line to the point of beginning. The above property is as shown and de-picted as property of "Colwell Bros." in a plat of survey for Don and Troy Phillips, dated May 8, 1975 and recorded in Plat Book E, Page 29, of the Union County Su-perior Court Clerk's Office. This property fronts on Becky Road. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. Property known 361 Becky Road Plairsville, 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 payaing the same and all expenses of sale paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law). The property will be sold as the property of The Aforesaid Grantors subject to the following: following:

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

(2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any (5) promising the property of the property of the property (3) the outstanding ad valorem taxes and assessments.

son or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is: U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301 PHONE: 800-365-7772
Pursuant to O.C.G.A. Section 44-14-162.2, nothing contained in this Notice of Sale shall obligate any entity to negotiate, amend, or modify said indebtedness.

To the best of the undersigned's knowledge and belief, the party in possession is Barbara Colwell.
U.S. Bank National Association, as Attorney-in-fact for Barbara Colwell. This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C. 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. 12-02852

if any; (5) unpaid water and sewsage 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

U.S. Bank National Association holds the Note and referenced Security Deed and services the loan on behalf of Federal Home

Loan Mortgage Corporation, the current owner of your loan. Pursuant to O.C.G.A Section 44-14-162.2 the name of the per-