

North Georgia News

Legal Notices for January 6, 2015

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Owen William Trull,
All debtors and creditors of the estate of Owen William Trull, 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 7th day of December, 2015.
By: Mark Adam Trull,
Personal Representative
57 Robert Hull Ln.
Blairsville, GA 30512
(NDec16,23,30,Jan6)8

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Betty York Ray,
All debtors and creditors of the estate of Betty York Ray, 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 7th day of December, 2015.
By: Jacquelyn R. Law,
Personal Representative
3232 Bay Estates Dr.
Miramar Beach, FL 32550
(NDec16,23,30,Jan6)8

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
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 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 _____ day of _____, 2015.
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
(NDec30,Jan6,13,20,27)8

OPPORTUNITY TO COMMENT
Cooper Creek Watershed Project
Blue Ridge Ranger District
Union County, Georgia
Pursuant to 36 CFR 218, District Ranger Andrew Baker requests comments on the proposed project listed above. The primary focus of the Cooper Creek Watershed Project to: (1) restore native plant communities, (2) enhance wildlife habitat conditions, and (3) improve forest health. It includes vegetation management (commercial timber harvest, prescribed burning, stand improvement, site preparation, and reforestation treatments); and road access (system road reconstruction, temporary road construction, seasonal and year-round closures) and changes to road maintenance levels.
The proposed project is an activity implementing a land management plan and is subject to the pre-decisional objection process at 36 CFR 218 Subparts A and B.

The draft EA and supporting documents are available at the project-specific link on the Chattahoochee-Oconee National Forests website at go.usa.gov/3J0s3
These documents are also available for review at the Blue Ridge Ranger District office at 2042 Highway 515 West, Blairsville, GA 30512. Additional information regarding this project can be obtained at this office by contacting Jim Wentworth by phone at 706-745-6928 ext 107.
HOW TO COMMENT
The opportunity to comment ends 30 days following the publication of this legal notice in the North Georgia News (Blairsville, Georgia) and News Observer (Blue Ridge, Georgia), whichever is later. Only those who submit timely and specific written comments as defined by §218.2 regarding the proposed project or activity during a public comment period established by the responsible official are eligible to file an objection under §218.24(b)(6). For issues to be raised in objections, they must be based on previously submitted written comments regarding the proposed project or activity and attributed to the objector. The publication date of the legal notice in the newspapers of record are the exclusive means for calculating the time to submit written comments on a proposed project or activity. The time period for the opportunity to comment on a proposed project or activity to be documented with an environmental assessment shall not be extended. It is the responsibility of all individuals and organizations to ensure that their comments are received in a timely manner. Only those who respond to this request for comments will remain on the mailing list for this project.

Specific written comments must be submitted to: Andrew L. Baker, District Ranger, 2042 Highway 515 West, Blairsville, GA 30512, fax (706-745-7494), office (706-745-6928). The office business hours for those submitting hand-delivered comments are: 8:00 am to 11:30 am and 12:30 pm to 4:30 pm Monday through Friday, excluding holidays. Electronic comments must be submitted in a format such as an email message, plain text (.txt), rich text format (.rtf), or Word (.doc, .docx) to comments-blueridge@fs.fed.us. Comments may also be made directly on the Cooper Creek Watershed Project webpage at go.usa.gov/3J0s3 by selecting the "Comment on Project" link on the right-hand side of the page. For objection eligibility, each individual or representative from each entity submitting timely and specific written comments regarding the proposed project or activity must either sign the comments or verify identity up request (§218.24(b)(8)). Please state "Cooper Creek Watershed Project" in the subject line when providing electronic comments, or on the envelope when replying by mail.

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 R8.
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)8

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)8

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 355, 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 #6 TR.C-20744; 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 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: 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)8

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 in accordance with the terms of the Mortgage given by Cynthia Abshier to Ocata National Bank dated July 3, 2006, recorded in Deed Book 655, Page 211, Union County, Georgia Records, as last transferred to Multibank 2010-1 SFR Venture, LLC, a Delaware limited liability company, by assignment recorded in Deed Book 845, Page 650, Union County, Georgia Records, to secure a Note in the original principal amount of ONE HUNDRED FORTY-ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$141,500.00) 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 or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF the debt secured by said Mortgage 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 Mortgage. This sale will be made for the purpose of satisfying 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)8

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 Anthony M Poat and Marilyn F Laughlin to Mortgage Electronic Registration Systems, Inc. as nominator of Nantahala Bank & Trust Company, its successors and assigns, dated May 9, 2014, recorded in Deed Book 974, Page 460, Union County, Georgia Records, as last transferred to Primary Capital Mortgage LLC 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 FORTY-SIX THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$146,800.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February 2016, 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. Primary Capital Mortgage LLC 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: Dovenmuehle Mortgage, Inc., 1501 Woodfield Road Suite 400, Schaumburg, IL 60173 8006694288. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony M Poat and Marilyn F Laughlin as grantor or tenants and 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 Marilyn F Laughlin McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosure-hotline.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 6.83 acres, more or less, as shown on a plat of survey for Park Stirling Bank by Cleveland & Cox Land Surveying, LLC, Roger L. Owen, 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)8

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale contained in a deed to Secure Debt given by DONALD LOCKE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S FIRST MORTGAGE LENDING CO., dated 04/24/2009, and Recorded on 04/30/2009 as Book No. 799 and Page No. 148-156, Union County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$139,397.00, 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, 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. THE 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 105, 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 53, 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 BEING 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. 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, 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 7540 CROFT MCFARLAND RD, BLAIRSVILLE, GEORGIA 30514 is/are: KURT BUENKERKEMPER A/K/A KURT J. BUENKERKEMPER AND RENEE BUENKERKEMPER A/K/A RENEE A. BUENKERKEMPER 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, and any other matters of record superior to said Security Deed. 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 said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KENYA L. PATTON, 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: BAYVIEW FINANCIAL, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY as Attorney in Fact for KENYA L. PATTON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR. UNDER FEDERAL LAW, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 37ers Davis Court, Suite 150, Peachtree Corners, GA 30092 Telephone Number: (877) 813-0992 Case No. BVC-15-05916-1 Ad Run Dates 01/06/2016, 01/13/2016, 01/20/2016,01/27/2016
(NJan6,13,20,27)8

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by KURT BUENKERKEMPER A/K/A KURT J. BUENKERKEMPER AND RENEE BUENKERKEMPER A/K/A RENEE A. BUENKERKEMPER TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR WACHOIVA MORTGAGE SERVICING, ITS SUCCESSORS AND ASSIGNS, dated 08/30/2006, and Recorded on 09/07/2006 as Book No. 666 and Page No. 125-142, UNION COUNTY, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$159,300.00, 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, 2016, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOT 235 OF UNION COUNTY, GEORGIA AND BEING TRACT 2 CONTAINING 3.85 ACRES MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO., DATED MARCH 9, 1998, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 54, PAGE 83. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. 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). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (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, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29716 800-288-2312. 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 7540 CROFT MCFARLAND RD, BLAIRSVILLE, GEORGIA 30514 is/are: KURT BUENKERKEMPER A/K/A KURT J. BUENKERKEMPER AND RENEE BUENKERKEMPER A/K/A RENEE A. BUENKERKEMPER 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for KURT BUENKERKEMPER A/K/A KURT J. BUENKERKEMPER AND RENEE BUENKERKEMPER A/K/A RENEE A. BUENKERKEMPER is/are: KURT BUENKERKEMPER A/K/A KURT J. BUENKERKEMPER AND RENEE BUENKERKEMPER A/K/A RENEE A. BUENKERKEMPER 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for KURT BUENKERKEMPER A/K/A KURT J. BUENKERKEMPER AND RENEE BUENKERKEMPER A/K/A KURT J. BUENKERKEMPER AND RENEE BUENKERKEMPER A/K/A RENEE A. BUENKERKEMPER 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, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is AARON ESTES REYNOLDS, JR. or a tenant or tenants. UNITED COMMUNITY BANK, as Attorney in Fact for AARON ESTES REYNOLDS, JR. L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03772
(NJan6,13,20,27)8

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from AARON ESTES REYNOLDS, JR. TO UNITED COMMUNITY BANK, dated February 1, 2012, recorded February 3, 2012, in Deed Book 892, Page 543, Union County, Georgia records, as last modified by Modification of Security Deed dated January 9, 2015, recorded in Deed Book 937, Page 695, Union County, Georgia records, said Security Deed being given to secure a Note from AARON ESTES REYNOLDS JR. dated January 9, 2015, in the original principal amount of Sixty Seven Thousand Eight Hundred Forty and 35/100 (\$67,840.35) Dollars, with interest due thereon per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, 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 7th District, 1st Section, Land Lots 16 and 21 of Union County, Georgia, and being Tract-1, containing 1.618 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated August 26, 2008, and recorded in Union County, Georgia records in Plat Book 61, Page 127. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
AND
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, and being Tract-2 containing 3.918 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated August 26, 2008, and recorded in Union County, Georgia records in Plat Book 61, Page 127. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
AND
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, containing 1.289 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated November 1, 2006, and recorded in Union County, Georgia records in Plat Book 57, Page 62. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
AND
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, containing 1.415 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated July 27, 2007, and recorded in Union County, Georgia records in Plat Book 57, Page 242. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
AND
All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 16 of Union County, Georgia, containing 0.890 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated April 11, 2007, and recorded in Union County, Georgia records in Plat Book 57, Page 102. 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 the use of Spivey Ridge Rd., and the 10 foot gravel, 30 foot easement, for ingress and egress to the above described property as shown on Plat Book 61, Page 127. 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 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, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is AARON ESTES REYNOLDS, JR. or a tenant or tenants. UNITED COMMUNITY BANK, as Attorney in Fact for AARON ESTES REYNOLDS, JR. L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03772
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NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of the Power of Sale contained in that certain Security Deed from KENYA L. PATTON to SOUTHERN HIGHLANDS MORTGAGE LLC, dated February 8, 2008, recorded February 13, 2008, in Deed Book 747, Page 625 (See Agreement Correcting Legal Description of Security Deed at Book 963, Page 139), Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Thirty-Three Thousand Two Hundred and 00/100 Dollars (\$433,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Bayview Loan Servicing, LLC a Delaware Limited Liability Company, 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, 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 LAND LOT 285, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 5.001 ACRES, AS DESCRIBED BY THAT PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, RLS #2894, DATED 9/29/06, RECORDED IN PLAT BOOK 59, PAGE 36, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY AS SHOWN ON PLAT.
GRANTOR GRANTS TO GRANTEE A TWELVE FOOT (12') PERPETUAL NON-EXCLUSIVE EASEMENT FROM APPLE VALLEY ROAD (NOW KNOWN AS MADELINE WAY) FOR UTILITY, PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS IN, TO, OVER ACROSS AND THROUGH THE ABOVE REFERENCED PROPERTY. THE PROPERTY ADDRESS ACCORDING TO THE SYSTEM OF NUMBERING CURRENTLY EMPLOYED IN UNION COUNTY, GEORGIA IS 98 MADELINE WAY, BLAIRSVILLE, GEORGIA 30512.
Said legal description being controlling, however, property is more commonly known as 98 MADELINE WAY, FK/A 320 APPLE VALLEY RD EAST, 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 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 said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KENYA L. PATTON, 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: BAYVIEW FINANCIAL, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY as Attorney in Fact for KENYA L. PATTON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR. UNDER FEDERAL LAW, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 37ers Davis Court, Suite 150, Peachtree Corners, GA 30092 Telephone Number: (877) 813-0992 Case No. BVC-15-05916-1 Ad Run Dates 01/06/2016, 01/13/2016, 01/20/2016,01/27/2016
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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 a Deed to Secure Debt given by KURT BUENKERKEMPER A/K/A KURT J. BUENKERKEMPER AND RENEE BUENKERKEMPER A/K/A RENEE A. BUENKERKEMPER TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS