

North Georgia News

Legal Notices for January 13, 2015

**IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
R.O.
DOB: 08-03-2007
SEX: MALE
CASE NO 144-15J-85A
D.O.
DOB: 01-20-2006
SEX: MALE
CASE NO 144-15J-86A**
children under the age of eighteen
**NOTICE OF DEPENDENCY HEARING
TO: MARLISSA O'NEAL, MOTHER OF THE ABOVE-NAMED CHILD**
By Order for Service by Publication dated the 20th day of November, 2015, you are hereby notified that on the 8th day of October, 2015, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order (Dependency) against you as to the above-named children, alleging the children are dependent. This Court found it to be in the children's best interest that the Petition be filed. You are required to file with the Clerk of the Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic, an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to O.C.G.A. § 15-11-163 on the 6th day of January, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The children shall appear personally before this Court at the provisional hearing. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 2nd day of March, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. If you have any questions concerning this notice, you may call the telephone number of the clerk's office.

**WITNESS, the Honorable Jeremy Clough,
Judge of said Court, this the ____ day of _____, 2015.**
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
(NDec30,Jan6,13,20,27)B

NOTICE
This notice service purpose that Blairsville Super Flea Market and Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on January 11, 2016, 8:00 a.m. at the Blairsville Super Flea Market and Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.
Debbie Golan Unit A9, Jeff Byers Unit B12, Patricia Fields Units C30 and C31, Jimmy Taylor Unit B8.
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between owner and obligated party.
(NJan6,13)B

**STATE OF GEORGIA
UNION COUNTY**
NOTICE TO: Heather Marie Johnson
A Pre-Warrant hearing will be held in Magistrate Court on January 26, 2016 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. § 16-9-51.
By: Barbara Holbrooks, Deputy Clerk
of the Union County Magistrate Court
65 Courthouse Street, Suite 10
Blairsville, GA 30512
706-439-6008
(NJan6,13)P

NOTICE
The University of Georgia's College of Agricultural and Environmental Sciences has decided to demolish the listed farm building in Union County, #3510 Greenhouse.
For additional information about his Notice of Decision, as required by the Georgia Environmental Protection Act of 1991, please contact Krista Coleman-Silvers, Assistant to the Vice President for Finance and Administration, 382 East Broad Street, Athens, GA 30602, or 706-542-3605.
(NJan13)P

**NOTICE TO CREDITORS AND DEBTORS
RE: CHARLES AUSTIN GILLESPIE**
All creditors of the estate of CHARLES AUSTIN GILLESPIE, deceased of Union County, Blairsville, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned.
Charles Austin Gillespie, Jr.
134 Hopes Circle
Demorest, GA 30535 and
David Canning Gillespie
321 Turkey Creek Dr.
Bald Ground, GA 30107
This 7th day of January, 2016.
Charles Austin Gillespie, Jr. and David Canning Gillespie, Co-Executors
(NJan13,20,27,Feb3)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Carol D. Verdone,
All debtors and creditors of the estate of Carol D. Verdone, 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 8th day of January, 2016.
By: Anthony R. Verdone, Jr.,
Personal Representative
504 Cozy Cove Rd.
Blairsville, GA 30512
(NJan13,20,27,Feb3)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Robbie Lee Berrong,
All debtors and creditors of the estate of Robbie Lee Berrong, 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 8th day of January, 2016.
By: Peggy Sue Giles,
Personal Representative
P.O. Box 682
Gainesville, GA 30503
(NJan13,20,27,Feb3)B

**NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY**
Re: PETITION OF BRIAN E. ROCK FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF JES-SILYN M. KNIGHT, DECEASED.
To whom it may concern:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before January 25, 2016.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth 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 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
(NJan13)B

**NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY**
Re: PETITION OF LARRY J. WHITE AND TERRY A. WHITE FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF BIRDIE MAE WHITE, DECEASED.
To whom it may concern
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before January 25, 2016.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth 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 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.
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(NJan6,13)P

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Charles Austin Gillespie, Jr.
134 Hopes Circle
Demorest, GA 30535 and
David Canning Gillespie
321 Turkey Creek Dr.
Bald Ground, GA 30107
This 7th day of January, 2016.
Charles Austin Gillespie, Jr. and David Canning Gillespie, Co-Executors
(NJan13,20,27,Feb3)B

**NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY**
By virtue of the Power of Sale contained in that certain Security Deed given from Lisa Renner and Lawrence Leggett to Regions Bank d/b/a Regions Mortgage, dated 06/15/2006, recorded 06/20/2006 in Deed Book 652, Page 555, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$121,600.00), 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 February 2016 by Regions Bank d/b/a Regions Mortgage, as Attorney in Fact for Lisa Renner and Lawrence Leggett, 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 16TH DISTRICT, 1ST SECTION, LAND LOT 190 OF UNION COUNTY, GEORGIA, CONTAINING 3.51 ACRES, MORE OR LESS, AND BEING LOT FIFTY-FOUR (54) OF THE HOYT ALEXANDER SUBDIVISION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN/CAP AT FOREST SERVICE CORNER #8 TR.C-2074A; THENCE N 62 44 32 E 394.43 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY OF A GRAVEL ROAD, THIS BEING THE TRUE POINT OF BEGINNING; THENCE FOLLOWING THE EAST RIGHT OF WAY OF THE GRAVEL ROAD N 12 47 36 E 77.36 FEET TO AN IRON PIN; THENCE S 69 21 25 E 496.54 FEET TO AN IRON PIN ON THE TOP OF THE RIDGE; THENCE FOLLOWING THE TOP OF THE RIDGE FOUR (4) COURSES AND DISTANCES, S 45 43 W 150 FEET, S 27 01 W 155 FEET, S 22 12 W 145 FEET, S 54 09 W 153 FEET TO AN IRON PIN; THENCE N 12 28 05 W 500.0 FEET TO THE TRUE POINT OF BEGINNING; SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 186, PAGE 595. ALSO CONVEYED HERewith ARE GRANTOR'S RIGHTS IN THAT EASEMENT RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 196, PAGE 303. 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 non-payment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees 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: any superior Security Deeds of record; 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 party in possession of the property is Lawrence Leggett, Lisa Renner or tenant(s). 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. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Regions Bank, 215 Forrest Street, Hattiesburg, MS 39401 TEL 1-800-748-9498. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheern Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 557-9500.
(NJan6,13,20,27)B

**NOTICE OF SALE
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 Final Order and Judgment for Judicial Foreclosure obtained by Plaintiff Multibank 2010-1 SFR Venture, LLC against Defendant Cynthia P. Abshier on July 23, 2014 in Superior Court of Union County, civil action 14-CV-49-SG, and all expenses of this sale, as by law, including attorney's fees, as provided in the Mortgage and/or Final Order and Judgment. 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 Mortgage first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Cynthia Abshier or a tenant or tenants and said property is more commonly known as 2657 Trackrock Church Road, Blairsville, GA 30512 (formerly known as 829 Trackrock Church Road. Change of address took effect September 14, 2009, due to a county-wide 911 readdressing. Contact Union County Board of Assessors for further information). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Mortgage. Multibank 2010-1 SFR Venture, LLC McCalla Raymer, LLC 1544 Old Alabama Road, Roswell, GA 30076. EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 17TH DISTRICT, 1ST SECTION, LAND LOT 295 OF UNION COUNTY, GEORGIA, AND BEING LOT 1 OF MOSSY ROCK SUBDIVISION, CONTAINING 1.608 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 10, 2003, REVISED MARCH 31, 2000 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 54, PAGE 209. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
(NJan6,13,20,27)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 that certain Security Deed given from Lisa Renner and Lawrence Leggett to Regions Bank d/b/a Regions Mortgage, dated 06/15/2006, recorded 06/20/2006 in Deed Book 652, Page 555, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$121,600.00), 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 February 2016 by Regions Bank d/b/a Regions Mortgage, as Attorney in Fact for Lisa Renner and Lawrence Leggett, 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 16TH DISTRICT, 1ST SECTION, LAND LOT 190 OF UNION COUNTY, GEORGIA, CONTAINING 3.51 ACRES, MORE OR LESS, AND BEING LOT FIFTY-FOUR (54) OF THE HOYT ALEXANDER SUBDIVISION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN/CAP AT FOREST SERVICE CORNER #8 TR.C-2074A; THENCE N 62 44 32 E 394.43 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY OF A GRAVEL ROAD, THIS BEING THE TRUE POINT OF BEGINNING; THENCE FOLLOWING THE EAST RIGHT OF WAY OF THE GRAVEL ROAD N 12 47 36 E 77.36 FEET TO AN IRON PIN; THENCE S 69 21 25 E 496.54 FEET TO AN IRON PIN ON THE TOP OF THE RIDGE; THENCE FOLLOWING THE TOP OF THE RIDGE FOUR (4) COURSES AND DISTANCES, S 45 43 W 150 FEET, S 27 01 W 155 FEET, S 22 12 W 145 FEET, S 54 09 W 153 FEET TO AN IRON PIN; THENCE N 12 28 05 W 500.0 FEET TO THE TRUE POINT OF BEGINNING; SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 186, PAGE 595. ALSO CONVEYED HERewith ARE GRANTOR'S RIGHTS IN THAT EASEMENT RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 196, PAGE 303. 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 non-payment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees 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: any superior Security Deeds of record; 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 party in possession of the property is Anthony M. Poat and Marilynn F. Laughlin or tenant(s). Said property is more commonly known as 903 State Hwy 325, 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. Primary Capital Mortgage LLC as Attorney in Fact for Anthony M Poat and Marilynn F Laughlin McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 254, 9th District, 1st Section, Union County, Georgia, and containing 6.836 acres, more or less, as shown on a plat of survey for Park Sterling Bank by Cleveland & Cox Land Surveying, LLC. Roger L. Owenby, G.R.L.S. #2763, dated April 30, 2014 and filed of record on May 1, 2014 in Plat Book 66, Page 197 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. MR/crpt 2/2/16 Our file no. 5425215 - FT8
(NJan6,13,20,27)B

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Under and by virtue of the Power of Sale contained in that certain Security Deed given from Lisa Renner and Lawrence Leggett to Regions Bank d/b/a Regions Mortgage, dated 06/15/2006, recorded 06/20/2006 in Deed Book 652, Page 555, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$121,600.00), 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 February 2016 by Regions Bank d/b/a Regions Mortgage, as Attorney in Fact for Lisa Renner and Lawrence Leggett, 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 16TH DISTRICT, 1ST SECTION, LAND LOT 190 OF UNION COUNTY, GEORGIA, CONTAINING 3.51 ACRES, MORE OR LESS, AND BEING LOT FIFTY-FOUR (54) OF THE HOYT ALEXANDER SUBDIVISION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN/CAP AT FOREST SERVICE CORNER #8 TR.C-2074A; THENCE N 62 44 32 E 394.43 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY OF A GRAVEL ROAD, THIS BEING THE TRUE POINT OF BEGINNING; THENCE FOLLOWING THE EAST RIGHT OF WAY OF THE GRAVEL ROAD N 12 47 36 E 77.36 FEET TO AN IRON PIN; THENCE S 69 21 25 E 496.54 FEET TO AN IRON PIN ON THE TOP OF THE RIDGE; THENCE FOLLOWING THE TOP OF THE RIDGE FOUR (4) COURSES AND DISTANCES, S 45 43 W 150 FEET, S 27 01 W 155 FEET, S 22 12 W 145 FEET, S 54 09 W 153 FEET TO AN IRON PIN; THENCE N 12 28 05 W 500.0 FEET TO THE TRUE POINT OF BEGINNING; SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 186, PAGE 595. ALSO CONVEYED HERewith ARE GRANTOR'S RIGHTS IN THAT EASEMENT RECORDED IN THE UNION COUNTY RECORDS IN DEED BOOK 196, PAGE 303. 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 non-payment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees 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: any superior Security Deeds of record; 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 party in possession of the property is Anthony M. Poat and Marilynn F. Laughlin or tenant(s). Said property is more commonly known as 903 State Hwy 325, 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. Primary Capital Mortgage LLC as Attorney in Fact for Anthony M Poat and Marilynn F Laughlin McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 254, 9th District, 1st Section, Union County, Georgia, and containing 6.836 acres, more or less, as shown on a plat of survey for Park Sterling Bank by Cleveland & Cox Land Surveying, LLC. Roger L. Owenby, G.R.L.S. #2763, dated April 30, 2014 and filed of record on May 1, 2014 in Plat Book 66, Page 197 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. MR/crpt 2/2/16 Our file no. 5425215 - FT8
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**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION**
Under and by virtue of the Power of Sale contained in that certain Security Deed given from Lisa Renner and Lawrence Leggett to Regions Bank d/b/a Regions Mortgage, dated 06/15/2006, recorded 06/20/2006 in Deed Book 652, Page 555, Union County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$121,600.00), with interest thereon as provided for therein, there will be sold 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, 2016, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 125 OF UNION COUNTY, GEORGIA, CONTAINING 0.884 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED APRIL 21, 1988, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK V, PAGE 242. SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT, BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.
THIS PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 215, PAGE 146, DEED BOOK 144, PAGE 177-178, DEED BOOK 155, PAGE 575-576, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY TO UNION COUNTY, GEORGIA AS RECORDED IN DEED BOOK 177, PAGE 114 AND DEED BOOK 117, PAGE 115, UNION COUNTY RECORDS.
GRANTOR GRANTS TO GRANTEE A PERSONAL WATER RIGHT TO WATER FROM THE GRANTORS REMAINING PROPERTY AS SHOWN ON THE WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA RECORDS.
TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT TWO (2) CONTAINING 0.055 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
LESS & EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BRING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT ONE (1) CONTAINING 0.059 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
THE debt secured by said Deed to Secure Debt 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 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 this 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). U.S. BANK NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. U.S. BANK NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, U.S. BANK NATIONAL ASSOCIATION may be contacted at: U.S. BANK NATIONAL ASSOCIATION, 4801 FREDERICA ST, OWENSBORO, KY 42301, 855-698-7627. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2514 BALD MOUNTAIN CREEK ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: DONALD LOCKE or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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. Primary Capital Mortgage LLC as Attorney in Fact for DONALD LOCKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000005700844 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor or Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.
(NJan6,13,20,27)B

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