

# North Georgia News

## Legal Notices for May 7, 2014

**NOTICE TO DEBTORS AND CREDITORS**  
**STATE OF GEORGIA,**  
**COUNTY OF UNION**  
IN RE Estate of Steve Sutton, Deceased  
All debtors and creditors of the Estate of Steve Sutton, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 8th day of April, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(Apr16,23,30,May7)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Joanne S. Rhodes  
All debtors and creditors of the estate of Joanne S. Rhodes, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment 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 16th day of April, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(Apr23,30,May7,14)P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Sondra McQuate aka Sondra Dottor McQuate  
All debtors and creditors of the estate of Sondra McQuate aka Sondra Dottor McQuate, deceased, late of Palm Beach County, Florida, are hereby notified to render their demands and payment to the Personal Representative of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
By: Gary Carl McQuate  
255 Ranch Ln  
West Palm Beach, FL 33406  
N(Apr23,30,May7,14)P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Virginia Moose Harkins  
All debtors and creditors of the estate of Virginia Moose Harkins, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment 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 23rd day of April, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(May7,14,21,28)P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Joyce Emerine  
All debtors and creditors of the estate of Joyce Emerine, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment 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 23rd day of April, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(May7,14,21,28)P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Leroy Fortenberry  
All debtors and creditors of the estate of Leroy Fortenberry, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment 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 1st day of May, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(May7,14,21,28)P

**NOTICE**  
**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO ZELDA MARIE KEY**  
A Pre-Warrant hearing will be held in Magistrate Court on May 28, 2014 at 2pm 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  
N(Apr30,May7)P

**NOTICE**  
**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO MICHAEL SHANE HOGSEID**  
A Pre-Warrant hearing will be held in Magistrate Court on May 28, 2014 at 2pm 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  
N(Apr30,May7)P

**NOTICE**  
**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO STEPH JOSEPH THOMPSON**  
A Pre-Warrant hearing will be held in Magistrate Court on May 28, 2014 at 2pm 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  
N(Apr30,May7)P

**NOTICE**  
**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO MARIE ANGELA THOMPSON**  
A Pre-Warrant hearing will be held in Magistrate Court on May 28, 2014 at 2pm 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  
N(Apr30,May7)P

**NOTICE OF SEIZURE**  
**OF PERSONAL PROPERTY**  
**VALUED AT LESS THAN \$25,000**  
Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 17th day of February, 2014, said property was seized by the undersigned agency in Union County, Georgia.  
Property Seized:  
PROPERTY ONE: One thousand and eighty & 00/100 (\$1080.00) in United States Currency  
PROPERTY TWO: Apple iPad mini  
Conduct giving rise to said seizure:  
Said property was found in the possession of Sherry Marie Brooks, and was found in close proximity to a quantity of METHAMPHETAMINE, a Schedule I controlled substance, and was, directly or indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, and/or distribution and sale of METHAMPHETAMINE, or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances were seized from Sherry Marie Brooks, while she was in possession of a quantity of METHAMPHETAMINE, at the time of her arrest in Union County, Georgia.  
The owner of said property is purported to be:  
Sherry Marie Brooks, 11 Cortie Drive, Rome, Georgia 30165  
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.  
This day of \_\_\_\_\_, 2014.  
District Attorney  
Enotah Judicial Circuit  
SEIZING AGENCY:  
Sgt. T. Miller  
Union County Sheriff's Office  
940 Beasley Street  
Blairsville, Georgia 30512  
(706) 439-6066  
By: Cathy A. Cox-Brakefield  
Chief Assistant District Attorney  
65 Courthouse Street, Box 6  
Blairsville, Georgia 30512  
(706) 439-6027  
N(Apr23,30,May7)B

**PETITION FOR LETTERS**  
**OF ADMINISTRATION**  
**GEORGIA, UNION COUNTY PROBATE COURT**  
IN RE: Estate of Paula Jean Densmore, Deceased  
Estate No. 14-47  
TO: Any interested parties  
Kathy Lynn Adkins has petitioned to be appointed Administrator(s) of the estate of Paula Jean Densmore, 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 June 2, 2014. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett, Probate Judge  
By: Kristin Stanley, Probate Clerk  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
706-439-6066  
N(May,14,21,28)B

**NOTICE OF PETITION TO FILE**  
**FOR YEAR'S SUPPORT**  
**GEORGIA, UNION COUNTY PROBATE COURT**  
IN RE: Estate of George Edwin Rohrbaugh, deceased  
Estate No. 14-41  
The petition of Sharon Odom Rohrbaugh, for a year's support from the estate of George Edwin Rohrbaugh, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before May 12, 2014, why said petition should not be granted.  
All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.  
Dwain Brackett, Probate Judge  
By: Kristin Stanley  
Probate Court Clerk  
65 Courthouse Street  
Blairsville, Ga. 30512  
706-439-6006  
N(Apr16,23,30,May7)B

**IN THE SUPERIOR COURT**  
**OF UNION COUNTY**  
**STATE OF GEORGIA**  
IN RE: L.M.C., Plaintiff  
TO: Jeremy Chase  
Civil Action No. RG12-A-10-8  
**NOTICE OF PUBLICATION**  
By Order for Service by Publication date the 10th day of April, 2014, you are hereby notified that on the 1st day of October 2012, Tammy Mason filed suit against you for Termination of Parental Rights and Step-Parent Adoption.  
You are required to file with the Clerk of the Superior Court and to serve upon plaintiff's attorney, Gayle S. Graziano, PO Box 767, Hiawassee, GA 30546 an Answer in writing within sixty (60) days of the date of the order for publication.  
Witness, the Honorable Raymono Georgia, Judge of this Superior Court  
This the 15th day of April, 2014  
N(Apr23,30,May7,14)P

**NOTICE OF INTENT TO**  
**VOLUNTARILY DISSOLVE A CORPORATION**  
Notice is given that a notice of intent to dissolve Dover South, Inc., a Georgia corporation with its registered office at 7076 Murphy Hwy, Blairsville, Georgia 30512, will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. It is hereby requested that all persons or entities with claims against Dover South, Inc. present the amount and date of such claim and the reason or underlying transaction for such claim in a written statement and send such statement to Dover South, Inc. c/o Paige P. Baker, Esq. at 2 Ravinia Drive, Suite 1200, Atlanta, Georgia 30346. Except for claims which are contingent or arise after the time at which Dover South, Inc. files its Notice of Intent to Dissolve with the Secretary of State, a claim against Dover South, Inc. not otherwise barred will be barred unless a proceeding to enforce such claim is commenced within two years after the publication of this notice.  
N(May7,14)B

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
By virtue of a Power of Sale contained in that certain Security Deed from ANNA WOODIN AND EDWARD WOODIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB, dated August 17, 2007, recorded August 23, 2007, in Deed Book 724, Page 32-48, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety Thousand and 00/100 dollars (\$90,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Court-house, within the legal hours of sale on the first Tuesday in June, 2014, all property described in said Security Deed including but not limited to the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 218 OF UNION COUNTY, GEORGIA, CONTAINING 0.50 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED JUNE 11, 1987, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 89. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
Said legal description being controlling, however the property is more commonly known as 1604 NOTTLEY DAM RD, 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 attorneys' 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; any 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 ANNA WOODIN AND EDWARD WOODIN, or tenants(s). The sale will be conducted subject (1) to the 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.  
Nationstar Mortgage LLC, holds the duly endorsed Note and is the current assignee of the Security Deed to your property. Nationstar Mortgage LLC, acting on behalf of and, as necessary, in consultation with Federal Home Loan Mortgage Corporation (the current investor on your loan), is the entity with the full authority to negotiate, amend, and modify all terms of your loan. Pursuant to O.C.G.A. § 44-14-162.2, you may contact Nationstar Mortgage LLC at: Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067  
888-480-2432  
Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan.  
NATIONSTAR MORTGAGE LLC  
as Attorney in Fact for  
ANNA WOODIN AND EDWARD WOODIN  
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092  
Telephone Number: (877) 813-0992  
Case No. NAT-14-01876-1  
Ad Run Dates 05/07/2014, 05/14/2014, 05/21/2014, 05/28/2014  
www.rubinelublin.com/property-listings.php  
N(May7,14,21,28)B

**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 to 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, will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION COUNTY Court-house within the legal hours of sale on the first Tuesday in June, 2014, 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 CITY, 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 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 CITY, 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 CITY, GEORGIA BEING SHOWN AS TRACT ONE (1) 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 AND 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.  
THE DEBT SECURED BY SAID DEED TO SECURE DEBT HAS BEEN AND IS HEREBY DECLARED DUE BECAUSE OF, AMONG OTHER POSSIBLE EVENTS OF DEFAULT, THE NONPAYMENT WHEN DUE OF THE INDEBTEDNESS EVIDENCED BY THE NOTE AND SECURED BY THE SECURITY DEED AND THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE NOTE AND SECURITY DEED. BY REASON OF THIS DEFAULT, THE SECURITY DEED HAS BEEN DECLARED FORECLOSED ACCORDING TO ITS TERMS.  
THE ABOVE-DESCRIBED REAL PROPERTY WILL BE SOLD TO THE HIGHEST AND BEST BIDDER FOR CASH AS THE PROPERTY OF ARCHWAY PROPERTIES LLC, THE PROCEEDS TO BE APPLIED TO THE PAYMENT OF SAID INDEBTEDNESS, ATTORNEYS' FEES, AND THE LAWFUL EXPENSES OF SAID SALE, ALL AS PROVIDED IN THE NOTE AND SECURITY DEED. THE SALE SHALL BE SUBJECT TO THE FOLLOWING: ALL OUTSTANDING AD VALOREM TAXES AND/OR ASSESSMENTS, IF ANY; POSSIBLE REDEMPTIVE RIGHTS OF THE INTERNAL REVENUE SERVICE, IF ANY; AND ALL PRIOR ASSESSMENTS, EASEMENTS, RESTRICTIONS OR MATTERS OF RECORD.  
TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE REAL PROPERTY IS PRESENTLY OWNED BY ARCHWAY PROPERTIES LLC.  
TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE PARTY IN POSSESSION OF THE REAL PROPERTY IS ARCHWAY PROPERTIES LLC, AND TENANTS HOLDING UNDER IT.  
PARK STERLING BANK, SUCCESSOR BY MERGER TO CITIZENS SOUTH BANK, AS SUCCESSOR IN INTEREST TO BANK OF HIWASSEE, AS ATTORNEY-IN-FACT FOR ARCHWAY PROPERTIES LLC.  
M. Todd Westfall, Esquire  
Howick, Westfall, McBryan & Kaplan, LLP  
Suite 600, One Tower Creek  
3101 Towercreek Parkway  
Atlanta, Georgia 30339  
(678) 384-7005  
N(May7,14,21,28)B

**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 to 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, will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION COUNTY Court-house within the legal hours of sale on the first Tuesday in June, 2014, 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 CITY, 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 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 CITY, 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 CITY, GEORGIA BEING SHOWN AS TRACT ONE (1) 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 AND 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.  
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THE ABOVE-DESCRIBED REAL PROPERTY WILL BE SOLD TO THE HIGHEST AND BEST BIDDER FOR CASH AS THE PROPERTY OF ARCHWAY PROPERTIES LLC, THE PROCEEDS TO BE APPLIED TO THE PAYMENT OF SAID INDEBTEDNESS, ATTORNEYS' FEES, AND THE LAWFUL EXPENSES OF SAID SALE, ALL AS PROVIDED IN THE NOTE AND SECURITY DEED. THE SALE SHALL BE SUBJECT TO THE FOLLOWING: ALL OUTSTANDING AD VALOREM TAXES AND/OR ASSESSMENTS, IF ANY; POSSIBLE REDEMPTIVE RIGHTS OF THE INTERNAL REVENUE SERVICE, IF ANY; AND ALL PRIOR ASSESSMENTS, EASEMENTS, RESTRICTIONS OR MATTERS OF RECORD.  
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PARK STERLING BANK, SUCCESSOR BY MERGER TO CITIZENS SOUTH BANK, AS SUCCESSOR IN INTEREST TO BANK OF HIWASSEE, AS ATTORNEY-IN-FACT FOR ARCHWAY PROPERTIES LLC.  
M. Todd Westfall, Esquire  
Howick, Westfall, McBryan & Kaplan, LLP  
Suite 600, One Tower Creek  
3101 Towercreek Parkway  
Atlanta, Georgia 30339  
(678) 384-7005  
N(May7,14,21,28)B

**NOTICE OF SALE UNDER POWER**  
**STATE OF GEORGIA, COUNTY OF UNION**  
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TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION CITY, GEORGIA BEING SHOWN AS TRACT ONE (1) 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 AND 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.  
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THE ABOVE-DESCRIBED REAL PROPERTY WILL BE SOLD TO THE HIGHEST AND BEST BIDDER FOR CASH AS THE PROPERTY OF ARCHWAY PROPERTIES LLC, THE PROCEEDS TO BE APPLIED TO THE PAYMENT OF SAID INDEBTEDNESS, ATTORNEYS' FEES, AND THE LAWFUL EXPENSES OF SAID SALE, ALL AS PROVIDED IN THE NOTE AND SECURITY DEED. THE SALE SHALL BE SUBJECT TO THE FOLLOWING: ALL OUTSTANDING AD VALOREM TAXES AND/OR ASSESSMENTS, IF ANY; POSSIBLE REDEMPTIVE RIGHTS OF THE INTERNAL REVENUE SERVICE, IF ANY; AND ALL PRIOR ASSESSMENTS, EASEMENTS, RESTRICTIONS OR MATTERS OF RECORD.  
TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE REAL PROPERTY IS PRESENTLY OWNED BY ARCHWAY PROPERTIES LLC.  
TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE PARTY IN POSSESSION OF THE REAL PROPERTY IS ARCHWAY PROPERTIES LLC, AND TENANTS HOLDING UNDER IT.  
PARK STERLING BANK, SUCCESSOR BY MERGER TO CITIZENS SOUTH BANK, AS SUCCESSOR IN INTEREST TO BANK OF HIWASSEE, AS ATTORNEY-IN-FACT FOR ARCHWAY PROPERTIES LLC.  
M. Todd Westfall, Esquire  
Howick, Westfall, McBryan & Kaplan, LLP  
Suite 600, One Tower Creek  
3101 Towercreek Parkway  
Atlanta, Georgia 30339  
(678) 384-7005  
N(May7,14,21,28)B

**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 to 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, will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION COUNTY Court-house within the legal hours of sale on the first Tuesday in June, 2014, 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 CITY, 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 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.  
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