

Unfurnished

0715 Condominiums for Sale

Homes

RENT WITH OPTION TO BUY NEAR TALLAPOOSA IN BEAVER RUN DEV. 2 BR ON 1.9 ACRES \$400/MO. ALSO, 3 BR, 2 BA D/W ON 3 ACRES, \$550/MO. NO PETS.

0780 Misc. Real Estate

TOM CLUNE REALTY 770-214-0018 Licensed in GA & AL TClune@bellsouth.net

GA- CARROLL CO: 1. Land, Lowell, Last tract (5.5 acres), Staples Dairy Rd 2. Land, Roopville - 2 tract (15 acres each) Duck Pond Rd., Old armplace , \$5500/ac. Temple, 37 Acres, \$37,000 total. On Little Tallapoosa, entrance on paved rd. Good deal of land in floo lain. Nice Preservation type land.

ALA - RANDOLPH CO: 1. Cabin 3/2 excellent condition with 1.14 acres. See Big Tallapoosa River from front yard. 2. Cabin, MH and 18 acres in North Randolph Co. Only \$49,000 3. 94 Acres next to Prospect Church in Woodland, Ala. Great area, with Triplewide, \$2,000 /acre Total!

0793 Cemeteries Monuments/

FAMILY HAS 2 SPACES available at Carroll Memory Gardens, Carrollton. \$1500/each (1/2 For information contact 1-321-453-6807 and leave message

0800 TRANSPORTATION **Pickup Trucks**



ess than 100,000 miles on motor less than 10.000 miles on transhission, 2WD, 4 Cylinder, Bedline Runs Good, A/C, Heat, Tinted windows. Asking \$4500 or best offe 770-841-0038

0900 FINANCIAL

0950 LEGALS

Foreclosure Notices 10-59594 5652013 Kelly

NOTICE OF SALE UNDER POWER GEORGIA, CARROLL COUNTY THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-ORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Kevin J Kelly and Katie J Kelly to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Liberty Mortgage Corporation, its successors and assigns, dated October 17, 2006, recorded in Deed Book 3753, Page 25, Carroll County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 4893 Page 257, Carroll County, Georgia Records, as last transferred to Branch Banking and Trust Company by assignment recorded in Deed Book 5286, Page 967, Carroll County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-EIGHT THOU-SAND SEVEN HUNDRED ELEVEN AND 0/100 DOLLARS (\$88,711.00), with interest thereon as set forth therein, there will be sold at public the highest hidde before the courthouse door of Carroll County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2014, the following de-scribed property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning

0970

ordinances, restrictions, covenants and matters of record superior to the Security Deed first set out above. Branch Banking and Trust Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the nortgage with the debtor is: Branch Banking & Trust Company, 301 College Street, PVN #101729, Greenville, SC 29601, 800-827-3722, To the best knowledge and belief of the undersigned, the party in posses-sion of the property is Kevin J Kelly and Katie J Kelly or a tenant or tenants and said property is more com-monly known as **3359 Rainey Road**, **Villa Rica, Georgia 30180**. The sale will be conducted subject (1) to confirmation that the sale is not prohib-ited 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. Branch Banking and Trust Company as Attorney in Fact for Kevin J Kelly and Katie J Kelly McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/kr8 1/7/14 Our file no. 5652013-FT1 EXHIBIT "A" All that tract or parcel of land lying and being in the 6th District, Carroll County, Georgia, and being a part of original Land Lot 291 and more particularly described as follows: To find the true point of beginning, commence at the intersection of the south right of way of Rainey Road (a sixty (60') foot wide right of way) with the right of way of Georgia Highway 101, thence run southwesterly along the south right of way of Rainey Road a distance of 901.4 feet to an iron pin marking the true point of beginning, thence running south 00 degrees 07 minutes 01 second west a distance of 400.25 feet to an iron pin, thence running south 75 de-grees 29 minutes 45 seconds west a distance of 120.00 feet to an iron pin, thence running north 00 degrees 06 minutes 58 seconds east a distance of 400.27 feet to an iron pin located on the south right of way of Rainey Road, thence running north 75 degrees 37 minutes 21 seconds east along said right of way a dis-tance of 119.94 feet to the True Point of Beginning. Said tract con taining 1.067 acres and described in accordance with a plat of survey prepared for John Speir by B&D Sureying, Inc, dated July 10, 1995. Also conveyed is a 56 x 24 1984 Horton Summit (Serial No. H29288GLR mobile home, which is affixed to the above described land. MR/kr8 1/7/14 Our file no. 5652013 FT1

11-57901 13-044174 Edlund STATE OF GEORGIA COUNTY OF CARBOLL NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Kevin D. Edlund to Navy Federal Credit Uni-on dated May 4, 2004, and recorded in Deed Book 2714, Page 1, Carroll County Records, securing a Note in the original principal amount of \$146,983.00, the holder thereof pursuant to said Deed and Note thereby secured has 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, January 7, 2014, during the legal hours of sale, before the Courthouse door in said County, sell 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 221 OF THE 6TH DISTRICT, **5TH SECTION OF CARROLL** COUNTY, GEORGIA, BEING LOT 9, MCLENDON MEADOWS, PHASE AS PER PLAT RECORDED IN PLAT BOOK 64, PAGE 46, CAR-ROLL COUNTY, GEORGIA RE-CORDS WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION

Said property is known as 100 New-man Dr, Villa Rica, GA 30180, tofixtu property attached to and constituting a part of said property, if any.

MES-GEORGIAN Thursday, December 19, 2013 B3-Foreclosure 0970 Notices The property is or may be in the pos-

session of Kevin D. Edlund, successor in interest or tenant(s).

Navy Federal Credit Union as Attorney-in-Fact for Kevin D. Edlund

File no. 13-044174 SHAPIRO, SWERTFEGER & HASTY, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100?At-lanta, GA 30341-3941 (770) 220-2535/AB HYPERLINK "http://www.swertfeger.net" www.swertfeger.net *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORM ATION OBTAINED WILL BE USED FOR THAT PURPOSE.

11-57999 5226613 Griffin

13-00258989 NOTICE OF SALE UNDER POWER GEORGIA, CARROLL COUNTY THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Teresa A Griffin to Mortgage Electronic Registration Sys-tems, Inc., dated May 12, 2005, recorded in Deed Book 3162, Page 3, Carroll County, Georgia Records, as last transferred to HSBC Bank USA National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-HE5 by assignment recorded in Deed Book 4820, Page 67, Car-roll County, Georgia Records,conveying the after-described property to secure a Note in the original prin-cipal amount of EIGHTY THOU-SAND ONE HUNDRED AND 0/100 DOLLARS (\$80,100.00), with in-terest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Carroll County, Georgia, or at such place as may be lawfully designated as an al-ternative, within the legal hours of sale on the first Tuesday in January 2014, the following described prop-erty: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default this sale will be made for the pur-pose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assess ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE5. Asset Backed Pass-Through Certificates is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Teresa A Griffin or a tenant or tenants and said property is more commonly known as 240 Harlan Lane Rd, Villa Rica, Georgia 30180. 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 holde of the security deed. HSBC Bank USA National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE5

Said property will be sold subject to 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, 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 proceeds of said sale will be ap plied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distrib-uted as provided by law.

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 secured creditor

ked Pass nrougn Certifi ates as Attorney in Fact for Teresa A Griffin McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076

www.foreclosurehotline.net MR/spg 1/7/14 Our file no. 5226613-FT12 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 222 of the 6th District of Carroll County, Georgia, being Lot 104, Paradise Estates Subdivision, Unit One, as described on a plat of survey recor ded in Plat records in Plat Book 25. Page 18, Carroll County Plat Records said plat of survey being incor porated herein by reference thereto MR/spg 1/7/14 Our file no. 5226613 - FT12

11-58000 63346 Perez 13-00399

NOTICE OF SALE UNDER POWER GEORGIA, CARROLL COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Cesar Perez to First Class Mortgage Group dated April 26, 2002 in the amount of \$82,400.00, and recorded in Deed

Items \$200 or Less (Single items only) 5 lines, 6 days (Up to 25 words)

Private Party Only. Limit one per customer per week. Excludes pets, real estate, yard sales, employment and automotive Completed form must be dropped off at The Times-Georgian office at 901 Hays Mill Road, Carrollton or faxed to 770-834-9991

ES-GEORGIAN