North Georgia News

Legal Notices for January 8, 2014

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve Mountain Hound LLC, a Georgia corporation with its registered office at 1000 Canada Creek Road East, Suches Georgia 30572 has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code, on 17 December 2013 in accordance with O.C.G.A 14-2-1440.

Mountain Hound LLC

This 27th day of December, 2013.

By: Kristin Stanley,

Clerk of the Probate Court

60 Courthouse Street, Suite 8

Blairsville, GA 30512

NGNews 1/8,15,2014

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

IN RE: Estate of James J. Hinton, Deceased

All debtors and creditors of the Estate of James J. Hinton, late of Union County, Georgia, are hereby notified to pay their debts immediately and promptly to Union County, Georgia, are hereby notified to file their claims with the undersigned, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 27th day of December, 2013.

By: Kristin Stanley,

Clerk of the Probate Court

60 Courthouse Street, Suite 8

Blairsville, GA 30512

NGNews 1/8,2014

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

IN RE: Estate of William Edward Cobb, Deceased

All debtors and creditors of the Estate of William Edward Cobb, late of Union County, Georgia, are hereby notified to pay their debts immediately and promptly to 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 3rd day of January, 2014.

By: Kristin Stanley,

Clerk of the Probate Court

60 Courthouse Street, Suite 8

Blairsville, GA 30512

NGNews 1/8,2014

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

IN RE: Estate of Effinede Fredia H. Oswald, Deceased

All debtors and creditors of the Estate of Effinede Fredia H. Oswald, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 30th day of December, 2013.

By: Kristin Stanley,

Clerk of the Probate Court

60 Courthouse Street, Suite 8

Blairsville, GA 30512

NGNews 1/8,2014

NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY

Probate Court of Union County

Notice is given that in the application filed by Terry Lee Bowersox and Wayne Lloyd Hoffman for discharge as Co-Personal Representatives of the Estate of Elsie Arlington Hoffman, Deceased,

To Whom it may concern:

This is notify you to file objection, if there is any, to the above referenced petition, in the Probate Court of Union County, on or BE NOTIFIED FURTHER: All objections to the petition must be filed within ten days, on the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file an indigent party. Contact the probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date, at which time your presence may be granted without a hearing.

Dwain Brackett,

Judge of the Probate Court

By: Kristin Stanley

Clerk of the Probate Court

60 Courthouse Street

Blairsville, GA 30512

NGNews 1/8,15,2014

NOTICE TO DEBTORS AND CREDITORS

In Re: Estate of Harrison Nix, Deceased

Estate No. 13-175

TO: Total Nix

This is to notify you to file objection, if there is any, to the above referenced petition, in the Probate Court of Union County, on or BE NOTIFIED FURTHER: All objections to the petition must be filed within ten days, on the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file an indigent party. Contact the probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date, at which time your presence may be granted without a hearing.

Dwain Brackett,

Judge of the Probate Court

By: Kristin Stanley

Clerk of the Probate Court

60 Courthouse Street

Blairsville, GA 30512

NGNews 1/8,15,2014

NOTICE TO BIDDERS

In Re: Estate of Harrison Nix, Deceased

Estate No. 13-175

TO: Total Nix

This is to notify you to file objection, if there is any, to the above referenced petition, in the Probate Court of Union County, on or BE NOTIFIED FURTHER: All objections to the petition must be filed within ten days, on the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file an indigent party. Contact the probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date, at which time your presence may be granted without a hearing.

Dwain Brackett,

Judge of the Probate Court

By: Kristin Stanley

Clerk of the Probate Court

60 Courthouse Street

Blairsville, GA 30512

NGNews 1/8,15,2014

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from Lot J. Hinton and Janet B. Hinton, to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Union County Mortgage Network, Inc., a New Jersey Corporation, dated January 16, 2006, recorded January 26, 2009, in Deed Book 786, Page 481-492, Union County, Georgia, records, Security Deed Secures the lender given to secure a Note of even date in the original principal amount of Two Hundred Ninety-Four Thousand Five Hundred Twenty-Six and 00/100 dollars ($201,460.00), with interest thereon as set forth therein, said Note having been last sold, assigned and transferred to U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 and the holder of said Note and Security Deed, will sell 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 February, 2014, all property described in and conveyed by said Security Deed, to wit: the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1st SECTION, LAND LOTS 289 AND 290 OF UNION COUNTY, GEORGIA, CONTAINING 1.00 ACRE MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT OF THE RIGHT OF WAY OF COUNTY RD. 206 AND THE EAST RIGHT OF WAY OF STATE ROAD 325; THENCE FOLLOWING THE WEST OF COUNTY ROAD. 206 THIRD CALL FOLLOWING THE WEST RIGHT OF WAY FOLLOWING THE EAST RIGHT OF WAY OF STATE ROAD 325 FOLLOWING THE WEST RIGHT OF WAY OF COUNTY ROAD 129 SECOND 4 CALL ADDITIONAL DISTANCES, S 87 DEGREES 45 MINUTES 16 SECONDS W 150.00 FEET; THENCE N 02 DEGREES 02 DEGREES 44 SECONDS W 150.00 FEET; S 06 DEGREES 59 MINUTES 44 SECONDS W 52.48 FEET; S 05 DEGREES 57 MINUTES 00 SECONDS W 55.58 FEET TO A POINT; THENCE N 77 DEGREES 26 MINUTES 00 SECONDS W 175.40 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 206 FOLLOWING THE EAST RIGHT OF WAY OF STATE ROAD 325 TWO (2) COURSES AND DISTANCE, N 51 DEGREES 53 MINUTES 44 SECONDS E ON 137.50 FEET, N 42 DEGREES 38 MINUTES 45 SECONDS E 191.30 FEET TO THE POINT OF BEGINNING.

PROPERTY MAP REFERENCE NUMBER: 9th DISTRICT, 1st SECTION, LAND LOTS 289 AND 290 PARCEL NUMBER: 023 177

Said legal description being controlling, however the property is more commonly known as: 4206 Highway 325 Circle, Blairsville, GA 30512.

The indebtedness secured by said Security Deed has been and is now declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all other expenses provided for under the terms of the Security Deed and Note.

Said property will be sold as an "as-is" sale, without any representation, warranty or recourse, and subject to any matters which 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 should 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 Security Deed first set out above.

To the best of the knowledge and belief of the undersigned, the property in possession of the property is believed to be: 4206 Highway 325 Circle, Blairsville, GA 30512.

Said property will be sold as an "as-is" sale, without any representation, warranty or recourse, and subject to any matters which 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 should 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 Security Deed first set out above.

To the best of the knowledge and belief of the undersigned, the property in possession of the property is believed to be: 4206 Highway 325 Circle, Blairsville, GA 30512.

The entity having full authority to negotiate, amend or modify all terms of the mortgage is: U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

The name and address of the holder of the Security Deed is: U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

The name and address of the holder of the note is: U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

Said legal description being controlling, however the property is more commonly known as 299 Meadowview Drive Vi/a 299 Meadowview Lane, Morganton, Georgia 30560.

The indebtedness secured by said Security Deed has been and is now declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, including attorneys' fees (notice of 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" sale, without any representation, warranty or recourse, and subject to any matters which 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 should 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 Security Deed first set out above.

To the best of the knowledge and belief of the undersigned, the property in possession of the property is believed to be: 299 Meadowview Drive Vi/a 299 Meadowview Lane, Morganton, Georgia 30560.

The entity having full authority to negotiate, amend or modify all terms of the mortgage is: U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

The name and address of the holder of the Security Deed is: U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

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Said property will be sold on an "as-is" sale, without any representation, warranty or recourse, and subject to any matters which 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 should 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 Security Deed first set out above.

To the best of the knowledge and belief of the undersigned, the property in possession of the property is believed to be: 299 Meadowview Drive Vi/a 299 Meadowview Lane, Morganton, Georgia 30560.

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For information contact Attorney at Law: Fred Bird, 52-2915

1-800-662-5014

Bird Law Firm, P.C.

NGNews 1/8,15,2014

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from Lot J. Hinton and Janet B. Hinton, to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Union County Mortgage Network, Inc., a New Jersey Corporation, dated January 16, 2006, recorded January 26, 2009, in Deed Book 786, Page 481-492, Union County, Georgia, records, Security Deed Secures the lender given to secure a Note of even date in the original principal amount of Two Hundred Ninety-Four Thousand Five Hundred Twenty-Six and 00/100 dollars ($201,460.00), with interest thereon as set forth therein, said Note having been last sold, assigned and transferred to U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 and the holder of said Note and Security Deed, will sell 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 February, 2014, all property described in and conveyed by said Security Deed, to wit: the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1st SECTION, LAND LOTS 289 AND 290 OF UNION COUNTY, GEORGIA, CONTAINING 1.00 ACRE MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT OF THE RIGHT OF WAY OF COUNTY RD. 206 AND THE EAST RIGHT OF WAY OF STATE ROAD 325; THENCE FOLLOWING THE WEST OF COUNTY ROAD. 206 THIRD CALL FOLLOWING THE WEST RIGHT OF WAY FOLLOWING THE EAST RIGHT OF WAY OF STATE ROAD 325 FOLLOWING THE WEST RIGHT OF WAY OF COUNTY ROAD 129 SECOND 4 CALL ADDITIONAL DISTANCES, S 87 DEGREES 45 MINUTES 16 SECONDS W 150.00 FEET; THENCE N 02 DEGREES 02 DEGREES 44 SECONDS W 150.00 FEET; S 06 DEGREES 59 MINUTES 44 SECONDS W 52.48 FEET; S 05 DEGREES 57 MINUTES 00 SECONDS W 55.58 FEET TO A POINT; THENCE N 77 DEGREES 26 MINUTES 00 SECONDS W 175.40 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 206 FOLLOWING THE EAST RIGHT OF WAY OF STATE ROAD 325 TWO (2) COURSES AND DISTANCE, N 51 DEGREES 53 MINUTES 44 SECONDS E ON 137.50 FEET, N 42 DEGREES 38 MINUTES 45 SECONDS E 191.30 FEET TO THE POINT OF BEGINNING.

PROPERTY MAP REFERENCE NUMBER: 9th DISTRICT, 1st SECTION, LAND LOTS 289 AND 290 PARCEL NUMBER: 023 177

Said legal description being controlling, however the property is more commonly known as: 4206 Highway 325 Circle, Blairsville, GA 30512.

The indebtedness secured by said Security Deed has been and is now declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, including attorneys' fees (notice of 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" sale, without any representation, warranty or recourse, and subject to any matters which 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 should 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 Security Deed first set out above.

To the best of the knowledge and belief of the undersigned, the property in possession of the property is believed to be: 4206 Highway 325 Circle, Blairsville, GA 30512.

The entity having full authority to negotiate, amend or modify all terms of the mortgage is: U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

The name and address of the holder of the Security Deed is: U.S. Bank National Association As Trustee For The Certificateholders Citigroup Mortgage Loan Trust Inc. Asset Backed Pass-Through Certificates Series 2007-AHL3, Pursuant To The Pooling And Servicing Agreement Dated As Of March 1, 2007 c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

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For information contact Attorney at Law: Fred Bird, 52-2915

1-800-662-5014

Bird Law Firm, P.C.

NGNews 1/8,15,2014

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

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Jerry Lee Tatton and Kathy Lynn Tatton, to JPMORGAN CHASE BANK, N.A., dated 12/16/2010, recorded in Deed Book 901, Page 734, and Deed Book 901-P2, Page 734, Union County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of $ 179,000.00, with interest as set forth therein, said Note and said Deed have been sold and assigned by public auctioneer to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on February 04, 2014 (the first Tuesday in February), the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 289 AND 290 OF UNION COUNTY, GEORGIA, CONTAINING 1.00 ACRE MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT OF THE RIGHT OF WAY OF COUNTY RD. 206 AND THE EAST RIGHT OF WAY OF STATE ROAD 325; THENCE FOLLOWING THE WEST OF COUNTY ROAD. 206 THIRD CALL FOLLOWING THE WEST RIGHT OF WAY FOLLOWING THE EAST RIGHT OF WAY OF STATE ROAD 325 FOLLOWING THE WEST RIGHT OF WAY OF COUNTY ROAD 129 SECOND 4 CALL ADDITIONAL DISTANCES, S 87 DEGREES 45 MINUTES 16 SECONDS W 150.00 FEET; THENCE N 02 DEGREES 02 DEGREES 44 SECONDS W 150.00 FEET; S 06 DEGREES 59 MINUTES 44 SECONDS W 52.48 FEET; S 05 DEGREES 57 MINUTES 00 SECONDS W 55.58 FEET TO A POINT; THENCE N 77 DEGREES 26 MINUTES 00 SECONDS W 175.40 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 206 FOLLOWING THE EAST RIGHT OF WAY OF STATE ROAD 325 TWO (2) COURSES AND DISTANCE, N 51 DEGREES 53 MINUTES 44 SECONDS E ON 137.50 FEET, N 42 DEGREES 38 MINUTES 45 SECONDS E 191.30 FEET TO THE POINT OF BEGINNING.

PROPERTY MAP REFERENCE NUMBER: 9th DISTRICT, 1st SECTION, LAND LOTS 289 AND 290 PARCEL NUMBER: 023 177

Said legal description being controlling, however the property is more commonly known as: 4206 Highway 325 Circle, Blairsville, GA 30512.

The indebtedness secured by said Security Deed has been and is now declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, including attorneys' fees (notice of 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" sale, without any representation, warranty or recourse, and subject to any matters which 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 should 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 Security Deed first set out above.

To the best of the knowledge and belief of the undersigned, the property in possession of the property is believed to be: 4206 Highway 325 Circle, Blairsville, GA 30512.

The entity having full authority to negotiate, amend or modify all terms of the mortgage is: JPMORGAN CHASE BANK, N.A. (the current investor on the loan) c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

The name and address of the holder of the Security Deed is: JPMORGAN CHASE BANK, N.A. (the current investor on the loan) c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

The name and address of the holder of the note is: JPMORGAN CHASE BANK, N.A. (the current investor on the loan) c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409.

Said legal description being controlling, however the property is more commonly known as: 299 WOLLOWAY ROAD, BLAIRSVILLE, GEORGIA 30512 Jurisdiction: UNION COUNTY

Said property will be sold on an "as-is" sale, without any representation, warranty or recourse, and subject to any matters which 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 should be disclosed by an accurate survey and inspection of the property; all 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 in possession of the property is GERALD HINNENKAMP and LEE ANNE HINNENKAMP or a tenant or tenants.

For information contact Attorney at Law: Fred Bird, 52-2915

1-800-662-5014

Bird Law Firm, P.C.

NGNews 1/8,15,2014

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

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Gerald Hinnenkamp and Lee Anne Hinnenkamp, to JPMORGAN CHASE BANK, N.A., dated 12/16/2010, recorded in Deed Book 901, Page 734, and Deed Book 901-P2, Page 734, Union County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of $ 179,000.00, with interest as set forth therein, said Note and said Deed have been sold and assigned by public auctioneer to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on February 04, 2014 (the first Tuesday in February), the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOTS 289 AND 290 OF UNION COUNTY, GEORGIA, CONTAINING 1.00 ACRE MORE OR LESS, AND BEING KNOWN AS TRACT 1 AS SHOWN ON A PLAT OF SURVEY BY BLAKE MOUNTAIN SURVEYING, DATED JANUARY 17, 2007, RECORDED IN PLAT BOOK 29, PAGE 87 OF UNION COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION THE ABOVE DESCRIBED PROPERTY. THE INDEBTEDNESS SECURED BY SAID DEED HAS BEEN AND IS NOW 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, N.A. is the duly endorsed Note and is the current holder of said Note. The Note is held by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, N.A. (the current investor on the loan) and in accordance with the full authority to negotiate, amend, and modify all terms of the mortgage. JPMORGAN CHASE BANK, N.A. (the current investor on the loan) c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 3415 VISION DRIVE, COLUMBUS, OH 43219, 800-520-5700. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor may modify the terms of, or refinance the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the property known as: 299 WOLLOWAY ROAD, BLAIRSVILLE, GEORGIA 30512 Jurisdiction: UNION COUNTY JPMORGAN CHASE BANK, N.A. (the current investor on the loan) c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, N.A. (the current investor on the loan) and in accordance with the full authority to negotiate, amend, and modify all terms of the mortgage. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 3415 VISION DRIVE, COLUMBUS, OH 43219, 800-520-5700. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor may modify the terms of, or refinance the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the property known as: 299 WOLLOWAY ROAD, BLAIRSVILLE, GEORGIA 30512 Jurisdiction: UNION COUNTY (1) Any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); (2) matters which might be disclosed by an accurate survey and inspection of the property; (3) the right of the holder of the security deed, Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the recitation of judicial and nonjudicial sales in the foreclosure of mortgages, security deeds and other foreclosure documents may not be provided until final confirmation and audit of the sale of the property as set forth in the preceding paragraph. JPMORGAN CHASE BANK, N.A. is attorney in Fact for JOHN CLIFFORD FOSTER JR. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 000000000001001 Fr: Mortgage Law Office Fr: FRAPPIER LEVINE & BLOCK, LLP 150000 Westpark Drive Houston, Texas 77001 Telephone: (972) 241-5398.

NGNews 1/8,15,2014

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
UNION COUNTY

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

Under and by virtue of the power of sale contained in that certain Security Deed dated February 8, 2006, recorded in Deed Book 748, Page 7, 2008 and recorded in Deed Book 901, Page 270, Union County, Georgia, Deed Records, as last transferred by Assignment to State Mutual Insurance Company by instrument dated October 10, 2007, filed July 14, 2008 and recorded in Deed Book 901, Page 734, aforesaid records, said Deed to secure a note in the original principal sum of Eighty Thousand and 00/100 Dollars ($80,000.00), with interest from date at the rate stated in said note, and the unpaid principal and interest thereon will be sold by the undersigned 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 first Tuesday in February, 2014, the following described property, to wit:

Fifteen (15) Acres in the Sixth (6th) Land District, Union County, Georgia, Tract A, containing 15 acres, as shown on a plat of survey dated 12/10/2011 for Anthony D. & Judy Jones by Blake Mountain Surveying, Page 152, Union County, Georgia Records. Which said plat of survey is incorporated herein and made a part of. Property subject to all rights-of-way, buffers and easements of record. Tax Parcel Bar No. 5B3033 – 7717

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STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in Deed to Secure Debt from DENNY ALAN PATTON to Appalachian Community Bank, dated July 25, 2006, recorded in Deed Book 706, Page 707, Union County, Georgia records, as transferred by Assignment of Deed to Secure Debt from Bank of the Ozarks to Southern Bank and The Federal Deposit Insurance Corporation, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded in Deed Book 901, Page 291, Union County, Georgia; said Security Deed as modified by Modification Agreement dated July 25, 2012, recorded in Deed Book 966, Page 100, Union County, Georgia records, said Security Deed being given to secure a Note from KENYA LANCE PATTON dated June 6, 2012 in the original principal amount of Two Hundred Nine Thousand Four Hundred Twenty-Six and 00/100 Dollars ($209,426.00), with interest thereon at a rate 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 of Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2014, the following described property:

All that tract or parcel of land lying and being in Land Lot 46, 10th District, 1st Section, Union County, Georgia, containing 0.75 acre, more or less, and being 22-48-1 of the Winfield Scott Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated 10/31/97 and recorded in Plat Book 36, Page 114, Union County, Georgia. Said property is subject to a prior mortgage in favor of Community Bank of Rabun County, dated July 25, 2006 and recorded in Deed Book 706, Page 707 and shown on said plat.

Said property is subject to all rights-of-way, buffers and easements of record. Tax Parcel Bar No. 5B3033 – 7717

Property address: 1017 Owl Town Road, Blairsville, GA 30512

Parcel ID# 099-022

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Under and by virtue of the power of sale contained in Deed to Secure Debt from DENNY ALAN PATTON to Appalachian Community Bank, dated July 25, 2006, recorded in Deed Book 706, Page 707, Union County, Georgia records, as transferred by Assignment of Deed to Secure Debt from Bank of the Ozarks to Southern Bank and The Federal Deposit Insurance Corporation, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded in Deed Book 901, Page 291, Union County, Georgia; said Security Deed as modified by Modification Agreement dated July 25, 2012, recorded in Deed Book 966, Page 100, Union County, Georgia records, said Security Deed being given to secure a Note from KENYA LANCE PATTON dated June 6, 2012 in the original principal amount of Two Hundred Nine Thousand Four Hundred Twenty-Six and 00/100 Dollars ($209,426.00), with interest thereon at a rate 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 of Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2014, the following described property:

All that tract or parcel of land lying and being in Land Lot 46, 10th District, 1st Section, Union County, Georgia, containing 2.94 acres, more or less, and being 22-48-2 of the Winfield Scott Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., R.L.S. #2053 dated May 22, 1997 and recorded in Plat Book 36, Page 114, Union County Records. Said description is incorporated herein and made a part hereof for a full and complete description of the above described property.

Property address: 1017 Owl Town Road, Blairsville, GA 30512

Parcel ID# 099-022

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Under and by virtue of the power of sale contained in Deed to Secure Debt from DENNY ALAN PATTON to Appalachian Community Bank, dated July 25, 2006, recorded in Deed Book 706, Page 707, Union County, Georgia records, as transferred by Assignment of Deed to Secure Debt from Bank of the Ozarks to Southern Bank and The Federal Deposit Insurance Corporation, and as assigned to COMMUNITY & SOUTHERN BANK by Assignment recorded in Deed Book 901, Page 291, Union County, Georgia; said Security Deed as modified by Modification Agreement dated July 25, 2012, recorded in Deed Book 966, Page 100, Union County, Georgia records, said Security Deed being given to secure a Note from KENYA LANCE PATTON dated June 6, 2012 in the original principal amount of Two Hundred Nine Thousand Four Hundred Twenty-Six and 00/100 Dollars ($209,426.00), with interest thereon at a rate 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 of Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2014, the following described property:

All that tract or parcel of land lying and being in Land Lot 46, 10th District, 1st Section,