

North Georgia News

Legal Notices for July 8, 2015

NOTICE OF ARTICLES OF AMENDMENT

Notice is given that Articles of Amendment have been filed with the Secretary of State for changing the name of Mountain Creek RV Resort Property Owners Association, Inc. to Crossing Creeks Homeowners' Association, Inc. in accordance with the Georgia Nonprofit Corporation Code.

N(Jul1,8)P

NOTICE OF SALE

Notice is given that O-bicals Self Storage a division of RKD Ventures, Inc. will sell the contents of rental unit 6, said contents belonging to John King. Said sale shall take place on July 17, 2015 at 9am outside the unit at 26 Loudermilk Road, Blairsville, GA.

N(Jul1,8)P

STORAGE UNIT AUCTION

Saturday, July 11, 2015 at 10am. First Location Address: Kiutuestia Creek Road and Blue Ridge Hwy Corner. A10 Barry Kelly, B2 James Ivy, B7 David Padgett, C12 Terry Prather, E6 & E10 Keith Tarnecki, I6 Regina Thompson, I10 Tashaena, I19 Eric Sties. Call 706-781-1057.

N(Jul1,8)P

NOTICE OF PETITION TO CHANGE NAME

Georgia, Union County
Notice is hereby given that Christopher Michael Peden, the undersigned, filed his petition to the Superior Court of Union County, Georgia, on the 18th day of June, 2015, praying for a change in the name of petitioner from Christopher Michael Peden to Christopher Michael Coleman. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 18th day of June, 2015

Christopher Michael Peden

Petitioner

N(Jun24,Jul1,8,15)P

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF

JOHNNY DAVID GUY, DECEASED

ESTATE NO. 15-67

PETITION FOR LETTERS OF ADMINISTRATION

Sam Guy has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Johnny David Guy, 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 July 20, 2015. 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(Jun24,Jul1,8,15)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Herbert Claude Smith, All debtors and creditors of the estate of Herbert Claude Smith, 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 9th day of June, 2015.
By: Robert Newell Brown
450 Ed King Rd.
Blairsville, GA. 30512

N(Jun24,Jul1,8,15)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ezra Henry Colwell, All debtors and creditors of the estate of Ezra Henry Colwell, 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 June, 2015.
By: Janice Eiding Colwell a/k/a Janice M. Colwell
64 Ledford Ln.
Hayesville, NC. 28904

N(Jun24,Jul1,8,15)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty Jean Foster Smith, All debtors and creditors of the estate of Betty Jean Foster Smith, 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 9th day of June, 2015.
By: Robert Newell Brown
450 Ed King Rd.
Blairsville, GA. 30512

N(Jun24,Jul1,8,15)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Alfred Charles Stephens, All debtors and creditors of the estate of Alfred Charles Stephens, 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 19th day of June, 2015.
By: Jere H. Akin
4826 Rosebury Ln.
Acworth, GA. 30101

N(Jun24,Jul1,8,15)B

NOTICE

Ashburn, GA FY-2014 Community Development Block Grant Project. MBE/WBE Solicitation. This is a section 3 Project. Section 3 covered position under the HUD Act of 1968 and that section 3 Residents and Business Concerns are encouraged to apply to Insituform Technologies LLC. All quotes and proposals shall be directed to gshutts@insituform.com no later than 7/14/15.

N(Jul8)P

NOTICE

McCaysville, GA Sewer Rehabilitation. MBE/WBE Solicitation. This is a section 3 Project. Section 3 covered position under the HUD Act of 1968 and that section 3 Residents and Business Concerns are encouraged to apply to Insituform Technologies LLC. All quotes and proposals shall be directed to gshutts@insituform.com no later than 7/14/15.

N(Jul8)P

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

SONJA ANN RASMUSSEN AND CLIFFORD HUNTER WATSON,

Petitioners,

v.

WILLIAM LEE HOLT, JR., AS EXECUTOR OF THE ESTATE OF WILLIAM LEE HOLT; SARAH J. DYER; REID WATKINS DYER; LOGAN WESTMORELAND DYER; THE UNKNOWN HEIRS OF RALPH W. DYER; AND ALL OTHER PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE INTEREST IN 505 PAT COLWELL ROAD, BLAIRSVILLE, UNION COUNTY, GEORGIA 30512,

Respondents,

CIVIL ACTION NUMBER:15-CV-147-MM

NOTICE OF PUBLICATION

By order for service by publication dated June 2, 2015, the Unknown Heirs of Ralph W. Dyer and the all other persons unknown who claim or might claim adversely to Petitioner's title interest in 505 Pat Colwell Road, Blairsville, Union County, Georgia 30512 are hereby notified that SONJA ANN RASMUSSEN AND CLIFFORD HUNTER WATSON, filed suit against them, a Petition to Quiet Title Against All the World Pursuant to O.C.G.A. § 23-3-60, ET SEQ. on April 3, 2015. The Unknown Heirs of Ralph W. Dyer and the all other persons unknown who claim or might claim adversely to Petitioner's title interest in 505 Pat Colwell Road, Blairsville, Union County, Georgia 30512 are required to file with the Clerk of the Superior Court, and serve upon Petitioner's Attorney, Jessica D. Rahm, an answer in writing within sixty (60) days of the date of the order for publication.

Witness, the Honorable Murphy C. Miller, Judge of this Superior Court.

This 2nd day of June, 2015.

DEPUTY CLERK,

Superior Court of Union County, Georgia

FOR: Jessica D. Rahm

Georgia Bar No. 278224

Attorney for Plaintiff

FIDELITY NATIONAL LAW GROUP

4170 Ashford Dunwoody Road

Suite 460

Atlanta, Georgia 30319

Phone: (770) 325-4815

Jessica.Rahm@fnf.com

N(Jul1,8,15,22)P

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ruenelle Head Allen, All debtors and creditors of the estate of Ruenelle Head Allen, 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 30th day of June, 2015.
By: Leyta Lance Jordan
7476 King Cove Rd.
Young Harris, GA. 30582

N(Jul8,15,22,29)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Bruce L. Karr, All debtors and creditors of the estate of Bruce L. Karr, 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 25th day of June, 2015.
By: Rosemarie Karr
1069 Stephens Rd.
Blairsville, GA. 30512

N(Jul8,15,22,29)B

NOTICE OF ARTICLES OF INCORPORATION

Notice is hereby given that articles of incorporation that will incorporate Butternut Enterprises, Inc. have been delivered to the Secretary of State in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 161 Lee Industrial Drive, Blairsville, GA 30512 and its initial registered agent at such address is Jenny Chandler.

N(Jul8,15)P

NOTICE OF SALE UNDER POWER,

UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Barbara Harkins to JPMorgan Chase Bank, N.A. dated 5/25/2011 and recorded in Deed Book 872 Page 652, Union County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$ 206,396.00, 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 August 04, 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 the 11th District, 1st Section, Land 225 of Union County, Georgia, containing 0.88 acre, more or less, and being more fully described and delineated according to a plat of survey prepared in May 1982 for Barbara Harkins by North Georgia Land Surveyors, said plat being recorded in Union County Records in Plat Book W, Page 90.

Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Tax/Parcel ID: 047-014

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 643 Harkins Road, Suches, GA 30572 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): Barbara Harkins or tenant or tenants.

JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
JPMorgan Chase Bank, NA
Homeowner's Assistance Department
3415 Vision Drive
Columbus, Ohio 43219
1-866-550-5705

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 or not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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.

JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Barbara Harkins
Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1031-74833A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-74833A

N(Jul8,15,22,29)B

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 CELITA S. HUDSPETH and ALONZO W. HUDSPETH to UNITED COMMUNITY BANK, dated August 12, 2011, recorded August 26, 2011, in Deed Book 876, Page 642, Union County, Georgia records, said Security Deed being given to secure a Note from CELITA S. HUDSPETH and ALONZO W. HUDSPETH dated August 12, 2011, in the original principal amount of Twenty Six Thousand Three Hundred Twenty and 00/100 (\$26,320.00) 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 August, 2015, the following described property:

All that tract or parcel of land lying and being in Land Lots 277 & 278, 9th District, 1st Section, Union County, Georgia, and being Lot Forty-Six (46) of Tallulah Landing, Phase II, containing 0.850 acres, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., dated July 5, 2011, revised July 25, 2011 and being recorded in Plat Book 64, Page 72, ("Plat") Union County, Georgia records, which description is incorporated herein 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 Amended and Restated Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running with the Land for Tallulah Landing Subdivision as recorded in Deed Book 873, Pages 253-269, Union County, Georgia records.

The property is subject to the transmission easement as recorded in Deed Book 352, Page 104, Union County, Georgia records.

The property is conveyed with and subject to the Easement and Agreement as recorded in Deed Book 695, Pages 17-23, Union County, Georgia records, and any addendums hereto as recorded in the Union County, Georgia records.

The property is conveyed with and subject to the Easement Agreement as recorded in Deed Book 876, Pages 163-165, Union County, Georgia records.

The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 171, Page 409, Union County, Georgia records.

The property is subject to the flowage easement as recorded in Deed Book EE, Page 407, Union County, Georgia records.

Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress and access easement along and thru the subdivision roads to and from Meeks Road along the Area inside the easement as depicted on the survey recorded in Plat Book 64, Page 44, Union County, Georgia records and the above-referenced Plat.

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, 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 CELITA S. HUDSPETH and ALONZO W. HUDSPETH or a tenant or tenants.

UNITED COMMUNITY BANK, as attorney in Fact for CELITA S. HUDSPETH and ALONZO W. HUDSPETH
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03739

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

N(Jul8,15,22,29)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 BONNIE L. NETHERLAND to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.), dated 02/09/2007, recorded in Deed Book 691, Page 325, Union County, Georgia records, as last transferred to Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7 by assignment recorded or to be recorded in the Union County, Georgia records conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Three Thousand and 00/100 DOLLARS (\$153,000.00), 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, within the legal hours of sale on the first Tuesday in August 2015, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1ST SECTION, 11TH DISTRICT, LAND LOT 307, UNION COUNTY, GEORGIA, AND BEING TRACT 1 CONTAINING 1.555 ACRES, MORE OR LESS, AND TRACT 2, CONTAINING 1.556 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY FOR JACK HARDMAN BY JAMES L. ALEXANDER, G.R.L.S. #2653 OF ROCHESTER & ASSOCIATES, INC., DATED OCTOBER 27, 1999, REVISED DECEMBER 15, 2006, BY JAMES C. JONES, G.R.L.S. #2298 OF SOUTHERN GEOSYSTEMS, LTD., AND RECORDED IN PLAT BOOK 59, PAGE 167 , UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A COMPLETE DESCRIPTION TO THE ABOVE DESCRIBED 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 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.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, 561-682-8000. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Bonnie L. Netherland or a tenant or tenants and said property is more commonly known as 3599 Shelton Road, Suches, GA 30572.

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.

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7
as Attorney in Fact for Bonnie L. Netherland
Weissman, Nowack, Curry, & Wilco P.C.
Attn: Lender Services
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, GA 30326

Our File# 017237-004703

N(Jul8,15,22,29)B

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 BARBARA FREE to BANK OF HIWASSEE D/B/A BANK OF BLAIRSVILLE, dated August 15, 2005, recorded September 8, 2005, in Deed Book 602, Page 78, Union County, Georgia records, as modified by Modification dated September 27, 2006, recorded in Deed Book 672, Page 768, Union County, Georgia records, as transferred to CADC/RADC VENTURE 2011-1, LLC by Assignment recorded in Deed Book 890, Page 750, Union County, Georgia records, said Security Deed being given to secure a Note from TIMOTHY E. STOVER and JENNIFER LEANNE STOVER dated September 27, 2006 in the original principal amount of Fifty Three Thousand Five Hundred Seven and 19/100 (\$53,507.19) Dollars, with interest from date at a rate per cent 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 August, 2015, the following described property:

All that tract or parcel of land lying and being in Union County, Georgia, and being part of Land Lot 116, District 10, Section 1, of said County and State, containing 1.28 acres, described as follows:

Beginning at an axle marking a corner common to Land Lots 116, 117, 137 and 136, thence N 49 degrees 00 minutes W 169 feet to an iron pin in the north edge of Old Mulky Gap Road, said pin marking a corner between the property of Barbara Free and Bobbie Lee Everett. This iron pin is the True Point of Beginning. Thence S 19 degrees 41 minutes 01 seconds E 10 feet to the center of Old Mulky Gap Road; thence with said centerline, three courses and distances: S 85 degrees 33 minutes 29 seconds W 23.66 feet; S 76 degrees 28 minutes 24 seconds W 46.96 feet; and S 69 degrees 01 minutes 08 seconds W 78.49 feet along a boundary with the USFS; thence N 33 degrees 12 minutes 37 seconds W 10 feet to an iron pin in the north edge of said road marking a corner with the property of Diane Cunningham; thence with the Diane Cunningham line N 33 degrees 12 minutes 37 seconds W 346.02 feet to the center of Mulky Gap Branch; thence down the center of said branch two courses and distances: N 55 degrees 45 minutes 17 seconds E 93.85 feet; and N 16 degrees 13 minutes 56 seconds E 41.78 feet to the mouth of a branch; thence up said branch three courses and distances along a boundary line with Barbara Free; S 49 degrees 36 minutes 03 seconds E 51.95 feet; S 28 degrees 39 minutes 14 seconds E 85.91 feet; and S 36 degrees 34 minutes 52 seconds E 67.53 feet; thence with the Barbara Free line S 50 degrees 22 minutes 37 seconds E 108.09 feet to an iron pin; thence with the Free line three courses and distances: S 31 degrees 58 minutes 19 seconds E 52.30 feet to an iron pin in a fence corner; S 45 degrees 10 minutes 13 seconds W 10.30 feet to an iron pin at a fence corner, and S 19 degrees 41 minutes 14 seconds E 60.13 feet along a fence to the point of beginning.

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, 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 BARBARA FREE or a tenant or tenants.
CADC/RADC VENTURE 2011-1, LLC, as attorney in Fact for BARBARA FREE
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. CA399-OCA11

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

N(Jul8,15,22,29)B

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 JEROME MARTIN to Bank of Blairsville, dated October 1, 2007, recorded October 2, 2007, in Deed Book 729, Page 439, Union County, Georgia records, as modified by Modification of Security Deed dated December 5, 2008, recorded in Deed Book 784, Page 441, Union County, Georgia records, as transferred to CADC/RADC VENTURE 2011-1, LLC by Assignment recorded in Deed Book 890, Page 774, Union County, Georgia records, said Security Deed being given to secure a Note from JEROME MARTIN dated December 5, 2008 in the original principal amount