North Georgia News

Legal Notices for February 12, 2014

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of James W. Jones, Deceased
All debtors and creditors of the Estate of James W. Jones, deceased, late of Union County, Georgia, are hereby required 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 January, 2014.
Jerry Jones, Jr.
Clerk of the Probate Court
Union Courthouse Annex, Suite 6
Blairsville, GA 30512
Publish:
January 29, February 5, 12, 2014

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Bertrey Martin Turner, Deceased
All debtors and creditors of the Estate of Bertrey Martin Turner, late of Union County, Georgia, are hereby required 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 January, 2014.
Jerry Jones, Jr.
Clerk of the Probate Court
Union Courthouse Annex, Suite 6
Blairsville, GA 30512
Publish:
January 29, February 5, 12, 2014

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Evelyn Kay Jones, Deceased
All debtors and creditors of the Estate of Evelyn Kay Jones, 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 January, 2014.
Jerry Jones, Jr.
Clerk of the Probate Court
Union Courthouse Annex, Suite 6
Blairsville, GA 30512
Publish:
January 29, February 5, 12, 2014

NOTICE OF ELECTION OF BOARD OF SOIL AND WATER CONSERVATION COMMISSIONERS
February 3, 2014
Notice of Election for Supervisors in Union County:
Notice is hereby given that a referendum will be held, a nonpartisan election will be held in Union County, Georgia, on Tuesday, March 4, 2014, in the Blue Ridge Mountain Soil and Water Conservation District. District Supervisors serve as unpaid state officials who represent District Cooperators and District Conservation Districts are a political subdivision of the State of Georgia.
March 7, 2014, is the last day on which nominations may be submitted. No ballot will be accepted. The signatures of petitioners and qualified electors are required to nominate a candidate. Each petition must be signed by 5 qualified electors. Nominating petitions must be received in the office of the Union County Extension Superintendent at Union County Annex B, 76 B Mount Martin Street, Suite, Blairsville, Georgia 30512 on or before March 7, 2014. Petitions may be obtained from the Conservation Commission at the address above or from the Commission's website at www.gaswcc.org or from the Election Superintendent at Union County.
STATE SOIL AND WATER CONSERVATION COMMISSION
Brent L. Dyken, Executive Director
4310 Lexington Road
P.O. Box 8024
Athens, GA 30603
Publish:
February 12, 2014

NOTICE OF UNCLAIMED PROPERTY
PUBLIC AT BIDDER FOR SALE
Pursuant to O.C.G.A. 17-5-54, any person having an interest in the following property is hereby notified that on January 29, 2014 at Lockbox/2VE24V01EV2 Union County Sheriff's Office, 1 Ga. Highway 515 East, Blairsville, Georgia 30512 the following property was stored in the Union County Sheriff's Office Property Room for over 60 days and no person has laid claim to said property:
Property Description:
1997 Honda Accord VIN: 1HGCB7221-VA043611 Tracy Hendricks Jones
Property Description:
1997 Chevrolet C1500 Pick-Up, VIN: 2GCEC19R2V1241912 Sean Michael Jones
Property Description:
Unknown Make and model four door, sedan, VIN: Unknown
National Security safe Company Unknown model number and VIN 1 gun safe which the property was stored in the Union County Sheriff's Office Property Room for over 60 days and no person has laid claim to said property.
Any person having an interest in said property is hereby further notified that you must file a written claim with the Sheriff, 17- within 30 days of the fourth publication of this notice, and that the property will be sold at public auction to the highest bidder, terms cash or certified check, at the Sheriff's Office, Blairsville, Georgia, on the 10th day of March, 2014 at 10:00 a.m. or thereafter, if necessary, until the amount of filing fees, if any objections are made, and the cost of the sale, shall be paid. If no objections are filed the petition will be granted.
Jerry Jones
Union County, Georgia
Publish:
February 12, 19, 26, 2014

NOTICE OF ORDER DISCHARGE FROM OFFICE AND ALL LIABILITY
Notice of Probate in Union County, Georgia
RE: Petition of Glenda Ellreath for Discharge from Office and All Liability
Petition filed on January 24, 2014.
To Whom it may concern:
Notice is hereby given that a petition, if there is any, to the above referenced petition, is hereby filed in the Probate Court of Union County, and filing fees must be received. Petition and any objections. All photocopies/documents must be signed before a probate court clerk, and filing fees must be received. Petition and any objections. Petition must specifically file as an indigent party. Contact probate court clerk for forms. Petition and any objections must be received with the amount of filing fees. If any objections are filed, petitions will be granted without a hearing. If no objections are filed the petition will be granted.
Jerry Jones
Probate Judge
Union County, Georgia
Publish:
February 12, 2014

NOTICE OF UNCLAIMED PROPERTY
PUBLIC AT BIDDER FOR SALE
Pursuant to O.C.G.A. 17-5-54, any person having an interest in the following property is hereby notified that on January 1, 2014 at 11:00 am Lockbox of the Sheriff's Office in Union County, Georgia
Property Description:
Infinity Model 103.181 No Serial Number
Property Description:
Remington Model 1100 Serial Number 3469
Property Description:
Sevens Model 82 L204374
Unknown Unknown bolt action Shotgun No Serial Number
Property Description:
Mossberg Model 147221
Any person having an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of this notice, and that the property will be sold at public auction to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the 10th day of March, 2014 at 10:00 a.m. or thereafter, if necessary, until the amount of filing fees, if any, and the cost of the sale, shall be paid. If no objections are filed the petition will be granted.
Jerry Jones
Union County, Georgia
Publish:
February 12, 2014

NOTICE OF ORDER DISCHARGE FROM OFFICE AND ALL LIABILITY
Notice of Probate in Union County, Georgia
RE: Petition of Glenda Ellreath for Discharge from Office and All Liability
Petition filed on January 24, 2014.
To Whom it may concern:
Notice is hereby given that a petition, if there is any, to the above referenced petition, is hereby filed in the Probate Court of Union County, and filing fees must be received. Petition and any objections. All photocopies/documents must be signed before a probate court clerk, and filing fees must be received. Petition and any objections. Petition must specifically file as an indigent party. Contact probate court clerk for forms. Petition and any objections must be received with the amount of filing fees. If any objections are filed, petitions will be granted without a hearing. If no objections are filed the petition will be granted.
Jerry Jones
Probate Judge
Union County, Georgia
Publish:
February 12, 2014

NOTICE OF UNCLAIMED PROPERTY
PUBLIC AT BIDDER FOR SALE
Pursuant to O.C.G.A. 17-5-54, any person having an interest in the following property is hereby notified that on January 1, 2014 at 11:00 am Lockbox of the Sheriff's Office in Union County, Georgia
Property Description:
Ruger Model 10/22 Serial Number 248-00766
Property Description:
Mossberg Model 183.181 No Serial Number
Property Description:
Remington Model 1100 L204374
Any person having an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of this notice, and that the property will be sold at public auction to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the 10th day of March, 2014 at 10:00 a.m. or thereafter, if necessary, until the amount of filing fees, if any, and the cost of the sale, shall be paid. If no objections are filed the petition will be granted.
Jerry Jones
Union County, Georgia
Publish:
February 12, 2014

NOTICE OF SALE UNDER POWER
UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Pursuant to the Power of Sale contained in that certain Deed to Secure Debt from Angel Business Solutions, LLC to Integrity Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. in the original principal amount of $200,000.00 dated 03/12/2007, and recorded in Deed Book 896, page 303, Union County records, said Security Deed being said transferred and assigned to Bank of New York Mellon in Deed Book 966, page 180, the Union County records, the undersigned will sell at public auction to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale on the 3rd day of March, 2014 by Bank of the Ozarks, the following described property:
All that tract or parcel of land lying and being in the 89 District, 1st Section, Land Lots 70 & 71, Union County, Georgia, and being Lot 3 of the Subdivision of Lots 70 & 71 Section 1 Phase 1 Section 1 Phase 1 Section 1 plat of survey by Jack Stanley, dated 4/17/97 and recorded in Plat Book 17, page 190, and said property is more fully and completely described by reference to said Plat of Survey, the metes and bounds of the property described in said Plat of Survey being incorporated herein by reference.
The property is subject to all matters of record, including but not limited to: (1) all prior restrictive covenants, easements, rights-of-way, and reservations; (2) all valid zoning ordinances; (3) matters which a current or 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 set out above.
Green Tree Servicing, LLC holds the note and is the attorney in fact for the current owner of the loan on behalf of Federal National Mortgage Association, the current owner of your loan. Pursuant to O.C.G.A. Section 44-14-162.2 the name of the person or entity whom the full authority to negotiate, amend or modify the terms of the aforementioned mortgage loan is:
Green Tree Servicing, LLC, as Attorney-in-Fact for Fannie Mae
This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose.
Pendergrast & Associates, P.C.
Attorney for Creditor
Suite 1000 Peachtree 1000
Atlanta, GA 30346
Phone: 770-392-2400
Toll Free - 866-999-7088
www.pendergrastlaw.com
File No. GA-13-63473-1
Publish:
February 12, 19, 2014

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed to Secure Debt, PETER ESQUIVEL to Mortgage Electronic Registration Systems, Inc. as nominee for Ocean Lake Mortgage, LLC in the amount of $ 2006, recorded March 22, 2006, in Deed Book 837, Page 24, 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 Thousand Dollars ($100,000.00), payable as therein provided, which said Note was assigned for therein, said Security Deed having been last said, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public sale 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 March, 2014, to the property described in said Security Deed and said Note, and the following described property:
All that tract or parcel of LAND LYING AND BEING IN LAND LOT 70 OF THE 1ST DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA AND BEING LOT 12, 30th District, 1st Section, Union County, Georgia, and being 1.139 acres and being shown as Lot Forty-four (44) of the Subdivision of Lots 12 and 13 of the 30th District 1st Section, Union County, Georgia, as per plat of said Subdivision of record in the Clerk's Office of Union County, Georgia, in Plat Book 2, Page 126, and said property is more fully and completely described by reference to said Plat of Survey, the metes and bounds of the property described in said Plat of Survey being incorporated herein by reference and made a part hereof.
The property is subject to an easement to Georgia Power Company recorded in Deed Book 187 page 13 Union County records and to an easement to Georgia Power Company recorded for ingress and egress to the above property, Milton Nix 3/4/14 Our file no. 325014
- FT4
Publish:
February 12, 19, 2014

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in that certain Deed to Secure Debt from Angel Business Solutions, LLC to Herbert Frost to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN MORTGAGE NETWORK, INC. dated 12/27/2007, recorded in Deed Book 896, page 294, Union County records, said Security Deed being last transferred and assigned to BANK OF NEW YORK MELLON FOR AMERICAN MORTGAGE NETWORK, INC. 2007-4 by assignment recorded or to be recorded, Union County records, said sale proceeding after-described property to secure a Note of even date in the original principal sum of ONE HUNDRED SEVENTY THOUSAND DOLLARS ($170,000.00) DOLLARS, said Note being said transferred and assigned, 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 March, 2014, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1ST DISTRICT, 1ST SECTION, LAND LOT 64 OF UNION COUNTY, GEORGIA AND BEING LOT 2 OF SUMMIT DEVELOPMENT, CONTAINING 0.92 ACRES, MORE OR LESS, ACCORDING TO A PLAT OF SURVEY DATED 12/20/1990 AND REVISED DATED OCTOBER 23, 1990, AND RECORDED IN PLAT BOOK 15, PAGE 103, AND PLAT BOOK 15, PAGE 108, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREIN.
TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE DRIVEWAY LOCATED ON LOT 1 AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
The debt secured by said Security Deed has been and is hereby declared due because of the failure to comply with the terms of the Note and Deed, 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, including attorney's fees (notice of intent to collect attorney's fees having been given).
The property is subject to all matters of record superior to the Security Deed first set out above.
The debt is evidenced by and subject to an 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.
The debt is evidenced by and subject to an 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 of the knowledge and belief of the undersigned, the property is in possession of the property is JOHN VELASCO, VELASCO ENTERPRISES, INC.
The sale will be conducted subject (1) to confirmation that the sale is in accordance with the U.S. Bankruptcy Code and (2) to all conditions of the Security Deed of the loan with the holder of the Security Deed.
Attorney Chase Bank, National Association
Sirote
Attorney in Fact for
Kayla L. Mullins
Suite 1000, Brookwood
1800 North Druid Hills Rd.
Atlanta, GA 30329
Atlanta, GA 30329
(404) 982-0699
File No. 1-13-21435
Publication Dates: February 5, 12, 19, 26, 2014
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Publish:
February 12, 19, 2014

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
UNION COUNTY
Because of default in the payment of the indebtedness secured by a Real Estate Deed to Secure Debt from Angel Business Catalyst, LLC to Atlantic Southern Bank dated 03/12/2007, and recorded on April 29, 2009 in Deed Book 796, Pages 542-462 in the records of the Office of the Clerk of the Superior Court of Union County, Georgia, as modified, amended and/or continued (collectively hereafter referred to as the "Deed"), as last transferred to Atlantic Southern Bank, the undersigned, as holder of said Deed, will sell at the place specified therein, as amended, modified and/or continued, the undersigned, CertusBank, N.A., pursuant to said Deed and Promissory Note hereinafter described, will sell the property described in said indebtedness due and payable, and pursuant to the powers of sale contained in said Deed, will, on the first Tuesday in March, 2014 (Tuesday, March 4, 2014), during the legal hours of sale, at the Courthouse door in Union County, Georgia, the property described in said Deed, to the highest bidder for cash. The property to be sold is described as follows:
ALL THAT LOT, TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT 64 OF THE 1ST DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING 1.00 ACRES AND BEING ALL OF TRACT 4, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR DAVID L. BETHA PALMOUR, DATED MARCH 30, 1993, AS RECORDED IN DEED BOOK 204, PAGES 30-31, UNION COUNTY, GEORGIA RECORDS.
SUBJECT TO AN EASEMENT AGREEMENT BETWEEN CHARLOTTE MURPHY FIKA CHARLOTTE F GARRETT AND A BETH PALMOUR, DATED MARCH 30, 1993, AS RECORDED IN DEED BOOK 204, PAGES 30-31, UNION COUNTY, GEORGIA RECORDS.
SUBJECT TO A BOUNDARY LINE AGREEMENT BETWEEN CHARLOTTE MURPHY FIKA CHARLOTTE F GARRETT AND A BETH PALMOUR, DATED MARCH 30, 1993, AS RECORDED IN DEED BOOK 665, PAGES 4-5, UNION COUNTY, GEORGIA RECORDS.
TRACT 2:
ALL THAT LOT, TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT 55 OF THE 9TH LAND DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING 4.37 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR C.R. LAND, LLC, INVESTOR'S TITLE INSURANCE COMPANY, DATED NOVEMBER 27, 2000, AS RECORDED IN PLAT BOOK 22, PAGE 52, UNION COUNTY, GEORGIA DEED RECORDS.
SUBJECT TO AN EASEMENT AGREEMENT BETWEEN CHARLOTTE MURPHY FIKA CHARLOTTE F GARRETT AND A BETH PALMOUR, DATED MARCH 30, 1993, AS RECORDED IN DEED BOOK 204, PAGES 30-31, UNION COUNTY, GEORGIA RECORDS.
SUBJECT TO A BOUNDARY LINE AGREEMENT BETWEEN CHARLOTTE MURPHY FIKA CHARLOTTE F GARRETT AND A BETH PALMOUR, DATED MARCH 30, 1993, AS RECORDED IN DEED BOOK 204, PAGES 32-34, UNION COUNTY, GEORGIA RECORDS.
THIS IS THE SAME PROPERTY CONVEYED TO ANGEL BUSINESS CATALYST, LLC BY QUITCLAIM DEED FROM A MUSCADET GP RECORDED IN DEED BOOK 796, PAGE 427, CLERK'S OFFICE, UNION COUNTY SUPERIOR COURT.
The above description being controlling, said property is commonly known as Tract 1 and Tract 2 Angel Drive, Blairsville, Union County, Georgia. Together with all fixtures and other property attached or constituting a part of said property.
To the best knowledge and belief of the undersigned, the property is in possession of the property is Angel Business Catalyst, LLC or tenants.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all conformation and audit of the status of the loans with the holder of the Security Deed.
Attorney Chase Bank, National Association
Sirote
Attorney in Fact for
Kayla L. Mullins
Suite 1000, Brookwood
1800 North Druid Hills Rd.
Atlanta, GA 30329
Atlanta, GA 30329
(404) 982-0699
File No. 1-13-21435
Publication Dates: February 5, 12, 19, 26, 2014
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Publish:
February 12, 19, 2014

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
UNION COUNTY
Because of default in the payment of the indebtedness secured by a Real Estate Deed to Secure Debt from Angel Business Catalyst, LLC to Atlantic Southern Bank dated 03/12/2007, and recorded on April 29, 2009 in Deed Book 796, Pages 542-462 in the records of the Office of the Clerk of the Superior Court of Union County, Georgia, as modified, amended and/or continued (collectively hereafter referred to as the "Deed"), as last transferred to Atlantic Southern Bank, the undersigned, as holder of said Deed, will sell at the place specified therein, as amended, modified and/or continued, the undersigned, CertusBank, N.A., pursuant to said Deed and Promissory Note hereinafter described, will sell the property described in said indebtedness due and payable, and pursuant to the powers of sale contained in said Deed, will, on the first Tuesday in March, 2014 (Tuesday, March 4, 2014), during the legal hours of sale, at the Courthouse door in Union County, Georgia, the property described in said Deed, to the highest bidder for cash. The property to be sold is described as follows:
ALL THAT LOT, TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT 64 OF THE 1ST DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING 0.92 ACRES, MORE OR LESS, ACCORDING TO A PLAT OF SURVEY DATED 12/20/1990 AND REVISED DATED OCTOBER 23, 1990, AND RECORDED IN PLAT BOOK 15, PAGE 103, AND PLAT BOOK 15, PAGE 108, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREIN.
TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE DRIVEWAY LOCATED ON LOT 1 AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
The debt secured by said Security Deed has been and is hereby declared due because of the failure to comply with the terms of the Note and Deed, 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, including attorney's fees (notice of intent to collect attorney's fees having been given).
The property is subject to all matters of record superior to the Security Deed first set out above.
The debt is evidenced by and subject to an 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 property is in possession of the property is Kayla L. Mullins or, a tenant or tenants, and said property was or is occupied as their residence, Kayla L. Mullins.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to conformation and audit of the status of the loan with the holder of the security deed.
Attorney Chase Bank, National Association
Sirote
Attorney in Fact for
Kayla L. Mullins
Suite 1000, Brookwood
1800 North Druid Hills Rd.
Atlanta, GA 30329
Atlanta, GA 30329
(404) 982-0699
File No. 1-13-21435
Publication Dates: February 5, 12, 19, 26, 2014
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Publish:
February 12, 19, 2014

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of the power of sale contained in that certain Deed to Secure Debt given by Jack Lance to Mortgage Electronic Registration Systems, Inc. as nominee for Ocean Lake Mortgage, LLC, dated 03/22/2006, recorded in Deed Book 837, Page 24, 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 Thousand Dollars ($100,000.00), payable as therein provided, which said Note was assigned for therein, said Security Deed having been last said, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public sale 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 March, 2014, to the property described in said Security Deed and said Note, and the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 1ST DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA AND BEING LOT 3 OF THE SUBDIVISION OF LOTS 70 & 71 SECTION 1 PHASE 1 SECTION 1 PHASE 1 SECTION 1 PLAT OF SURVEY BY JACK STANLEY, DATED 4/17/97 AND RECORDED IN PLAT BOOK 17, PAGE 190, UNION COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN DEED BOOK 259, PAGES 471-474, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN DEED BOOK 259, PAGES 471-474, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN DEED BOOK 332 PAGE 79, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE PROPERTY DESCRIBED HEREIN.
The debt secured by said Security Deed has been and is hereby declared due because of the failure to comply with the terms of the Note and Deed, 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, including attorney's fees (notice of intent to collect attorney's fees having been given).
The property is subject to all matters of record superior to the Security Deed first set out above.
The debt is evidenced by and subject to an 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 property is in possession of the property is Jack Lance or tenants.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all conformation and audit of the status of the loans with the holder of the Security Deed.
Attorney Chase Bank, National Association
Sirote
Attorney in Fact for
Kayla L. Mullins
Suite 1000, Brookwood
1800 North Druid Hills Rd.
Atlanta, GA 30329
Atlanta, GA 30329
(404) 982-0699
File No. 1-13-21435
Publication Dates: February 5, 12, 19, 26, 2014
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Publish:
February 12, 19, 2014

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
UNION COUNTY
By virtue of the power of sale contained in that certain Deed to Secure Debt given by Kenneth Jenkins ("Grantor") to Bank of Hiawassee d/b/a Bank of Blairsville, being dated September 6, 2000, recorded in Deed Book 428, pages 318-319, as amended in Deed Book 441, Pages 304-305, Union County records.
The debt secured by said Security Deed has been and is hereby declared due because of nonpayment of the indebtedness evidenced by said Note and Deed, and failure to comply with the terms of 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, including attorney's fees (notice of intent to collect attorneys' fees having been given).
The property is subject to all matters of record superior to the Security Deed first set out above.
The debt is evidenced by and subject to an 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 property is in possession of the property is Kenneth Jenkins.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all conformation and audit of the status of the loans with the holder of the Security Deed.
Attorney Chase Bank, National Association
Sirote
Attorney in Fact for
Kayla L. Mullins
Suite 1000, Brookwood
1800 North Druid Hills Rd.
Atlanta, GA 30329
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(404) 982-0699
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NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION
By virtue of the power of sale contained in that certain Deed to Secure Debt given by Kenneth Jenkins ("Grantor") to Bank of Hiawassee d/b/a Bank of Blairsville, being dated September 6, 2000, recorded in Deed Book 428, Page 227-231, Union County Georgia records, last assigned to Citizens South Bank, by assignment 853, pages 642-650, Union County, Georgia records, said Security Deed having been given to secure Note Union County, Georgia and Park Sterling Bank being the surviving entity as evidenced by Affidavit Regarding Articles of Merger recorded in Deed Book 1000, Page 200 Union County, Georgia records, said Deed to Secure Debt, securing the Note in the original principal sum of Two Hundred Thousand Dollars ($200,000.00), Bank of Hiawassee d/b/a Bank of Blairsville, in the original principal sum of $107,000.00, with interest thereon as set forth therein, which debt is secured by the above referenced Deed to Secure Debt, there will be sold at public sale 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 March, 2014, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 6TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 2.00 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY DATED 07 FEB 1, 2000, ALL R.L.S. #1700 DATED MAY, 1982 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GA IN PLAT BOOK 2, PAGE 126 AND BEING MORE FULLY AND COMPLETELY DESCRIBED AS FOLLOWS:
TO ARRIVE AT THE TRUE POINT OF BEGINNING, START AT THE INTERSECTION OF THE CENTERLINE OF PINE LOG ROAD AND THE CENTERLINE OF GAP ROAD AND GO EAST 152.4 FEET TO A SET PIN; THENCE S 37 DEG 15 MIN E 1,000.0 FEET ALONG GAP ROAD; THE TRUE POINT OF BEGINNING; THENCE ALONG WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES AS FOLLOWS: S 08 DG 30 EAST 100.0 FEET; S 37 DEG 15 MIN E 200.0 FEET; S 52 DEG 45 MIN W 100.0 FEET; THENCE S 43 14 EAST 330.35 FEET TO A RED PIN SET ON THE WEST RIGHT-OF-WAY LINE OF GUMLOG ROAD; THENCE WITH SAID RIGHT OF WAY LINE S 37 DEG 15 MIN E 272.0 FEET TO A RED PLASTIMARK; THENCE N 25 37 WEST 1,000.0 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT PROPERTY IS LOCATED AT 181 PINE LOG ROAD, BLAIRSVILLE, GA 30512 (GUMLOG ROAD, THE TRUE POINT OF BEGINNING, THENCE ALONG WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES AS FOLLOWS: S 08 DG 30 EAST 100.0 FEET; S 37 DEG 15 MIN E 200.0 FEET; S 52 DEG 45 MIN W 100.0 FEET; THENCE S 43 14 EAST 330.35 FEET TO A RED PIN SET ON THE WEST RIGHT-OF-WAY LINE OF GUMLOG ROAD; THENCE WITH SAID RIGHT OF WAY LINE S 37 DEG 15 MIN E 272.0 FEET TO A RED PLASTIMARK; THENCE N 25 37 WEST 1,000.0 FEET TO THE TRUE POINT OF BEGINNING.
The debt secured by said Security Deed has been and is hereby declared due because of the failure to comply with the terms of the Note and Deed, 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, including attorney's fees (notice of intent to collect attorneys' fees having been given).
The property is subject to all matters of record superior to the Security Deed first set out above.
The debt is evidenced by and subject to an outstanding ad valorem taxes, 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.
The individual or entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Hiawassee d/b/a Bank of Blairsville, as attorney in fact for Lillian Bryson Lewis.
Bruce C. Ferguson, P.C.
Bruce C. Ferguson, P.C.
Bruce L. Ferguson, P.C.
150 S. Main Street, Ste. D
Hiawassee, GA 30546
(706)-896-9699
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Publish:
February 12, 19, 2014

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION
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