

North Georgia News

Legal Notices for December 10, 2014

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Martha Janie Deaver,
All debtors and creditors of the estate of Martha Janie Deaver, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 20th day of November, 2014.
By: Robin R. Deaver
Tim Deaver
841 Deaver Rd.
Blairsville, GA. 30512
N(Hov26,Dec3,10,17)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Rosalie R. Doyle,
All debtors and creditors of the estate of Rosalie R. Doyle, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 17th day of November, 2014.
By: Randolph M. Rasmussen
59 Highway Dr.
Blairsville, GA. 30512
N(Hov26,Dec3,10,17)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of George Alfred Coker,
All debtors and creditors of the estate of George Alfred Coker, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 21st day of November, 2014.
By: William (a.k.a. Billy) Coker
59 Water Wheel Dr.
Blairsville, GA. 30512
N(Hov26,Dec3,10,17)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Diane Bell,
All debtors and creditors of the estate of Diane Bell, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 24th day of November, 2014.
By: Winnie Youngblood
1797 Dean Gap Rd.
Blairsville, GA. 30512
N(Dec3,10,17,24)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of William Harvey Deaver,
All debtors and creditors of the estate of William Harvey Deaver, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 20th day of November, 2014.
By: Robin R. Deaver
Tim Deaver
841 Deaver Rd.
Blairsville, GA. 30512
N(Dec3,10,17,24)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Clyde W. Hill, Jr.,
All debtors and creditors of the estate of Clyde W. Hill, Jr., 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 17th day of November, 2014.
By: Lorraine B. Hill
1159 Deep South Farm Rd.
Blairsville, GA. 30512
Cameron S. Hill
3 Woodhill Dr.
Lookout Mountain, TN 37312
N(Dec3,10,17,24)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF PATRICIA L. HARTNESS, DECEASED
ESTATE NO. 14-147
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE OF PETITION
TO FILE FOR YEAR'S SUPPORT
The Petition of Robert W. Hartness, for a year's support from the estate of Patricia L. Hartness, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before December 29, 2014 why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. 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 as an indigent party. Contact 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. If no objections are filed, the Petition may be granted without a hearing.
65 Courthouse St., Ste. 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
N(Dec3,10,17,24)B

NOTICE OF SUPERIOR COURT
OF UNION COUNTY
In Re: Petition of: Patricia Lager and Edward Lager for Adoption of: C.L.G. Superior Court of Union County, GAFCN: MM-14-A1-1
TO: Kathryn Busby
By Order of the Court for Service by Publication dated November 19, 2014, you are hereby notified that on the 8th day of January, 2014, Patricia Lager and Edward Lager filed a Petition for Adoption and on the 12th day of November, 2014, a Motion to Terminate your parental rights to said child. Pursuant §19-8-10 you are hereby notified to appear and show cause why your parental rights to said child should not be terminated on the 3rd day of February, 2015 at 9 a.m. at the Union County Courthouse in Blairsville, Georgia.
N(Hov26,Dec3,10)P

NOTICE
Notice of Adoption to: Britanee Leigh Barber: you are hereby notified that an adoption petition has been filed in Walton County Superior Court, Georgia, (Case No. 14A0029-3), 303 S. Hammond Drive, Suite 335, Monroe, 30655, for the adoption of your child, Lauren Faith Thomas, a female child born in Carroll County, Georgia, on July 8, 2009. You may lose your parental rights with respect to the minor child and you will neither receive notice nor be entitled to object to the adoption of the child unless you act as required by Georgia law which may require, within thirty (30) days from the date of the last publication of this notice, the filing of an answer and serving of that answer upon opposing counsel, Jeffrey D. Bunch, 142 South Park Square, Marietta, Georgia 30060.
N(Hov26,Dec3,10)P

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
LEBURN HOYT LANG, DECEASED
ESTATE NO. 14-142
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Kevin A. Lang have petitioned to be appointed Administrator of the estate of Leburn Hoyt Lang, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before December 15, 2014. 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 as an indigent party. Contact 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. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Hov19,26,Dec3,10)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DOUGLAS EDWARD SEXTON, DECEASED
ESTATE NO. 14-139
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Patricia Ledford have petitioned to be appointed Administrator of the estate of Douglas Edward Sexton, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before December 15, 2014. 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 as an indigent party. Contact 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. If no objections are filed, the petition may be granted without a hearing.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Hov19,26,Dec3,10)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert C. Harkins,
All debtors and creditors of the estate of Robert C. Harkins, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 12th day of November, 2014.
N(Dec3,10,17,24)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert C. Harkins,
All debtors and creditors of the estate of Robert C. Harkins, 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 the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 12th day of November, 2014.
N(Dec3,10,17,24)B

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by David Jenkins and Sue E Jenkins to Mortgage Electronic Registration Systems, Inc. as nominee for Branch Banking and Trust Company dated 1/30/2012 and recorded in Deed Book 892 Page 214, UNION COUNTY, Georgia records, as last transferred and recorded by Branch Banking and Trust Company, conveying the after-described property to secure a Note in the original principal amount of \$ 97,400.00, 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 January 06, 2015 (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 LAND LOT 197, 8TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING A TOTAL OF 1.802 ACRES AND BEING SHOWN AS LOT 4 (4) (0.802 ACRE) AND LOT FIVE (5) (1.0 ACRE) OF STABLEGATE ESTATES ON PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. RLS #2653, DATED 8/21/00 AND RECORDED IN PLAT BOOK 46 PAGE 98 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED 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 THE RESTRICTIONS RECORDED IN DEED BOOK 219 PAGE 23, RECORDED IN DEED BOOK 220 PAGE 545 AND IN DEED BOOK 228 PAGE 514 UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 200 PAGE 197 UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF UNION COUNTY, GEORGIA, RECORDED IN DEED BOOK 226 PAGE 300 UNION COUNTY RECORDS.
THE PROPERTY BENEFITS FROM THE EASEMENT RECORDED IN DEED BOOK 353, PAGE 344, UNION COUNTY RECORDS.
THE GRANTEE TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESSES TO THE ABOVE PROPERTY.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 29 Notley Circle, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): David Jenkins and Sue Jenkins or tenant or tenants.
Branch Banking and Trust Company is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Branch Banking and Trust Company
Mortgage Loan Servicing
P.O. Box 2467
Greenville, SC 29602-2467
1-800-827-3722

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption as required by Georgia law which may require, within thirty (30) days from the date of the last publication of this notice, the filing of an answer and serving of that answer upon opposing counsel, Jeffrey D. Bunch, 142 South Park Square, Marietta, Georgia 30060.
N(Hov26,Dec3,10)P

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the resession of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Branch Banking and Trust Company as agent and Attorney in Fact for David Jenkins and Sue E Jenkins
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1207-3574

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-3574
N(Hov26,Dec3,10,17,24,31)P

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 a Security Deed given by Leonard Douglas Crawford and Judy Anne Crawford to Local Govt. Federal Credit Union, dated August 17, 2012, recorded in Deed Book 912, Page 390, Union County, Georgia Records, as last transferred to State Employees' Credit Union by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$175,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. State Employees' Credit Union is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: State Employees Credit Union, 3101 Wake Forest Road, Raleigh, NC 27609 919-839-5018. To the best knowledge and belief of the undersigned, the party in possession of the property is Leonard Douglas Crawford and udy Ann Crawford or a tenant or tenants and said property is more commonly known as 126 Knights Square, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. State Employees' Credit Union as Attorney in Fact for Leonard Douglas Crawford and Judy Anne Crawford McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosureonline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section of Union County, Georgia, being Lot 19, containing 1.169 acres, more or less, of Barons Ridge Subdivision as shown on a plat of survey by Rochester & Associates, Inc., RLS #2349, dated 06/27/05 and recorded in Deed Book 52, Page 689, Union County, Georgia Records, which description on said plat is incorporated by reference and made a part hereof. Subject to all matters and condition as shown on above referenced plat of survey. The property is subject the road easements as shown on above said plat. The property is subject to the restrictions recorded in Deed Book 574, Pages 306-325, Union County, Georgia records. The property is subject to the powerline easements to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341 and Deed Book 526, Page 703-704, Union County, Georgia records. The property is subject to the reservation of minerals held by Tommy R. Cook in Deed Book JJ, Page 473, Union County, Georgia records. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along existing easement as shown on said plat MR/AR 1/6/15 Our file no. 5483214 - FT17
N(Dec10,27,24,31)B

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 a Security Deed given by Leonard Douglas Crawford and Judy Anne Crawford to Local Govt. Federal Credit Union, dated August 17, 2012, recorded in Deed Book 912, Page 390, Union County, Georgia Records, as last transferred to State Employees' Credit Union by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$175,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. State Employees' Credit Union is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: State Employees Credit Union, 3101 Wake Forest Road, Raleigh, NC 27609 919-839-5018. To the best knowledge and belief of the undersigned, the party in possession of the property is Leonard Douglas Crawford and udy Ann Crawford or a tenant or tenants and said property is more commonly known as 126 Knights Square, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. State Employees' Credit Union as Attorney in Fact for Leonard Douglas Crawford and Judy Anne Crawford McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosureonline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section of Union County, Georgia, being Lot 19, containing 1.169 acres, more or less, of Barons Ridge Subdivision as shown on a plat of survey by Rochester & Associates, Inc., RLS #2349, dated 06/27/05 and recorded in Deed Book 52, Page 689, Union County, Georgia Records, which description on said plat is incorporated by reference and made a part hereof. Subject to all matters and condition as shown on above referenced plat of survey. The property is subject the road easements as shown on above said plat. The property is subject to the restrictions recorded in Deed Book 574, Pages 306-325, Union County, Georgia records. The property is subject to the powerline easements to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341 and Deed Book 526, Page 703-704, Union County, Georgia records. The property is subject to the reservation of minerals held by Tommy R. Cook in Deed Book JJ, Page 473, Union County, Georgia records. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along existing easement as shown on said plat MR/AR 1/6/15 Our file no. 5483214 - FT17
N(Dec10,27,24,31)B

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 a Security Deed given by Leonard Douglas Crawford and Judy Anne Crawford to Local Govt. Federal Credit Union, dated August 17, 2012, recorded in Deed Book 912, Page 390, Union County, Georgia Records, as last transferred to State Employees' Credit Union by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$175,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. State Employees' Credit Union is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: State Employees Credit Union, 3101 Wake Forest Road, Raleigh, NC 27609 919-839-5018. To the best knowledge and belief of the undersigned, the party in possession of the property is Leonard Douglas Crawford and udy Ann Crawford or a tenant or tenants and said property is more commonly known as 126 Knights Square, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. State Employees' Credit Union as Attorney in Fact for Leonard Douglas Crawford and Judy Anne Crawford McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosureonline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section of Union County, Georgia, being Lot 19, containing 1.169 acres, more or less, of Barons Ridge Subdivision as shown on a plat of survey by Rochester & Associates, Inc., RLS #2349, dated 06/27/05 and recorded in Deed Book 52, Page 689, Union County, Georgia Records, which description on said plat is incorporated by reference and made a part hereof. Subject to all matters and condition as shown on above referenced plat of survey. The property is subject the road easements as shown on above said plat. The property is subject to the restrictions recorded in Deed Book 574, Pages 306-325, Union County, Georgia records. The property is subject to the powerline easements to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341 and Deed Book 526, Page 703-704, Union County, Georgia records. The property is subject to the reservation of minerals held by Tommy R. Cook in Deed Book JJ, Page 473, Union County, Georgia records. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along existing easement as shown on said plat MR/AR 1/6/15 Our file no. 5483214 - FT17
N(Dec10,27,24,31)B

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 a Security Deed given by Leonard Douglas Crawford and Judy Anne Crawford to Local Govt. Federal Credit Union, dated August 17, 2012, recorded in Deed Book 912, Page 390, Union County, Georgia Records, as last transferred to State Employees' Credit Union by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$175,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees.
The property is restricted against mobile homes or any type of manufactured home. The debt secured by said Note and Security Deed has been and is hereby declared due and payable in full because of, among other possible events of default, non payment of principal and interest owed in accordance with the terms of the Note and the Security Deed. The indebtedness remaining in default, this sale will be made for purposes of paying the same and all expenses of this sale, including attorney's fees.
To the best knowledge and belief of the undersigned, the subject property is in the possession of Mark W. Autry and Scott O. Helton or parties claiming by, through or under Mark W. Autry and Scott O. Helton.
Said property will be sold as the property of Mark W. Autry and Scott O. Helton on an "as is, where is" basis, without recourse and without representation or warranty, express or implied, of any nature whatsoever with respect thereto and will be sold subject to all unpaid taxes, assessments, and any superior items of record, as well as any matters as would be revealed by an accurate survey and inspection of the subject property.
REF II PEBP-GA, LLC, a Georgia limited liability company
As Attorney in Fact for Mark W. Autry and Scott O. Helton
c/o Stephanie B. Skidmore, Esq.
Hartman Simons & Wood LLP
6400 Powers Ferry Road, N.W.
Suite 400
Atlanta, Georgia 30339
(770) 955-3555
THIS LAW FIRM MAY BE DEEMED TO BE A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Dec10,17,24,31)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
NOTICE OF SALE UNDER POWER
IN SECURITY DEED
By virtue of the Power of Sale contained in that certain Security Deed from Tommy R. Cook to Kenneth and Eloise Cook, dated 20th Day of October, 2006, recorded in Deed Book 676, Page 267-268, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Twenty Three Thousand Four Hundred and 00/100 (\$23,400.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in January, 2015, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 124, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 12.19 ACRES AS SHOWN ON A PLAT OF SURVEY BY WILLIAM F. ROLADER, RLS #2042, DATED 3/15/89, AND RECORDED IN PLAT BOOK U, PAGE 199, UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
Subject to a non-exclusive easement of ingress and egress over the existing road as shown on said plat and the reservation described in a warranty deed recorded in Deed Book 142, pages 679-680, Union County records.
All that tract or parcel of land lying and being in Land Lot 124, 16th District, 1st Section of Union County, Georgia, containing 12.19 acres as shown on a plat of survey by William F. Rolader, RLS #2042, dated 3/15/89, and recorded in Plat Book U, Page 199, Union County records, which description on said plat is incorporated herein by reference and made a part hereof.
Subject to a non-exclusive easement of ingress and egress over the existing road as shown on said plat and the reservation described in a warranty deed recorded in Deed Book 142, pages 679-680, Union County records.
LESS & EXCEPT THE FOLLOWING:
A 2.50 acre tract as shown on a plat of survey by Blairsville Surveying Co., RS#2228, dated 11/23/98, revised 2/17/06 and recorded in Plat Book 58, page 139, Union County records, conveyed to Kenneth Cook by warranty deed 5/11/06, and recorded in Deed Book 646, page 137, Union County records and further conveyed to Kenneth Cook and Eloise L. Cook by warranty deed dated 5/11/06, and recorded in Deed Book 647, page 327, Union County records.
A 5.0 acre tract as shown on a plat of survey by Blairsville Surveying Co., R.S #2228, dated 10/24/94, and recorded in Plat Book 31, page 231, Union County records.
Said property is commonly known as: 4897 Kenneth Cook Drive, 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, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the parties in possession of the property are Tommy R. Cook or the Estate of Tommy R. Cook or tenant(s).
KENNETH COOK AND ELOISE COOK as Attorney in Fact for
TOMMY R. COOK OR THE ESTATE OF TOMMY R. COOK
Contact: Cary D. Cox
ARY D. COX, P.C.
P.O. Box 748
Blairsville, GA 30514
(706) 745-7420
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
12/09/2014, 12/16/2014, 12/23/2014, 12/30/2014
N(Dec10,17,24,31)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
NOTICE OF SALE UNDER POWER
IN SECURITY DEED
By virtue of the Power of Sale contained in that certain Security Deed from Tommy R. Cook to Kenneth and Eloise Cook, dated 20th Day of October, 2006, recorded in Deed Book 676, Page 267-268, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Twenty Three Thousand Four Hundred and 00/100 (\$23,400.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in January, 2015, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 124, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 12.19 ACRES AS SHOWN ON A PLAT OF SURVEY BY WILLIAM F. ROLADER, RLS #2042, DATED 3/15/89, AND RECORDED IN PLAT BOOK U, PAGE 199, UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
Subject to a non-exclusive easement of ingress and egress over the existing road as shown on said plat and the reservation described in a warranty deed recorded in Deed Book 142, pages 679-680, Union County records.
All that tract or parcel of land lying and being in Land Lot 124, 16th District, 1st Section of Union County, Georgia, containing 12.19 acres as shown on a plat of survey by William F. Rolader, RLS #2042, dated 3/15/89, and recorded in Plat Book U, Page 199, Union County records, which description on said plat is incorporated herein by reference and made a part hereof.
Subject to a non-exclusive easement of ingress and egress over the existing road as shown on said plat and the reservation described in a warranty deed recorded in Deed Book 142, pages 679-680, Union County records.
LESS & EXCEPT THE FOLLOWING:
A 2.50 acre tract as shown on a plat of survey by Blairsville Surveying Co., RS#2228, dated 11/23/98, revised 2/17/06 and recorded in Plat Book 58, page 139, Union County records, conveyed to Kenneth Cook by warranty deed 5/11/06, and recorded in Deed Book 646, page 137, Union County records and further conveyed to Kenneth Cook and Eloise L. Cook by warranty deed dated 5/11/06, and recorded in Deed Book 647, page 327, Union County records.
A 5.0 acre tract as shown on a plat of survey by Blairsville Surveying Co., R.S #2228, dated 10/24/94, and recorded in Plat Book 31, page 231, Union County records.
Said property is commonly known as: 4897 Kenneth Cook Drive, 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, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the parties in possession of the property are Tommy R. Cook or the Estate of Tommy R. Cook or tenant(s).
KENNETH COOK AND ELOISE COOK as Attorney in Fact for
TOMMY R. COOK OR THE ESTATE OF TOMMY R. COOK
Contact: Cary D. Cox
ARY D. COX, P.C.
P.O. Box 748
Blairsville, GA 30514
(706) 745-7420
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
12/09/2014, 12/16/2014, 12/23/2014, 12/30/2014
N(Dec10,17,24,31)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
NOTICE OF SALE UNDER POWER
IN SECURITY DEED
By virtue of the power of sale contained in that certain Security Deed (hereinafter the "Security Deed") from Mark W. Autry and Scott O. Helton to Regions Bank (with RREF II PEBP-GA, LLC as assignee of RREF II PEBP Acquisitions, LLC ("RREF")), dated December 14, 2006, and renewed on April 17, 2008, in the renewed principal amount of TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00), with interest on the unpaid balance from the date thereof until maturity or until paid, together with all other amounts payable with respect thereto; there will be sold by the undersigned at public outcry to the highest bidder, for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in January, 2015, the property being more fully described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113, 16th District of 1st Section of Union County, Georgia, containing 1.1019 acres and being Lot 5 as shown on a plat of survey by Roy A. Terrell, RLS, dated September 29, 1989, recorded in Plat Book U, Page 248, Union County Records, which description on said plat is incorporated herein by reference and made a part hereof.
LESS AND EXCEPTED FROM THIS CONVEYANCE IS A FEE SIMPLE INTEREST IN AND TO THAT PART OF THE ABOVE DESCRIBED PROPERTY SUFFICIENT TO MAKE UP ITS CONSTITUENT