

North Georgia News

Legal Notices for January 22, 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, 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 27th day of December, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

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, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of December, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Rodney B. McCombs, Deceased
All debtors and creditors of the Estate of Rodney B. McCombs, 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 23rd day of December, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Elfriede Frieda H. Oswald, Deceased
All debtors and creditors of the Estate of Elfriede Frieda 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 3rd day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Marion W. Foster, Deceased
All debtors and creditors of the Estate of Marion W. Foster, 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
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

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 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 16th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Bretnay Martin Turner, Deceased
All debtors and creditors of the Estate of Bretnay Martin Turner, 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.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

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 9th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Nettie B. Conley, Deceased
All debtors and creditors of the Estate of Nettie B. Conley, 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 9th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Tamara Barton Conley
Notice to Tamara Barton Conley
A Pre-Warrant hearing will be held in Magistrate Court on February 4, 2014 at 2:00 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §516-9-51.
By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
NJan15,22#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Sheila Nichole Knox
A Pre-Warrant hearing will be held in Magistrate Court on February 4, 2014 at 2:00 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §516-9-51.
By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
NJan15,22#

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, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of December, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Rodney B. McCombs, Deceased
All debtors and creditors of the Estate of Rodney B. McCombs, 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 23rd day of December, 2013.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Marion W. Foster, Deceased
All debtors and creditors of the Estate of Marion W. Foster, 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
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

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 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 16th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Bretnay Martin Turner, Deceased
All debtors and creditors of the Estate of Bretnay Martin Turner, 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.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

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 9th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Nettie B. Conley, Deceased
All debtors and creditors of the Estate of Nettie B. Conley, 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 9th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court
65 Courthouse Street, Suite 8
Blairsville, GA 30512
NJan15,22,29#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Tamara Barton Conley
Notice to Tamara Barton Conley
A Pre-Warrant hearing will be held in Magistrate Court on February 4, 2014 at 2:00 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §516-9-51.
By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
NJan15,22#

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF UNION
IN RE: Estate of Sheila Nichole Knox
A Pre-Warrant hearing will be held in Magistrate Court on February 4, 2014 at 2:00 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §516-9-51.
By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
NJan15,22#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from Lori J. Boucher and Robert B. Boucher to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Capital Advisors, LLC dated 12/19/2003 and recorded in Deed Book 503 Page 728, Union County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 179,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on February 04, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
All that tract of parcel of land lying and being in the 9th District, 1st Section, Land Lot 114 of Union County, Georgia and being Lot Eighty Two of the Sanctuary at Lake Nottely Subdivision, containing 1.036 acres, more or less, as shown on a plat of survey prepared 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 February 04, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
All that TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOTS 289 AND 290 OF UNION COUNTY, GEORGIA, CONTAINING 2 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF BEGINNING OF WAY OF STATE ROAD 206 AND THE EAST RIGHT OF WAY OF STATE ROAD 325; THENCE FOLLOWING THE WEST OF COURSE ROAD, 206 TWO (2) COURSES AND DISTANCE, SOUTH 10 DEGREES 59 MINUTES 22 SECONDS WEST 302.91 FEET, S 39 DEGREES 16 MINUTES 49 SECONDS W CH 193.56 FEET; THENCE FOLLOWING THE WEST RIGHT OF WAY OF COURSE ROAD 129 FOUR (4) COURSES AND DISTANCES S 87 DEGREES 45 MINUTES 16 SECONDS W 380.02 FEET, S 62 DEGREES 02 MINUTES 02 SECONDS W 78.94 FEET, S 59 DEGREES 59 MINUTES 46 SECONDS W 32.48 FEET, S 65 DEGREES 45 MINUTES 47 SECONDS W 100.00 FEET; THENCE BY COURSE AND DISTANCE, N 51 DEGREES 53 MINUTES 44 SECONDS E CH 337.55 FEET, N 42 DEGREES 08 MINUTES 45 SECONDS E 191.38 FEET TO A POINT OF BEGINNING OF WAY OF COMMONLY KNOWN AS: 489 WALKER FARM CIRCLE, BLAIRSVILLE, GA 30512
Parcel Number: 023177
Said legal description being controlling, however the property is more commonly known as 489 Walker Farm Circle, Blairsville, GA 30512.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice of intent to collect attorney's fees 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 or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; 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 undersigned, the owner and party in possession of the property is Lori J. Boucher and Robert B. Boucher, 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.
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 f/k/a Countrywide Home Loans Servicing, LP Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-2714, Plano, TX 75024, Telephone Number: 800-846-2222. BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP LOSS MITIGATION DEPT. IS ATTORNEY IN FACT FOR LORI J. BOUCHER AND ROBERT B. BOUCHER FOR THE ACTING & DEB COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Ruben Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992
Case No. BAC-10-99098-8
Ad Run Dates: 01/08/2014, 01/15/2014, 01/22/2014, 01/29/2014
www.rubinlublin.com/property-listings.php
NJan15,22,29#

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from Jeremiah Joshua Hampton to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Accredited Home Lenders, Inc., dated February 20, 2007, recorded February 28, 2007, in Deed Book 694, Page 21-38, Union County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note of even date in the original principal amount of One Hundred Sixty-One Thousand Two Hundred Fifty and 00/100 Dollars (\$161,250.00), with interest thereon as provided for therein, said Security Deed 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 2007-AHL3, 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 February, 2014, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 97 OF UNION COUNTY, GEORGIA, AND BEING LOT 2, CONTAINING 0.918 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT OF SURVEY DATED MARCH 14, 2004 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 56, PAGE 316, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE TO THE ACTING & DEB COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 470, PAGES 633-640.
Said property is a NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
Legal description being controlling, however the description is more commonly known as 299 Meadowview Drive, Morganton, GA 30560.
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. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (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 or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to the Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Jeremiah Joshua Hampton, Jeremiah Joshua Hampton, 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.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., P.O. Box 65250, Salt Lake City, UT 84165, Telephone Number: 888-818-8032. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED 2007-AHL3 AS ATTORNEY IN FACT FOR JEREMIAH JOSHUA HAMPTON
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEB COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Ruben Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992
Case No. SPS-09-36092-9
Ad Run Dates 01/08/2014, 01/15/2014, 01/22/2014, 01/29/2014
www.rubinlublin.com/property-listings.php
NJan15,22,29#

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Whither Daniel Parker to Mortgage Electronic Registration Systems, Inc. as nominee for Primary Capital Advisors, LLC dated 12/19/2003 and recorded in Deed Book 503 Page 728, Union County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 179,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on February 04, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
All that tract of parcel of land lying and being in the 9th District, 1st Section, Land Lot 114 of Union County, Georgia and being Lot Eighty Two of the Sanctuary at Lake Nottely Subdivision, containing 1.036 acres, more or less, as shown on a plat of survey prepared 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 February 04, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
All that TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOTS 289 AND 290 OF UNION COUNTY, GEORGIA, CONTAINING 2 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF BEGINNING OF WAY OF STATE ROAD 206 AND THE EAST RIGHT OF WAY OF STATE ROAD 325; THENCE FOLLOWING THE WEST OF COURSE ROAD, 206 TWO (2) COURSES AND DISTANCE, SOUTH 10 DEGREES 59 MINUTES 22 SECONDS WEST 302.91 FEET, S 39 DEGREES 16 MINUTES 49 SECONDS W CH 193.56 FEET; THENCE FOLLOWING THE WEST RIGHT OF WAY OF COURSE ROAD 129 FOUR (4) COURSES AND DISTANCES S 87 DEGREES 45 MINUTES 16 SECONDS W 380.02 FEET, S 62 DEGREES 02 MINUTES 02 SECONDS W 78.94 FEET, S 59 DEGREES 59 MINUTES 46 SECONDS W 32.48 FEET, S 65 DEGREES 45 MINUTES 47 SECONDS W 100.00 FEET; THENCE BY COURSE AND DISTANCE, N 51 DEGREES 53 MINUTES 44 SECONDS E CH 337.55 FEET, N 42 DEGREES 08 MINUTES 45 SECONDS E 191.38 FEET TO A POINT OF BEGINNING OF WAY OF COMMONLY KNOWN AS: 489 WALKER FARM CIRCLE, BLAIRSVILLE, GA 30512
Parcel Number: 023177
Said legal description being controlling, however the property is more commonly known as 489 Walker Farm Circle, Blairsville, GA 30512.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice of intent to collect attorney's fees 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 or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; 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 undersigned, the owner and party in possession of the property is Lori J. Boucher and Robert B. Boucher, 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.
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 f/k/a Countrywide Home Loans Servicing, LP Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-2714, Plano, TX 75024, Telephone Number: 800-846-2222. BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP LOSS MITIGATION DEPT. IS ATTORNEY IN FACT FOR LORI J. BOUCHER AND ROBERT B. BOUCHER FOR THE ACTING & DEB COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Ruben Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
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Case No. BAC-10-99098-8
Ad Run Dates: 01/08/2014, 01/15/2014, 01/22/2014, 01/29/2014
www.rubinlublin.com/property-listings.php
NJan15,22,29#

NOTICE OF SALE UNDER POWER
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.
Pursuant to the Power of Sale contained in a Security Deed given by Anthony D. Lance and Judy M. Lance to Plat File Financial, dated January 25, 2012, recorded in Deed Book 692, Page 270, Union County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., as agent and Attorney in Fact for Whither Daniel Parker Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400, 1000-667501515A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-667501515A
NJan15,22,29#

NOTICE OF SALE UNDER POWER
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.
Pursuant to the Power of Sale contained in a Security Deed given by Anthony D. Lance and Judy M. Lance to Plat File Financial, dated January 25, 2012, recorded in Deed Book 692, Page 270, Union County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., as agent and Attorney in Fact for Whither Daniel Parker Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400, 1000-667501515A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-667501515A
NJan15,22,29#

NOTICE OF SALE UNDER POWER
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Whither Daniel Parker to Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc., dated February 20, 2007, recorded February 28, 2007, in Deed Book 694, Page 21-38, Union County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note of even date in the original principal amount of One Hundred Sixty-One Thousand Two Hundred Fifty and 00/100 Dollars (\$161,250.00), with interest thereon as provided for therein, said Security Deed 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 2007-AHL3, 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 February, 2014, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 97 OF UNION COUNTY, GEORGIA, AND BEING LOT 2, CONTAINING 0.918 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT OF SURVEY DATED MARCH 14, 2004 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 56, PAGE 316, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE TO THE ACTING & DEB COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 470, PAGES 633-640.
Said property is a NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
Legal description being controlling, however the description is more commonly known as 299 Meadowview Drive, Morganton, GA 30560.
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. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (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 or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to the Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Jeremiah Joshua Hampton, Jeremiah Joshua Hampton, 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.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., P.O. Box 65250, Salt Lake City, UT 84165, Telephone Number: 888-818-8032. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED 2007-AHL3 AS ATTORNEY IN FACT FOR JEREMIAH JOSHUA HAMPTON
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEB COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Ruben Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992
Case No. SPS-09-36092-9
Ad Run Dates 01/08/2014, 01/15/2014, 01/22/2014, 01/29/2014
www.rubinlublin.com/property-listings.php
NJan15,22,29#

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Whither Daniel Parker to Mortgage Electronic Registration Systems, Inc. as nominee for Primary Capital Advisors, LLC dated 12/19/2003 and recorded in Deed Book 503 Page 728, Union County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 179,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on February 04, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
All that TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 114 OF UNION COUNTY, GEORGIA, AND BEING LOT 82 OF THE SANCTUARY AT LAKE NOTTELY SUBDIVISION, CONTAINING 1.036 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY PREPARED 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 FEBRUARY 04, 2014 (BEING THE FIRST TUESDAY OF SAID MONTH UNLESS SAID DATE FALLS ON A FEDERAL HOLIDAY), THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 42 OF UNION COUNTY, GEORGIA, CONTAINING 1.191 ACRES, MORE OR LESS, AND BEING KNOWN AS TRACT 1 AS SHOWN ON A PLAT OF SURVEY DATED APRIL 27, 1987, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK P, PAGE 207. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Pursuant to the Power of Sale contained in a Security Deed given by JPMORGAN CHASE BANK, N.A. (the Secured Party) by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$39,027.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Union County Courthouse within the legal hours of sale on the first Tuesday in February, 2014, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 42 OF UNION COUNTY, GEORGIA, CONTAINING 1.191 ACRES, MORE OR LESS, AND BEING KNOWN AS TRACT 1 AS SHOWN ON A PLAT OF SURVEY DATED APRIL 27, 1987, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK P, PAGE 207. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
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