

Town County Herald

Legal Notices for February 27, 2013

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Fred R. Trimble
All debtors and creditors of the estate of Fred R. Trimble, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor. This 12th day of February, 2013.
Brenda Jo Trimble, Personal Representative
2620 Cobblesstone Drive
Cumming, GA 30041
770-205-3915
TfFeb20,27,Ma#6,13J8

NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA
TOWNS COUNTY
Notice is hereby given that Ryan Michael Legate, the undersigned petitioner, has filed a petition to the Superior Court of Towns County, Georgia, on February 12, 2013, praying for a change in the name of petitioner from Ryan Michael Legate to Ryan Michael Steck. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
Ryan Michael Legate, Petitioner
776 Crooked Creek Road
Young Harris, GA 30582
TfFeb20,27,Ma#6,13J8

NOTICE TO DEBTORS AND CREDITORS
State of Georgia
County of Towns
Re: Estate of Paul D. Vann
All creditors of the estate of PAUL D. VANN, deceased, late of Towns County, 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 19th day of February, 2013.
Sheila Vann, Personal Representative
1909 Highway 12, 2013
Hiwassee, GA 30546
TfFeb27,Ma#13,20J8

NOTICE OF PETITION TO FILE
FOR YEARS' SUPPORT
In Re: Estate of Bobby Merrill Crapps, Deceased
Estate No. 2012-1
The petition of Tsun-Lien Rose, for a year's support from the estate of Bobby Merrill Crapps, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause why they have, on or before March 25, 2013, 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.
David Rogers, Probate Judge
By: Bonnie Sue Dixon, Probate/Deputy Clerk
48 River Street, Suite C
Hiwassee, GA 30546
706-896-3467
TfFeb20,27,Ma#6,13J8

IN THE PROBATE COURT
COUNTY OF TOWNS
STATE OF GEORGIA
COMMUNITY & SOUTHERN BANK, Petitioner,
v.
GREGORY A. DEMUTH, Respondent
CIVIL ACTION FILE
NOTICE OF PUBLICATION FOR GREGORY A. DEMUTH
By Order for service by publication dated the 22nd day of January, 2013, you are hereby notified that on September 27, 2012, C&S filed a Report of Sale and Application for Confirmation and Approval of Foreclosure Sale against Respondent Gregory A. Demuth. The Respondent defaulted in the payments due under a promissory note. You are required to file with the Clerk of the Superior Court of Towns County, Georgia, and to serve upon petitioner's attorney, Jason Gerdwin, Busch, Slipakoff & Schulz, LLP 3330 Cumberland Boulevard, Suite 300, Atlanta, Georgia 30339, an Answer in writing within sixty (60) days of the date of this order for publication.
The Respondent requested a confirmation Hearing be set, let the same be scheduled, and let the Respondent show cause before the Superior Court of Towns County, located at 48 River Street, Hiwassee, Georgia 30546, on the 30th day of April, 2013, at 9:00 a.m., as to why Petitioner's requests should not be granted.
WITNESS, the Honorable Murphy Miller, Judge of said Court, this 27th day of February, 2013.
Jamie Walls, Deputy Clerk, Superior Court
FOR: Cecil Dye, Clerk
TfFeb13,20,27,Ma#6J8

IN THE PROBATE COURT
COUNTY OF TOWNS
STATE OF GEORGIA
In RE: Estate of Elton Don Ledford, Deceased
Estate No. 2013-6
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Any interested parties known and unknown
Margaret Ledford has petition to be appointed Administrator(s) of the estate of Elton Don Ledford, 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 March 19, 2013. All pleadings/objections must be signed under oath 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.
David Rogers, Probate Judge
By: Bonnie Sue Dixon, Probate/Deputy Clerk
48 River Street, Suite C
Hiwassee, GA 30546
706-896-3467
TfFeb13,20,27,Ma#6J8

IN THE PROBATE COURT
COUNTY OF TOWNS
STATE OF GEORGIA
In RE: Estate of Alan Wayne Minette, Deceased
Estate No. 2013-9
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Any interested parties known and unknown
Michael Anton Minette has petition to be appointed Administrator(s) of the estate of Alan Wayne Minette, 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 March 20, 2013. All pleadings/objections must be signed under oath 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.
David Rogers, Probate Judge
By: Bonnie Sue Dixon, Probate/Deputy Clerk
48 River Street, Suite C
Hiwassee, GA 30546
706-896-3467
TfFeb27,Ma#13,20J8

NOTICE
GEORGIA, TOWNS COUNTY
In RE: Petition of Paul Duffey for Temporary Letters of Guardianship
Estate of Duffey Minors, Minor
Estate No. 2013-5
TO: Amber Miller
You are hereby notified that a petition for the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with the court no later than 14 days after this notice is mailed, or 10 days after this notice is personally served upon you or ten days after the second publication of this notice if you are served by publication. All pleadings/objections must be signed before a notary public or Georgia 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.
As guardian(s), or if a parent who is not a natural guardian files an objections to the petition, a hearing on the matter shall be scheduled at a later date.
David Rogers, Probate Judge
By: Bonnie Sue Dixon, Probate/Deputy Clerk
48 River Street, Suite C
Hiwassee, GA 30546
706-896-3467
TfFeb27,Ma#13,20J8

NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
Probate Court of Towns County
RE: Petition of Maxine R. Hill for Discharge as Executors of the Estate of George O. Hill, Sr., Deceased.
TO: Whom it may concern:
This is to notify you that I, Maxine R. Hill, am not a party to the above referenced petition, in this Court on or before March 11, 2013. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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.
Hon. David Rogers, Probate Judge
By: Probate Court Clerk
48 River Street, Suite C
Hiwassee, GA 30546
706-896-3467
TfFeb27J8

IN THE PROBATE COURT
COUNTY OF TOWNS
STATE OF GEORGIA
In RE: Estate of Debra N. Rogers, Deceased
Estate No. 2012-76
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: any heir whose current address is unknown, Guardian ad litem of Melissa Lynn Rogers
Jerry Rogers has petition to be appointed Administrator(s) of the estate of Debra N. Rogers, 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 March 12, 2013. All pleadings/objections must be signed under oath 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.
David Rogers, Probate Judge
By: Bonnie Sue Dixon, Probate/Deputy Clerk
48 River Street, Suite C
Hiwassee, GA 30546
706-896-3467
TfFeb20,27,Ma#6,13J8

STATE OF GEORGIA
COUNTY OF TOWNS
In RE: Estate of John Martin Prieto, Deceased
All creditors of the estate of John Martin Prieto, deceased, late of Towns County, 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 11th day of February, 2013.
Thomas E. Prieto, Executor of the Estate of John Martin Prieto, deceased
1102 Sunset Court
Crahan, WI 53024
TfFeb20,27,Ma#6,13J8

IN THE JUVENILE COURT
OF TOWNS COUNTY
IN RE: Estate of John Martin Prieto, Deceased
IN THE INTEREST OF:
ASHTON MONEYMAKER
DOB: 09-06-2012
SEX: MALE
CASE NO. 139-124-39a
NOTICE OF DEPRIVATION HEARING
TO: JOHN DOE, putative father of the above-named child.
By Order for Service by Publication dated the 7th day of January, 2013, you are hereby notified that on the 10th day of October, 2012, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging that the child is deprived. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Alfred Chang, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.
This Court will conduct a final hearing upon the allegations of the Petition for Temporary Hearing against you on the 19th day of March, 2012, at 9:30 a.m. at the Union County Courthouse, Blairsville, Georgia.
The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would require into your financial circumstances and if the Court finds you will be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Gerald Bruce, Judge of said Court, this the 7th day of February, 2013.
Judge Gerald W. Bruce
Towns County Juvenile Court
Enotah Judicial Circuit
TfFeb27,Ma#13,20J8

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 David J. Harris and Kelly Wynn Harris to JPMorgan Chase Bank, N.A., dated April 28, 2010, recorded in Deed Book 473, Page 444, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-SEVEN THOUSAND TWO HUNDRED EIGHTY AND 0/100 DOLLARS (\$167,280.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia within the legal hours of sale on the first Tuesday in March, 2013, the following described property: All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lots 30 and 91 of Towns County, Georgia, being designated as Lot Three (3), The Woodlands Subdivision, containing 1.01 acres, more or less, as shown on a plat of survey by Lanch Services, Inc., dated January 8, 2007, recorded in Plat Book 38, Pages 251-253, Towns County, Georgia records, which description on said plat is incorporated herein by reference and made a part hereof. Subject to the road easements as shown on said plat. Subject to the set-back lines as shown on said plat. Subject to restrictive covenants as recorded in Deed Book 458, Page 331, Towns County, Georgia records. Subject to all matters appearing on the above referenced plat survey. Also herewith is a non-exclusive perpetual easement for ingress, egress and utilities along Red Bud Lane as shown on the above referenced plat survey. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMorgan Chase Bank, National Association holds the Note and Security Deed to the above-referenced property and services subject above-referenced loan on behalf of the current owner of the loan: JPMorgan Chase Bank, National Association can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 223 Red Bud Lane, Hiwassee, Georgia 30546. The sale will be conducted subject to (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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Gloria A. Swanson or a tenant or tenants and said property is more commonly known as 351 Rolling Acres Hiwassee, Georgia 30546. 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. JPMorgan Chase Bank, National Association is acting as Attorney in Fact for National Association Mortgage Association ("Fannie Mae"). JPMorgan Chase Bank, National Association can be contacted at 800-446-9136 or by writing to 7255 Baymeadows Way, Jacksonville, FL 32256, to discuss possible alternatives to foreclosure, and has the authority to negotiate, amend or modify the terms of the loan. 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. 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