Towns County Herald

Legal Notices for November 28, 2012

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY

Default has been made in the payment of the indebtedness, secured by a Security Deed executed by Derek D Taylor and Mary Ann W Taylor to National City Mortgage Co. dated May 12, 2003 in the amount of $121,800.00, and recorded in Deed Book 273, Page 15, Towns County, Georgia Records; as last transferred to PNC Bank National Association-Successor by merger to National City Mortgage, and declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will sell at public outcry, before the court house door of Towns County, Georgia, on the first Tuesday in December, 2012, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 125, 17th District, 1st Section, Towns County, Georgia, containing 2.413 acres as shown on a plat of survey by Gerald Hughes, Inc. dated 9/24/96 recorded in Plat Book 24, page 164, Towns County records, and by reference thereto, said plat is incorporated herein by reference. The property is subject to the existing power lines and power pole as shown on said plat.

which has the property address of 1988 Barnett Rd, Hiawassee, Georgia 30546, together with all fixtures and other personal property now owned by said Grantor.

The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, any certified plat, which record or refer to and which may affect said property.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code at the time of the final confirmation and audit of the status of the loan with the holder of the secured deed.

Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the lender, holder or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

Said property will be sold as the property of Derek D Taylor and Mary Ann W Taylor and the proceeds of the sale will be applied to the payment of said indebtedness, the expenses of sale, and the costs of the sale and deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

PNC Bank National Association
Successor by Merger
Derek D Taylor and Mary Ann W Taylor
McCurdy & Candler, LLC
(404) 373-1612
www.mccurdycandler.com
Towns County Herald
Publication Dates: 11-28-2012, 10-04-2012, 10-11-2012, 10-18-2012, 10-25-2012, 11-1-2012, 11-8-2012, 11-15-2012, 11-22-2012, 11-29-2012
File No. 12-08123 /FRA/Hoyemore
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
TOHeath20LOLD,10,17,24,31,Nov7,14,21,2012

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
ESTATE OF Lorman Shook

All creditors of the estate of Lorman Shook, deceased of Towns County, Young Harris, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This the 13th day of November, 2012
Larry Shook, Personal Representative
PO Box 1212
Young Harris, GA 30582
706-781-2823
TOHeath28,Dec5,12,19

NOTICE TO CREDITORS AND DEBTORS
STATE OF GEORGIA
COUNTY OF TOWNS
ESTATE OF Lorman Shook

All creditors of the estate of Lorman Shook, deceased of Towns County, Young Harris, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This the 13th day of November, 2012
Larry Shook, Personal Representative
PO Box 1212
Young Harris, GA 30582
706-781-2823
TOHeath28,Dec5,12,19

NOTICE TO CREDITORS AND DEBTORS
STATE OF GEORGIA
COUNTY OF TOWNS
ESTATE OF Lorman Shook

All creditors of the estate of Lorman Shook, deceased of Towns County, Young Harris, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This the 13th day of November, 2012.
Sandra L. Duchesne, Executrix
P.O. Box 1662
Hiawassee, Georgia 30546
TOHeath28,Dec5,12,19

NOTICE
IN THE PROBATE COURT
TOWNS COUNTY, GEORGIA
Estate of Betty J. Anderson, Deceased
File No. 2012-65

An order for service was granted by this court on November 6, 2012, requiring the following:

Ms. Ann Parker, Jr.

This is to notify you to file objection, if there is any, to the above referenced petition in this Court on or before December 17, 2012 BE REMINDED: If objections to the above petition must be in writing, setting forth the grounds of any such objections. Any objections/objections must be signed before a notary of said case, at probate court clerk, and filing fees must be tendered with any objections/objections, unless you qualify to file as an indigent party. Contact probate court clerk regarding the proper address/telephone number for the required notarized 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.
David Rogers, Probate Judge
Towns County, Ga.
Probate/Deputy Clerk
Post Office Box 68
Hiawassee, GA 30546
706-896-2022
TOHeath14,21,28,Dec5

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER

Default of a default in the payment of the indebtedness secured by a Security Deed executed by Eva K. McNeal and Bishop E. Poppell to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Capital Advisors LC, and its successors and assigns, dated May 17, 2007, and recorded in Deed Book 406, Page 557, Towns County, Georgia Records, said Security Deed having been last sold, assigned, transferred and conveyed by a Note in the original principal amount of $132,000.00, the holder thereof pursuant to said Deed and Note, declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday in December, 2012, during the legal hours of sale, before the Courthouse door in Towns County, will at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in Land Lot 125, 17th District, 1st Section, Towns County, Georgia, containing 2.413 acres as shown on a plat of survey by Gerald Hughes, Inc. dated 9/24/96 recorded in Plat Book 24, page 164, Towns County records, and by reference thereto, said plat is incorporated herein by reference. The property is subject to the existing power lines and power pole as shown on said plat.

which has the property address of 1988 Barnett Rd, Hiawassee, Georgia 30546, together with all fixtures and other personal property now owned by said Grantor.

The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, any certified plat, which record or refer to and which may affect said property.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code at the time of the final confirmation and audit of the status of the loan with the holder of the secured deed.

Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the lender, holder or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

Said property will be sold as the property of Derek D Taylor and Mary Ann W Taylor and the proceeds of the sale will be applied to the payment of said indebtedness, the expenses of sale, and the costs of the sale and deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

PNC Bank National Association
Successor by Merger
Derek D Taylor and Mary Ann W Taylor
McCurdy & Candler, LLC
(404) 373-1612
www.mccurdycandler.com
Towns County Herald
Publication Dates: 11-28-2012, 10-04-2012, 10-11-2012, 10-18-2012, 10-25-2012, 11-1-2012, 11-8-2012, 11-15-2012, 11-22-2012, 11-29-2012
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TOHeath20LOLD,10,17,24,31,Nov7,14,21,2012

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
ESTATE OF Lorman Shook

All creditors of the estate of Lorman Shook, deceased of Towns County, Young Harris, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 20th day of November, 2012.
Larry Shook, Executor
PO Box 1212
Young Harris, Georgia 30512
706-781-2823
TOHeath28,Dec5,12,19

NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of MARY C. Hawassee, deceased of Towns County, Hiawassee, Georgia are hereby notified to render their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 20th day of November, 2012.
Sandra L. Duchesne, Executrix
P.O. Box 1662
Hiawassee, Georgia 30546
TOHeath28,Dec5,12,19

NOTICE
IN THE PROBATE COURT
TOWNS COUNTY, GEORGIA
Estate of Betty J. Anderson, Deceased
File No. 2012-65

An order for service was granted by this court on November 6, 2012, requiring the following:

Ms. Ann Parker, Jr.

This is to notify you to file objection, if there is any, to the above referenced petition in this Court on or before December 17, 2012 BE REMINDED: If objections to the above petition must be in writing, setting forth the grounds of any such objections. Any objections/objections must be signed before a notary of said case, at probate court clerk, and filing fees must be tendered with any objections/objections, unless you qualify to file as an indigent party. Contact probate court clerk regarding the proper address/telephone number for the required notarized 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.
David Rogers, Probate Judge
Towns County, Ga.
Probate/Deputy Clerk
Post Office Box 68
Hiawassee, GA 30546
706-896-2022
TOHeath14,21,28,Dec5

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER

Default has been made in the payment of the indebtedness secured by a Security Deed executed by Eva K. McNeal and Bishop E. Poppell to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Capital Advisors LC, and its successors and assigns, dated May 17, 2007, and recorded in Deed Book 406, Page 557, Towns County, Georgia Records, said Security Deed having been last sold, assigned, transferred and conveyed by a Note in the original principal amount of $132,000.00, the holder thereof pursuant to said Deed and Note, declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday in December, 2012, during the legal hours of sale, before the Courthouse door in Towns County, will at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in Land Lot 125, 17th District, 1st Section, Towns County, Georgia, containing 2.413 acres as shown on a plat of survey by Gerald Hughes, Inc. dated 9/24/96 recorded in Plat Book 24, page 164, Towns County records, and by reference thereto, said plat is incorporated herein by reference. The property is subject to the existing power lines and power pole as shown on said plat.

which has the property address of 1988 Barnett Rd, Hiawassee, Georgia 30546, together with all fixtures and other personal property now owned by said Grantor.

The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, any certified plat, which record or refer to and which may affect said property.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code at the time of the final confirmation and audit of the status of the loan with the holder of the secured deed.

Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the lender, holder or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

Said property will be sold as the property of Eva K. McNeal and Bishop E. Poppell and the proceeds of the sale will be applied to the payment of said indebtedness, the expenses of sale, and the costs of the sale and deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

PNC Bank National Association
Successor by Merger
Eva K. McNeal and Bishop E. Poppell
McCurdy & Candler, LLC
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Towns County Herald
Publication Dates: 11-28-2012, 10-04-2012, 10-11-2012, 10-18-2012, 10-25-2012, 11-1-2012, 11-8-2012, 11-15-2012, 11-22-2012, 11-29-2012
File No. 12-08123 /FRA/Hoyemore
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TOHeath20LOLD,10,17,24,31,Nov7,14,21,2012

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
ESTATE OF Lorman Shook

All creditors of the estate of Lorman Shook, deceased of Towns County, Young Harris, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 20th day of November, 2012
Larry Shook, Executor
PO Box 1212
Young Harris, Georgia 30512
706-781-2823
TOHeath28,Dec5,12,19

NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of MARY C. Hawassee, deceased of Towns County, Hiawassee, Georgia are hereby notified to render their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 20th day of November, 2012.
Sandra L. Duchesne, Executrix
P.O. Box 1662
Hiawassee, Georgia 30546
TOHeath28,Dec5,12,19

NOTICE
IN THE PROBATE COURT
TOWNS COUNTY, GEORGIA
Estate of Betty J. Anderson, Deceased
File No. 2012-65

An order for service was granted by this court on November 6, 2012, requiring the following:

Ms. Ann Parker, Jr.

This is to notify you to file objection, if there is any, to the above referenced petition in this Court on or before December 17, 2012 BE REMINDED: If objections to the above petition must be in writing, setting forth the grounds of any such objections. Any objections/objections must be signed before a notary of said case, at probate court clerk, and filing fees must be tendered with any objections/objections, unless you qualify to file as an indigent party. Contact probate court clerk regarding the proper address/telephone number for the required notarized 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.
David Rogers, Probate Judge
Towns County, Ga.
Probate/Deputy Clerk
Post Office Box 68
Hiawassee, GA 30546
706-896-2022
TOHeath14,21,28,Dec5

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in the Real Estate Deed to Secure Debt (With Future Advance Clause) dated April 26, 2007, from BRANDON GLEN HICKS ("Debtor"), to BANK OF AMERICA, N.A. ("Lender") and recorded in Deed Book 413, Page 138, Towns County, Georgia Records, as last transferred and assigned to CADC/ADC VENTURE 2011-1, LLC, pursuant to that certain Assignment of Security Deed from Lender to Grantee dated December 28, 2011, and recorded in Deed Book 450, Page 145, Towns County, Georgia Records which was further assigned to CADC/ADC VENTURE 2011-1, LLC ("Holder") pursuant to that certain Assignment of Real Estate Deed to Secure Debt dated October 12, 2012, and recorded in Deed Book 461, Page 169, Towns County, Georgia records (as said Deed to Secure Debt has been from time to time and may be hereafter amended, modified, assumed, modified, extended, renewed, and/or renewed is hereinafter referred to as the "Security Deed"), said Security Deed having been sold, assigned, transferred and conveyed by a Note in the original principal amount of $155,000.00 (sic), the holder thereof pursuant to that certain Assignment of Real Estate Deed to Secure Debt dated October 12, 2012, and recorded in Deed Book 461, Page 169, Towns County, Georgia records (as said Deed to Secure Debt has been from time to time and may be hereafter amended, modified, assumed, modified, extended, renewed, and/or renewed is hereinafter referred to as the "Security Deed"), said Security Deed having been sold, assigned, transferred and conveyed by a Note in the original principal amount of $155,000.00 (sic), the holder thereof, declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday in December, 2012, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 125, 17th District, 1st Section, Towns County, Georgia, containing 2.413 acres, as shown on a plat of survey by Gerald Hughes, Inc. dated 9/24/96 recorded in Plat Book 24, page 164, Towns County records, and by reference thereto, said plat is incorporated herein by reference and made a part hereof. Subject to Reservation of Easement, as recorded in Deed Book 311, Pages 309&310, Towns County records.

Subject to all easements and rights-of-way of record, which Grantor and Security Deed has been and is hereby designated to be a prior lien, and all applicable events of default, failure to pay the indebtedness or any other sum in the manner provided in the Note and Security Deed. The other property in which the sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intention to collect attorneys' fees has 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 sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code at the time of the final confirmation and audit of the status of the loan with the holder of the Security Deed and Note, including but not limited to the nonpayment of principal and interest when due. The indebtedness remaining in default, the sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to counsel has 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 creditor or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JAMES A. WAGES SR., SANDRA FAY WAGES, ESTATE OF JAMES A. WAGES SR., or tenant(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-730-3758 for and on behalf of the secured creditor.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

JAMES A. WAGES SR., SANDRA FAY WAGES 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-Seller:
Richard Corporon, Robb Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992 Case No. BAC-12-05071-0002
Ad Run Dates: 11/07/2012, 11/14/2012, 11/21/2012, 11/28/2012
www.rlublin.com/real-estate/property-listings.php
TOHeath14,21,28,Dec5

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY

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

Default has been made in the payment of the indebtedness secured by a Security Deed executed by Jimmie Anne Browning to Mortgage Electronic Registration Systems, Inc., dated July 5, 2006, and recorded in Deed Book 410, Page 211, Towns County, Georgia Records, as last transferred and assigned to Bank of America pursuant to Deed Book 516, Page 252, Towns County, Georgia Records, as last transferred to Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, dated December 21, 2011, the following described property will be sold at public auction TO AND MADE A PART HEREOF The debtor has caused the property to be sold, and he 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, the sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intention to collect attorneys' fees has 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. Said property will be sold as the property of the Grantor and Security Deed to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on the first Tuesday in December, 2012, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 125, 17th District, 1st Section, Towns County, Georgia, containing 2.413 acres, as shown on a plat of survey by Gerald Hughes, Inc. dated 9/24/96 recorded in Plat Book 24, page 164, Towns County records, and by reference thereto, said plat is incorporated herein by reference and made a part hereof. Subject to Reservation of Easement, as recorded in Deed Book 311, Pages 309&310, Towns County records.

Subject to all easements and rights-of-way of record, which Grantor and Security Deed has been and is hereby designated to be a prior lien, and all applicable events of default, failure to pay the indebtedness or any other sum in the manner provided in the Note and Security Deed. The other property in which the 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 intention 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 sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code at the time of the final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association, successor by merger to JPMorgan Chase Bank, National Association, successor by merger to Bank One, NA, successor by merger to First Chicago NBD Corporation, successor by merger to Bank One, Texas, N.A., successor by merger to Bank One, Texas, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-730-3758 for and on behalf of the secured creditor.

JPMorgan Chase Bank, National Association, successor by merger to BAC Home Loans Servicing, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

JAMES A. WAGES SR., SANDRA FAY WAGES 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-Seller:
Richard Corporon, Robb Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992 Case No. BAC-12-05071-0002
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NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING 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 Beverly Ann Jones and Jimmie Ann Browning to Mortgage Electronic Registration Systems, Inc., dated July 5, 2006, and recorded in Deed Book 410, Page 211, Towns County, Georgia Records, as last transferred and assigned to Bank of America pursuant to Deed Book 516, Page 252, Towns County, Georgia Records, as last transferred to Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, dated December 21, 2011, the following described property will be sold at public auction TO AND MADE A PART HEREOF The debtor has caused the property to be sold, and he 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, the sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intention to collect attorneys' fees has 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 sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code at the time of the final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association, successor by merger to JPMorgan Chase Bank, National Association, successor by merger to Bank One, NA, successor by merger to First Chicago NBD Corporation, successor by merger to Bank One, Texas, N.A., successor by merger to Bank One, Texas, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-730-3758 for and on behalf of the secured creditor.

JPMorgan Chase Bank, National Association, successor by merger to BAC Home Loans Servicing, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

THIS 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-Seller:
Richard Corporon, Robb Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992 Case No. BAC-12-05071-0002
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TOHeath14,21,28,Dec5

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER
IN SECURITY DEED

Default has been made in the payment of the indebtedness secured by a Security Deed executed by JERRY TURPIN and BRENDA TURPIN to SOUTHERN MULTICAPITAL CORPORATION dated January 25, 2006, and recorded in Deed Book 399, Pages 776-777, Towns County, Georgia, records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy Five Thousand and No/100 ($175,000.00) Dollars with interest thereon, as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on the first Tuesday in December, 2012, the following described property:

All that tract or parcel of land lying and being in Land Lot 6, 17th District, 1st Section, Towns County, Georgia, containing 0.063 acres, being shown as Lot Fourteen (14) of the Replat of Subdivision, as shown and survey by Northstar Land Surveying, Inc. as recorded in Plat Book 1, Page 2, Towns County records, which description on said plat is incorporated herein by reference and made a part hereof. Subject to Reservation of Easement, as recorded in Deed Book 311, Pages 309&310, Towns County records.

Subject to all easements and rights-of-way of record, which Grantor and Security Deed has been and is hereby designated to be a prior lien, and all applicable events of default, failure to pay the indebtedness or any other sum in the manner provided in the Note and Security Deed. The other property in which the 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 intention 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 above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code at the time of the final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association, successor by merger to JPMorgan Chase Bank, National Association, successor by merger to Bank One, NA, successor by merger to First Chicago NBD Corporation, successor by merger to Bank One, Texas, N.A., successor by merger to Bank One, Texas, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-730-3758 for and on behalf of the secured creditor.

JPMorgan Chase Bank, National Association, successor by merger to BAC Home Loans Servicing, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney-Seller:
Richard Corporon, Robb Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992 Case No. BAC-12-05071-0002
Ad Run Dates: 11/07/2012, 11/14/2012, 11/21/2012, 11/28/2012
www.rlublin.com/real-estate/property-listings.php
TOHeath14,21,28,Dec5

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER
IN SECURITY DEED

Default has been made in the payment of the indebtedness secured by a Security Deed executed by JERRY TURPIN and BRENDA TURPIN to SOUTHERN MULTICAPITAL CORPORATION dated January 25, 2006, and recorded in Deed Book 399, Pages 776-777, Towns County, Georgia, records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy Five Thousand and No/100 ($175,000.00) Dollars with interest thereon, as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on the first Tuesday in December, 2012, the following described property:

All that tract or parcel of land lying and being in Land Lot 6, 17th District, 1st Section, Towns County, Georgia, containing 0.063 acres, being shown as Lot Fourteen (14) of the Replat of Subdivision, as shown and survey by Northstar Land Surveying, Inc. as recorded in Plat Book 1, Page 2, Towns County records, which description on said plat is incorporated herein by reference and made a part hereof. Subject to Reservation of Easement, as recorded in Deed Book 311, Pages 309&310, Towns County records.

Subject to all easements and rights-of-way of record, which Grantor and Security Deed has been and is hereby designated to be a prior lien, and all applicable events of default, failure to pay the indebtedness or any other sum in the manner provided in the Note and Security Deed. The other property in which the 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 intention to collect attorney's fees has 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 above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code at the time of the final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association, successor by merger to JPMorgan Chase Bank, National Association, successor by merger to Bank One, NA, successor by merger to First Chicago NBD Corporation, successor by merger to Bank One, Texas, N.A., successor by merger to Bank One, Texas, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-730-3758 for and on behalf of the secured creditor.

JPMorgan Chase Bank, National Association, successor by merger to BAC Home Loans Servicing, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney-Seller:
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www.rlublin.com/real-estate/property-listings.php
TOHeath14,21,28,Dec5

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in the Real Estate Deed to Secure Debt (the "Security Deed"), dated as of May 15, 2007 and recorded on May 22, 2007 at 3:35 p.m. in Deed Book 406, beginning at page 110, and re-recorded on October 18, 2007 at 3:26 p.m. in Deed Book 419, beginning at page 23, in the Clerk of Superior Court of Towns County, Georgia, which was modified by Modification of Security Deed dated March 17, 2010, and recorded on April 3, 2009 at 10:18 a.m. in Deed Book 452, beginning at page 25, in the Clerk of Superior Court of Towns County, Georgia, beginning at page 246, in the Clerk of Superior Court of Towns County, Georgia, from FINE LINE BUILDERS, INC., a Georgia corporation (hereinafter referred to as "Grantor"), to ACORN SUPERVISOR RDAO REAL ESTATE, LLC, a Georgia limited liability company (as successor to CADC/RADC Series 2007-1, LLC, which was successor to FDIC, as Receiver for Bank of Blairsville (hereinafter referred to as "Grantee"), to secure the payment of certain promissory note "Note" dated June 15, 2010 given by Grantor in the original principal amount of $1,061,249.00 ("Loan"), with interest accruing from the date of execution of the Note, and all sums secured by the Grantee, as Attorney-in-Fact for Grantor, will sell at public outcry to the highest and best bidder for cash, between the legal hours of sale on the first Tuesday in December, 2012 (such date being the first Tuesday in December), the property conveyed by the Security Deed the "Premises", and described as follows, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 301, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 37.041 ACRES, AND BEING SHOWN AS TRACT 1 ON A PLAT OF SURVEY BY LANDTECH SERVICES, INC. IN SAMUEL WALKER, G.R.L.S. NO. 2835, DATED JULY 27, 1989, AND RECORDED IN TOWNS COUNTY RECORDS IN PLAT BOOK 1, PAGE 202, AND PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

ALSO CONVEYING THEREIN IS A NON-EXCLUSIVE EASEMENT TO ENTER AND USE THE WATER SUPPLY WELL LAKE CHATUGE AS GRANTED IN DEED BOOK 317, PAGE 759-760 TOWNS COUNTY RECORDS.

GRANTOR ALSO CONVEYS ANY RIGHT, TITLE AND INTEREST IN THE TOWN FORK OF FIVE MILE BELOW THE 1933.0 CONTOUR OF LAKE CHATUGE EAST OF TRACT 1 EXTENDING ALONG THE NORTH AND SOUTH BOUNDARY LINES OF TRACT 1.

SUBJECT TO THE TVA EASEMENT BELOW THE 1933.0 CONTOUR OF LAKE CHATUGE.

SUBJECT TO RIP