Towns County Herald

Legal Notices for August 9, 2012

Thursday, August 9, 2012

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Calvin Gibbs Lane
All creditors of the Estate of Calvin Gibbs Lane, late of Towns County, Georgia deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are requested to make immediate payment to me.
This 1st day of July, 2012.
Gerald Lane, Personal Representative
3 Brandon Lane
Columbia, SC 29209
803-788-2600
7dAug9,13,22,2012

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, Towns County, Georgia
On behalf of Martha C. Elliott, now deceased, you are hereby notified, pursuant to O.C.G.A. 53-7-92, to render in your demands to me and all persons indebted to said estate to:
Martha C. Elliott
c/o Kevin Thorpe - Attorney for the Estate
1 Spring Street
Gainesville, GA 30501
7dAug9,Sept1,Sept8,2012

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, Towns County, Georgia
On behalf of Martha C. Elliott, now deceased, you are hereby notified, pursuant to O.C.G.A. 53-7-92, to render in your demands to me and all persons indebted to said estate to:
Martha C. Elliott
c/o Kevin Thorpe - Attorney for the Estate
1 Spring Street
Gainesville, GA 30501
7dAug9,Sept1,Sept8,2012

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF William Johnson
All creditors of the Estate of Scott William Johnson, late of Towns County, Georgia deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are requested to make immediate payment to me.
This the 31st day of August, 2012.
Charlene Johnson
Personal Representative
1 Ridge Road
Hiawassee, GA 30546
706-896-0195
7dAug9,Sept6,12,2012

IN THE JUVENILE COURT
TOWNS COUNTY, GEORGIA
IN THE INTEREST OF:
JOHN DOE A CHILD
DOB: 06-15-1998
SEX: FEMALE
A CHILD under eighteen years of age
NOTICE OF DEPOSITION
NOTICE OF DEPOSITION HEARING
TO: JOHN DOE, father of the above-named child,
JANE DOE, MLMY, mother of the above-named child
By Order for Service by Publication dated the 1st day of August, 2012, you are hereby notified that on the 22nd day of June, 2012, the Towns County Department of Family and Children Services, Georgia Department of Human Resources, filed a Petition for Termination of Parental Rights concerning the above-named minor child. In this petition, the State of Georgia alleges that your parental rights to the child should be terminated. You are hereby notified that if you are 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 file a written request with the Clerk of Juvenile Court, and to serve upon the undersigned, Assistant Attorney General Chang, an answer in writing within sixty (60) days of the date of service of this notice by Publication.
If you do not contest a final hearing upon the petition, and if the Petition for Termination of Parental Rights against you on the day of November, 2012, at 9:30 a.m. in the Union County Courthouse, Blairsville, Georgia,
The child and other parties involved may be represented by counsel, at the expense of these proceedings. If you want a lawyer, but you cannot afford to pay for one, and if you want to have a lawyer, please contact the undersigned at the address below. If you feel are not able to hire a lawyer and are under financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if it finds that you do 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 file a written request with the Clerk Union County Courthouse, Blairsville, Georgia.
The child and other parties involved may be represented by counsel, at the expense of these proceedings. If you want a lawyer, but you cannot afford to pay for one, and if you want to have a lawyer, please contact the undersigned at the address below. If you feel are not able to hire a lawyer and are under financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if it finds that you do 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 file a written request with the Clerk Union County Courthouse, Blairsville, Georgia.
This 9th day of August, 2012.
Chang, an answer in writing within sixty (60) days of the date of service of this notice by Publication.
If you do not contest a final hearing upon the petition, and if the Petition for Termination of Parental Rights against you on the day of November, 2012, at 9:30 a.m. in the Union County Courthouse, Blairsville, Georgia,
Judge Gerald W. Bruce
Assistant Attorney General
Enotah Judicial Circuit
7dAug9,16,23,2012

NOTICE FOR DISCHARGE FROM
OFFICE AND ALL LIABILITY
Probate Court of Towns County
RE: Petition of Ernest W. Seckinger, Jr. for Discharge as Administrator of the Estate of Ernest W. Seckinger, Deceased.
TO: All known and unknown interested parties and anyone else, and all and everybody else in the world, to whom it may concern:
This is to notify you that there is a petition before the Probate Court of Towns County, Georgia, for Discharge as Administrator of the Estate of Ernest W. Seckinger, Deceased.
This is to notify you to file objection, if there is any, to the above referenced petition in the Probate Court on or before September 17, 2012.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections must be signed before a notary public or before a probate court judge, 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, then a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.
David Rogers, Probate Judge
By: Bonnie Sue Dixon
Probate/Deputy Clerk
48 River Street, Suite C
Hiawassee, GA 30546
706-896-3467
7dAug9,2012

NOTICE FOR DISCHARGE FROM
OFFICE AND ALL LIABILITY
Probate Court of Towns County
RE: Petition of Ernest W. Seckinger, Jr. for Discharge as Administrator of the Estate of Ernest W. Seckinger, Deceased.
TO: All known and unknown interested parties and anyone else, and all and everybody else in the world, to whom it may concern:
This is to notify you that there is a petition before the Probate Court of Towns County, Georgia, for Discharge as Administrator of the Estate of Ernest W. Seckinger, Deceased.
This is to notify you to file objection, if there is any, to the above referenced petition in the Probate Court on or before September 17, 2012.
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David Rogers, Probate Judge
By: Bonnie Sue Dixon
Probate/Deputy Clerk
48 River Street, Suite C
Hiawassee, GA 30546
706-896-3467
7dAug9,2012

NOTICE FOR DISCHARGE FROM
OFFICE AND ALL LIABILITY
Probate Court of Towns County
RE: Petition of Brian S. Harlkins for Discharge as Permanent Administrator of the Estate of Lucille Harlkins
This is to notify you to file objection, if there is any, to the above referenced petition in this Court on or before September 17, 2012.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections must be signed before a notary public or before a probate court judge, 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, then a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.
David Rogers, Probate Judge
By: Bonnie Sue Dixon
Probate/Deputy Clerk
48 River Street, Suite C
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706-896-3467
7dAug9,2012

NOTICE FOR DISCHARGE FROM
OFFICE AND ALL LIABILITY
Probate Court of Towns County
RE: Petition of Brian S. Harlkins for Discharge as Permanent Administrator of the Estate of Lucille Harlkins
This is to notify you to file objection, if there is any, to the above referenced petition in this Court on or before September 17, 2012.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections must be signed before a notary public or before a probate court judge, 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, then a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.
David Rogers, Probate Judge
By: Bonnie Sue Dixon
Probate/Deputy Clerk
48 River Street, Suite C
Hiawassee, GA 30546
706-896-3467
7dAug9,2012

NOTICE OF DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Scott William Johnson
All creditors of the Estate of Scott William Johnson, late of Towns County, Georgia deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are requested to make immediate payment to me.
This the 31st day of August, 2012.
Charlene Johnson
Personal Representative
1 Ridge Road
Hiawassee, GA 30546
706-896-0195
7dAug9,Sept6,12,2012

IN THE JUVENILE COURT
TOWNS COUNTY, GEORGIA
IN THE INTEREST OF:
JOHN DOE A CHILD
DOB: 06-15-1998
SEX: FEMALE
A CHILD under eighteen years of age
NOTICE OF DEPOSITION HEARING
TO: JOHN DOE, father of the above-named child,
JANE DOE, MLMY, mother of the above-named child
By Order for Service by Publication dated the 1st day of August, 2012, you are hereby notified that on the 22nd day of June, 2012, the Towns County Department of Family and Children Services, Georgia Department of Human Resources, filed a Petition for Termination of Parental Rights concerning the above-named minor child. In this petition, the State of Georgia alleges that your parental rights to the child should be terminated. You are hereby notified that if you are 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 file a written request with the Clerk Union County Courthouse, Blairsville, Georgia.
The child and other parties involved may be represented by counsel, at the expense of these proceedings. If you want a lawyer, but you cannot afford to pay for one, and if you want to have a lawyer, please contact the undersigned at the address below. If you feel are not able to hire a lawyer and are under financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if it finds that you do 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 file a written request with the Clerk Union County Courthouse, Blairsville, Georgia.
This 9th day of August, 2012.
Chang, an answer in writing within sixty (60) days of the date of service of this notice by Publication.
If you do not contest a final hearing upon the petition, and if the Petition for Termination of Parental Rights against you on the day of November, 2012, at 9:30 a.m. in the Union County Courthouse, Blairsville, Georgia,
The child and other parties involved may be represented by counsel, at the expense of these proceedings. If you want a lawyer, but you cannot afford to pay for one, and if you want to have a lawyer, please contact the undersigned at the address below. If you feel are not able to hire a lawyer and are under financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if it finds that you do 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 file a written request with the Clerk Union County Courthouse, Blairsville, Georgia.
Judge Gerald W. Bruce
Assistant Attorney General
Enotah Judicial Circuit
7dAug9,16,23,2012

NOTICE FOR DISCHARGE FROM
OFFICE AND ALL LIABILITY
Probate Court of Towns County
RE: Petition of Ernest W. Seckinger, Jr. for Discharge as Permanent Administrator of the Estate of Ernest W. Seckinger, Deceased.
TO: All known and unknown interested parties and anyone else, and all and everybody else in the world, to whom it may concern:
This is to notify you that there is a petition before the Probate Court of Towns County, Georgia, for Discharge as Permanent Administrator of the Estate of Ernest W. Seckinger, Deceased.
This is to notify you to file objection, if there is any, to the above referenced petition in this Court on or before September 17, 2012.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections must be signed before a notary public or before a probate court judge, 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, then a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.
David Rogers, Probate Judge
By: Bonnie Sue Dixon
Probate/Deputy Clerk
48 River Street, Suite C
Hiawassee, GA 30546
706-896-3467
7dAug9,2012

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
Pursuant to O.C.A. § 44-3-109, the Declaration of Condominium for Sunset Bay Condominium, recorded at Deed Book 374, Page 001 et seq., Towns County Georgia Records, and the Judgment of the Towns County Superior Court in Sunset Bay Condominium Owners Properties, Inc. dated April 3, 2012, Civil Action Number 11-CV-3-0036, we will be sold by Towns County Sheriff's Office, at the Towns County Courthouse, the Front Door of the Towns County Courthouse in Georgia within the legal hours of sale on the first Tuesday in September, 2012, to wit September 4, 2012, the following property:
All that tract or parcel of land lying and being in Land Lot 52, 17th District, 1st Section, Towns County, Georgia and being more fully described as Sunset Bay Condominium, Phase I, Building 1400, a Condominium, as described in the Declaration of Condominium, as recorded in Deed Book 374, Page 001, Towns County, Georgia Records, as amended and supplemented by Amendment Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43-47, Towns County, Georgia Records, and all exhibits thereto, including Building 1400, a Condominium, as recorded and incorporated hereby by reference.
Together with all improvements, fixtures, fixtures, easements, and other matters as described in the Declaration of Condominium for Sunset Bay, a Condominium, as amended.
The above described unit is conveyed together with an undivided interest in the common elements of said condominium as set forth in said Declaration and any amendments thereto.
Together with the right to use the Sunset Bay, a Condominium, as amended, and facilities and amenities, to the extent permitted by the Declaration of Condominium for Sunset Bay, a Condominium, as amended.
The above described unit is conveyed together with the right to use the parking space assigned to said unit, if any, as shown on the plat of survey and floor plans of said condominium, and any parking space assigned to said unit shall be appurtenant to said unit.
To the best knowledge and belief of the undersigned, the owner and party liable for the ad valorem taxes on said property is the tenant(s) in possession of the unit.
Subject to all matters of record, including but not limited to the Declaration of Condominium for Sunset Bay, a Condominium, recorded in Deed Book 374, Page 001, et seq., Towns County, Georgia Records, and any amendments and supplements thereto, and any matters which could be discovered by an accurate survey or by an inspection of the property; all zoning ordinances; assessments, rights of tenants and parties in possession, and any other matters of record superior to the Condominium lien.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all matters which could be shown by an accurate survey and an inspection of the property.
Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed.
The property will be sold as the property of Margie Johnson and Sammy Johnson and Sunset Bay Condominium Owners Properties, Inc., and subsidiaries, the ex-spouse of said sale, all as provided in said Judgment and Decree of Divorce and deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.
The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, National Association, as agent and Attorney in Fact for Global Trust 2005-2, Secured Pass-Through Certificates, Series 2003-SEA pursuant to said Deed to Secure Debt, dated 7/14/06, in Deed Book 573, Page 269, Towns County Records, which description on said plat is incorporated herein by reference.
This property is conveyed subject to the following: Easement in Deed Book 110, Page 300, Towns County Records. The property is conveyed subject to the following: Easement in Deed Book 110, Page 300, Towns County Records. The property is conveyed subject to the following: Easement in Deed Book 110, Page 300, Towns County Records. The property is conveyed subject to the following: Easement in Deed Book 110, Page 300, Towns County Records.
Sold subject to any unpaid taxes, assessments, rights of tenants and parties in possession, and any other matters of record superior to said Security Deed.
Sale conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all matters which could be shown by an accurate survey or by an inspection of the property.
Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed.
The property will be sold as the property of Margie Johnson and Sammy Johnson and Sunset Bay Condominium Owners Properties, Inc., and subsidiaries, the ex-spouse of said sale, all as provided in said Judgment and Decree of Divorce and deed to the purchaser as provided in the aforementioned Security Deed.
The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, National Association, as agent and Attorney in Fact for Global Trust 2005-2, Secured Pass-Through Certificates, Series 2003-SEA
Margie Johnson and Sammy Johnson
McCurdy & Candler, LLC
(404) 373-1012
www.mccurdycandler.com
Towns County Herald
Publication Dates:08-09-2012, 08-16-2012, 08-23-2012, 08-30-2012, 09-06-2012, 09-13-2012, 09-20-2012, 09-27-2012
File No. 12-08212 /FRA/Kayestle
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
7dAug9,16,23,29,Sept5,12,19,2012

NOTICE OF JUDICIAL FORECLOSURE
TOWNS COUNTY
Pursuant to O.C.G.A. § 44-3-109, the Declaration of Condominium for Sunset Bay Condominium, recorded at Deed Book 374, Page 001 et seq., Towns County Georgia Records, and the Judgment of the Towns County Superior Court in Sunset Bay Condominium Owners Properties, Inc. dated April 3, 2012, Civil Action Number 11-CV-3-0036, we will be sold by Towns County Sheriff's Office, at the Towns County Courthouse, the Front Door of the Towns County Courthouse in Georgia within the legal hours of sale on the first Tuesday in September, 2012, to wit September 4, 2012, the following property:
All that tract or parcel of land lying and being in Land Lot 52, 17th District, 1st Section, Towns County, Georgia and being more fully described as Sunset Bay Condominium, Phase I, Building 1400, a Condominium, as described in the Declaration of Condominium, as recorded in Deed Book 374, Page 001, Towns County, Georgia Records, as amended and supplemented by Amendment Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43-47, Towns County, Georgia Records, and all exhibits thereto, including Building 1400, a Condominium, as recorded and incorporated hereby by reference.
Together with all improvements, fixtures, fixtures, easements, and other matters as described in the Declaration of Condominium for Sunset Bay, a Condominium, as amended.
The above described unit is conveyed together with an undivided interest in the common elements of said condominium as set forth in said Declaration and any amendments thereto.
Together with the right to use the Sunset Bay, a Condominium, as amended, and facilities and amenities, to the extent permitted by the Declaration of Condominium for Sunset Bay, a Condominium, as amended.
The above described unit is conveyed together with the right to use the parking space assigned to said unit, if any, as shown on the plat of survey and floor plans of said condominium, and any parking space assigned to said unit shall be appurtenant to said unit.
To the best knowledge and belief of the undersigned, the owner and party liable for the ad valorem taxes on said property is the tenant(s) in possession of the unit.
Subject to all matters of record, including but not limited to the Declaration of Condominium for Sunset Bay, a Condominium, recorded in Deed Book 374, Page 001, et seq., Towns County, Georgia Records, and any amendments and supplements thereto, and any matters which could be discovered by an accurate survey or by an inspection of the property; all zoning ordinances; assessments, rights of tenants and parties in possession, and any other matters of record superior to the Condominium lien.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the United States Bankruptcy Code; and (2) to all matters which could be shown by an accurate survey and an inspection of the property.
Notice has been given of intention to collect attorney fees in accordance with the terms of Condominium for Sunset Bay, a Condominium, recorded at Deed Book 374, Page 001, et seq., Towns County, Georgia Records, and the note secured by said deed.
The property will be sold as the property of Margie Johnson and Sammy Johnson and Sunset Bay Condominium Owners Properties, Inc., and subsidiaries, the ex-spouse of said sale, all as provided in said Judgment and Decree of Divorce and deed to the purchaser as provided in the aforementioned Security Deed.
Lisa Forrest
Law Offices of Marlock, LLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, Georgia 30341
(678) 397-0450
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
7dAug9,16,23,2012

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
By virtue of the power of Sale contained in that certain Security Deed from BRANDON SCOTT HODGES and JANNIE HODGES dated August 9, 2007, recorded in Deed Book 411, Pages 621-627, and as modified in Deed Book 442, Page 594, and Deed Book 442, Page 595, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty-Nine Thousand Seven Hundred Eighty-Two and 00/100 Dollars ($239,782.00), with interest thereon as provided for therein, said Security Deed being held by and being the property of Federal National Mortgage Association, and SFN Venture 2011-1, LLC, there will be sold before the Courthouse door of Towns County, Georgia within the legal hours of sale on the First Tuesday in September, 2012 (the "Sale"), all property described in said Security Deed, including:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96, 10TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA BEING LOT 8 CONTAINING 1.908 ACRES, BLOCK "C" OF TANTROOP ESTATES PHASE II, AS SHOWN ON A PLAT OF SURVEY PREPARED BY WILLIAM L. ROBERTS AND ASSOC. W. GARY KINDALL REG #2708, DATED AUGUST 1, 1988 AND RECORDED IN PLAT CABINET C-2 BOOK 2, PAGES 277-278, REFERENCE TO SAID PLAT OF SURVEY IS HEREBY MADE FOR A DESCRIPTION HEREIN BY REFERENCE. ALSO CONVEYED HEREWITH IS THE RIGHT TO INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE PRIVATE ROADS, TANTROOP ESTATES PHASE I AND PHASE II ROADS. SUBJECT TO ALL MATTERS AND EASEMENTS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY. ALSO: ALL MANUFACTURED HOME, A DOUBLE WIDE MODEL, VIN# GAFLX39A18 SOLD SEPARATELY AND RECORDED IN DEED BOOK 306, PAGES 283-284, AS REFERENCED IN DEED BOOK 306, PAGE 283, AS SAID LAND AMENDED IN DEED BOOK 306, PAGES 751-752, AS REFERENCED IN DEED BOOK 306, PAGE 751. Said legal description being controlling, however, the Property is commonly known as 79 WEST VIEW DRIVE, HIAWASSEE, GA 30546.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the said note and Security Deed and Note, including but not limited to the above default and indebtedness and when due, the indebtedness secured by said Security Deed and Note is now wholly due and payable, and there are no pending proceedings in bankruptcy or foreclosure to stay the same.
Said property will be sold "as-is" but-without any warranty, express or implied, recourse against the above-named creditor but subject to matters of record that are subject to the following items which may affect the property: unpaid ad valorem taxes, assessments, liens, encumbrances, zoning ordinances, restrictions, easements, and other matters of record or which may be shown by an accurate survey or inspection of the property.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all matters which could be shown by an accurate survey and an inspection of the property.
Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed.
The property will be sold as the property of Brandon Scott Hodges and Jannie Hodges, the ex-spouse of said sale, all as provided in said Judgment and Decree of Divorce and deed to the purchaser as provided in the aforementioned Security Deed.
Federal National Mortgage Association, and SFN Venture 2011-1, LLC
Attorney for Federal National Mortgage Association, and SFN Venture 2011-1, LLC
Brock & Scholz, LLC
3338 Cobb Parkway, Suite 350
Atlanta, GA 30339
File No. 1011-1174
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
7dAug9,16,23,2012

NOTICE OF SALE UNDER POWER
TOWNS COUNTY
By virtue of the power of Sale contained in that certain Security Deed from BRANDON SCOTT HODGES and JANNIE HODGES dated August 9, 2007, recorded in Deed Book 411, Pages 621-627, and as modified in Deed Book 442, Page 594, and Deed Book 442, Page 595, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of $152,000.00 dated 10/09/2001, and a modification thereof, if any, the indebtedness thereunder, said Security Deed being last transferred and assigned to CADC/KIDD COLLARS (U), $50,000.00 with interest thereon as provided for therein, said Security Deed having been last and most recently transferred and conveyed to CADC/KIDD COLLARS 2011-1, LLC, recorded in Deed Book 505, Pages 414-417, TOWNS County, Georgia Records, said Security Deed being held by and being the property of the Grantee from the courthouse door of TOWNS County, Georgia, within the legal hours of sale on the first Tuesday in SEPTEMBER, 2012 the following property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96, 10TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA BEING LOT 8 CONTAINING 1.908 ACRES, BLOCK "C" OF TANTROOP ESTATES PHASE II, AS SHOWN ON A PLAT OF SURVEY PREPARED BY WILLIAM L. ROBERTS AND ASSOC. W. GARY KINDALL REG #2708, DATED AUGUST 1, 1988 AND RECORDED IN PLAT CABINET C-2 BOOK 2, PAGES 277-278, REFERENCE TO SAID PLAT OF SURVEY IS HEREBY MADE FOR A DESCRIPTION HEREIN BY REFERENCE. ALSO CONVEYED HEREWITH IS THE RIGHT TO INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE PRIVATE ROADS, TANTROOP ESTATES PHASE I AND PHASE II ROADS. SUBJECT TO ALL MATTERS AND EASEMENTS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY. ALSO: ALL MANUFACTURED HOME, A DOUBLE WIDE MODEL, VIN# GAFLX39A18 SOLD SEPARATELY AND RECORDED IN DEED BOOK 306, PAGES 283-284, AS REFERENCED IN DEED BOOK 306, PAGE 283, AS SAID LAND AMENDED IN DEED BOOK 306, PAGES 751-752, AS REFERENCED IN DEED BOOK 306, PAGE 751. Said legal description being controlling, however, the Property is commonly known as 79 WEST VIEW DRIVE, HIAWASSEE, GA 30546.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the said note and Security Deed and Note, including but not limited to the above default and indebtedness and when due, the indebtedness secured by said Security Deed and Note is now wholly due and payable, and there are no pending proceedings in bankruptcy or foreclosure to stay the same.
Said property will be sold "as-is" but-without any warranty, express or implied, recourse against the above-named creditor but subject to matters of record that are subject to the following items which may affect the property: unpaid ad valorem taxes, assessments, liens, encumbrances, zoning ordinances, restrictions, easements, and other matters of record or which may be shown by an accurate survey or inspection of the property.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all matters which could be shown by an accurate survey and an inspection of the property.
Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed.
The property will be sold as the property of Brandon Scott Hodges and Jannie Hodges, the ex-spouse of said sale, all as provided in said Judgment and Decree of Divorce and deed to the purchaser as provided in the aforementioned Security Deed.
Federal National Mortgage Association, and SFN Venture 2011-1, LLC
Attorney for Federal National Mortgage Association, and SFN Venture 2011-1, LLC
Brock & Scholz, LLC
3338 Cobb Parkway, Suite 350
Atlanta, GA 30339
File No. 1011-1174
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
7dAug9,16,23,2012

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
By virtue of the power of Sale contained in that certain Security Deed from BRANDON SCOTT HODGES and JANNIE HODGES dated August 9, 2007, recorded in Deed Book 411, Pages 621-627, and as modified in Deed Book 442, Page 594, and Deed Book 442, Page 595, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of $152,000.00 dated 10/09/2001, and a modification thereof, if any, the indebtedness thereunder, said Security Deed being last transferred and assigned to CADC/KIDD COLLARS (U), $50,000.00 with interest thereon as provided for therein, said Security Deed having been last and most recently transferred and conveyed to CADC/KIDD COLLARS 2011-1, LLC, recorded in Deed Book 505, Pages 414-417, TOWNS County, Georgia Records, said Security Deed being held by and being the property of the Grantee from the courthouse door of TOWNS County, Georgia, within the legal hours of sale on the first Tuesday in SEPTEMBER, 2012 the following property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96, 10TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA BEING LOT 8 CONTAINING 1.908 ACRES, BLOCK "C" OF TANTROOP ESTATES PHASE II, AS SHOWN ON A PLAT OF SURVEY PREPARED BY WILLIAM L. ROBERTS AND ASSOC. W. GARY KINDALL REG #2708, DATED AUGUST 1, 1988 AND RECORDED IN PLAT CABINET C-2 BOOK 2, PAGES 277-278, REFERENCE TO SAID PLAT OF SURVEY IS HEREBY MADE FOR A DESCRIPTION HEREIN BY REFERENCE. ALSO CONVEYED HEREWITH IS THE RIGHT TO INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE PRIVATE ROADS, TANTROOP ESTATES PHASE I AND PHASE II ROADS. SUBJECT TO ALL MATTERS AND EASEMENTS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY. ALSO: ALL MANUFACTURED HOME, A DOUBLE WIDE MODEL, VIN# GAFLX39A18 SOLD SEPARATELY AND RECORDED IN DEED BOOK 306, PAGES 283-284, AS REFERENCED IN DEED BOOK 306, PAGE 283, AS SAID LAND AMENDED IN DEED BOOK 306, PAGES 751-752, AS REFERENCED IN DEED BOOK 306, PAGE 751. Said legal description being controlling, however, the Property is commonly known as 79 WEST VIEW DRIVE, HIAWASSEE, GA 30546.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the said note and Security Deed and Note, including but not limited to the above default and indebtedness and when due, the indebtedness secured by said Security Deed and Note is now wholly due and payable, and there are no pending proceedings in bankruptcy or foreclosure to stay the same.
Said property will be sold "as-is" but-without any warranty, express or implied, recourse against the above-named creditor but subject to matters of record that are subject to the following items which may affect the property: unpaid ad valorem taxes, assessments, liens, encumbrances, zoning ordinances, restrictions, easements, and other matters of record or which may be shown by an accurate survey or inspection of the property.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all matters which could be shown by an accurate survey and an inspection of the property.
Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed.
The property will be sold as the property of Brandon Scott Hodges and Jannie Hodges, the ex-spouse of said sale, all as provided in said Judgment and Decree of Divorce and deed to the purchaser as provided in the aforementioned Security Deed.
Federal National Mortgage Association, and SFN Venture 2011-1, LLC
Attorney for Federal National Mortgage Association, and SFN Venture 2011-1, LLC
Brock & Scholz, LLC
3338 Cobb Parkway, Suite 350
Atlanta, GA 30339
File No. 1011-1174
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
7dAug9,16,23,2012

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER
IN DEED TO SECURE DEBT
By virtue of the power of sale contained in that certain Deed to Secure Debt from Jessie Hazzard to Jessie Mae Hazzard Jr. Wells and Margie E Wells to The Mortgage People Co. in the original principal amount of $102,000.00 dated 10/09/2001, and a modification thereof, if any, the indebtedness thereunder, said Security Deed being last transferred and assigned to CDC/KIDD COLLARS 2011-1, LLC, recorded in Deed Book 505, Pages 414-417, TOWNS County, Georgia Records, said Security Deed being held by and being the property of the Grantee from the courthouse door of TOWNS County, Georgia, within the legal hours of sale on the first Tuesday in SEPTEMBER, 2012 the following property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 45 & 46, 10th DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING TRACTS 1 & 2 OF THE WELLS TRACTS, AS SHOWN ON A PLAT OF SURVEY PREPARED BY WILLIAM L. ROBERTS AND ASSOC. W. GARY KINDALL REG. #2708, DATED 9/28/01, RECORDED IN PLAT CABINET C-2 BOOK 2, PAGE 279, TOWNS COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. SUBJECT TO ALL MATTERS AND EASEMENTS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY. ALSO: ALL MANUFACTURED HOME, A DOUBLE WIDE MODEL, VIN# GAFLX39A18 SOLD SEPARATELY AND RECORDED IN DEED BOOK 306, PAGES 283-284, AS REFERENCED IN DEED BOOK 306, PAGE 283, AS SAID LAND AMENDED IN DEED BOOK 306, PAGES 751-752, AS REFERENCED IN DEED BOOK 306, PAGE 751. Said legal description being controlling, however, the Property is commonly known as 79 WEST VIEW DRIVE, HIAWASSEE, GA 30546.
The indebtedness secured by said Deed to Secure Debt has been and is hereby declared due because of default under the said note and Deed to Secure Debt, including but not limited to the above default and indebtedness and when due, the indebtedness secured by said Deed to Secure Debt and Note is now wholly due and payable, and there are no pending proceedings in bankruptcy or foreclosure to stay the same.
Said property will be sold "as-is" but-without any warranty, express or implied, recourse against the above-named creditor but subject to matters of record that are subject to the following items which may affect the property: unpaid ad valorem taxes, assessments, liens, encumbrances, zoning ordinances, restrictions, easements, and other matters of record or which may be shown by an accurate survey or inspection of the property.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to all matters which could be shown by an accurate survey and an inspection of the property.
Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed.
The property will be sold as the property of Jessie Hazzard Jr. Wells and Margie E Wells, the ex-spouse of said sale, all as provided in said Judgment and Decree of Divorce and deed to the purchaser as provided in the aforementioned Deed to