

Legal Advertising	Legal Advertising	Legal Advertising	Legal Advertising	Legal Advertising	Legal Advertising
<p>Tax Years Due: 2006, 2005 Deed Book: 166/700 Legal Description: All that tract of land being in the: 63rd GMD. And being 4.26 acres, more or less. Being Tract 40, of Sandy Run Acres. As shown in Plat File A-5754. Or as further described in Deed Book 166, Page 700. Less & Except: Right of way described in Deed Book 231, Page 774. Also known as 3204 Bates Road.</p> <p>Map & Parcel: 093030 Defendant in Fi-Fa: Lambert, Johnnie Estate Current Record Holder: Lambert, Johnnie Estate & Heirs Known & Unknown of CRHAddress: 1639 McCoy Church Road</p> <p>Waynesboro, GA 30830- Amount Due: \$581.28 Tax Years Due: 2006, 2005 Deed Book: 142/121, 125/15 Legal Description: All that tract of land being in the: 63rd GMD. And being 4.00 acres, more or less. As shown in Plat File A-3834 & Plat File A-4549. Or as further described in Deed Book 142, Page 121 & Deed Book 125, Page 15.</p> <p>Map & Parcel: 093033K Defendant in Fi-Fa: Watson, Bernita A. Estate & Heirs Known & Unknown of CRHAddress: 124 Lee Street</p> <p>Waynesboro, GA 30830- Amount Due: \$656.73 Tax Years Due: 2006, 2005 Deed Book: 232/734 Legal Description: All that tract of land being in the: 63rd GMD. And being 4.00 acres, more or less. As shown in Plat File A-7865. Or as further described in Deed Book 232, Page 734.</p> <p>Map & Parcel: 097018N Defendant in Fi-Fa: Byrd, Elizabeth B. Current Record Holder: Byrd, Elizabeth B. CRHAddress: 3503 Dayton Street</p> <p>Hephzibah, GA 30815- Amount Due: \$459.31 Tax Years Due: 2006, 2005, 2004 Deed Book: 285/200 Legal Description: All that tract of land being in the: 66th GMD. And being 0.89 acres, more or less. As shown in Plat File A-8459. Or as further described in Deed Book 285, Page 200. Less & Except: Two one-acre tracts conveyed in Deed Book 328, Page 83</p> <p>Map & Parcel: 099050D Defendant in Fi-Fa: Delaigle, Derossie Current Record Holder: Delaigle, Derossie CRHAddress: P.O. Box 1305</p> <p>Waynesboro, GA 30830- Amount Due: \$1,101.64 Tax Years Due: 2006, 2005, 2004 Deed Book: 407/248 Legal Description: All that tract of land being in the: 66th GMD. And being 1.77 acres, more or less. As shown in Plat File A-4609. Or as further described as Parcel 5 in Deed Book 407, Page 248. Also known as 4090 Highway 23 South.</p> <p>Map & Parcel: 099A009 Defendant in Fi-Fa: Delaigle, Derossie Jr. Current Record Holder: Delaigle, Derossie Jr. CRHAddress: 214 Seven Oaks Road</p> <p>Waynesboro, GA 30830- Amount Due: \$371.37 Tax Years Due: 2006, 2005, 2004 Deed Book: 542/231 Legal Description: All that tract of land being in the: 66th GMD. And being 0.56 acres, more or less. As shown as Parcel 2 in Plat File A-4609. Or as further described in Deed Book 542, Page 231.</p> <p>Map & Parcel: 099A012 Defendant in Fi-Fa: Delaigle, Derossie Current Record Holder: Delaigle, Derossie CRHAddress: P.O. Box 1305</p> <p>Waynesboro, GA 30830- Amount Due: \$499.08 Tax Years Due: 2006, 2005, 2004 Deed Book: 407/248 Legal Description: All that tract of land being in the: 66th GMD. And being 0.812 acres, more or less. As shown in Plat File A-5989. Or as further described as Parcel 4 in Deed Book 407, Page 248.</p> <p>Map & Parcel: 099A015 Defendant in Fi-Fa: Geffrard, Marc Current Record Holder: Geffrard, Marc CRHAddress: P.O. Box 582</p> <p>Waynesboro, GA 30830- Amount Due: \$635.72 Tax Years Due: 2006, 2005, 2004 Deed Book: 284/302 Legal Description: All that tract of land being in the: 66th GMD. And being 2.92 acres, more or less. As shown in Plat File A-8030. Or as further described in Deed Book 284, Page 302.</p> <p>Map & Parcel: 099A018 Defendant in Fi-Fa: Delaigle, Derossie Current Record Holder: Delaigle, Derossie CRHAddress: P.O. Box 1305</p> <p>Waynesboro, GA 30830- Amount Due: \$863.86 Tax Years Due: 2006, 2005, 2004 Deed Book: 407/248 Legal Description: All that tract of land being in the: 66th GMD. And being 2.87 acres, more or less. As shown in Plat File A-8129. Or as further described as Parcel 3 in Deed Book 407, Page 248. Also known as 4090 Highway 23 South. Less & Except: 1.77 acres described as Parcel 5 in Deed Book 407, Page 248.</p>	<p>Map & Parcel: 100035A Defendant in Fi-Fa: Lyon, Shane C. Current Record Holder: Lyons, Shane C. CRHAddress: 5355 Highway 23 South</p> <p>Waynesboro, GA 30830- Amount Due: \$1,231.83 Tax Years Due: 2006, 2005 Deed Book: 178/172 Legal Description: All that tract of land being in the: 66th GMD. And being 14.00 acres, more or less. As shown in Plat Files A-4268 & A-4475. Or as further described as Parcels 1 & 2 in Deed Book 178, Page 172. Also known as 5355 Highway 23 South.</p> <p>Map & Parcel: 100B010 Defendant in Fi-Fa: Williams, Willie Current Record Holder: Williams, Willie CRHAddress: 2215 NW 8th Street</p> <p>Fort Lauderdale, FL 33311- Amount Due: \$364.91 Tax Years Due: 2006, 2005 Deed Book: 266/337 Legal Description: All that tract of land being in the: 66th GMD. And being 0.50 acre, more or less. Being Lot 15, Block A, of Bottsford Heights. As shown in Plat File A-588. Or as further described in Deed Book 266, Page 337.</p> <p>Map & Parcel: 102A027 Defendant in Fi-Fa: Hillis, William Roger Current Record Holder: Hillis, William Roger CRHAddress: 128 Leslie Street</p> <p>Sardis, GA 30456- Amount Due: \$1,912.39 Tax Years Due: 2006, 2005 Deed Book: 198/664 Legal Description: All that tract of land being in the: Village of Alexander, 63rd GMD. And being 2.00 acres, more or less. Being Lots 13, 14, 15 & 16. As shown in Plat Book 5, Page 13. Or as further described in Deed Book 198, Page 664.</p> <p>Map & Parcel: 102A029 Defendant in Fi-Fa: Hillis, William Roger Current Record Holder: Hillis, William Roger CRHAddress: 128 Leslie Street</p> <p>Sardis, GA 30456- Amount Due: \$335.49 Tax Years Due: 2006, 2005 Deed Book: 198/664 Legal Description: All that tract of land being in the: Village of Alexander, 63rd GMD. And being 0.40 acres, more or less. Being Lot 21. As shown in Plat Book 5, Page 13. Or as further described in Deed Book 198, Page 664.</p> <p>Map & Parcel: 106005E Defendant in Fi-Fa: Lynch, Larry Current Record Holder: Lynch, Larry CRHAddress: 3866 Mike Padgett Hwy., Lot 95</p> <p>Augusta, GA 30906- Amount Due: \$721.12 Tax Years Due: 2006, 2005 Deed Book: 178/671 Legal Description: All that tract of land being in the: 66th GMD. And being 6.71 acres, more or less. Being Tract 3. As shown in Plat File A-4641. Or as further described in Deed Book 178, Page 671.</p> <p>Map & Parcel: 106011A Defendant in Fi-Fa: MacKenzie, Mary E. Current Record Holder: American General Financial Services, Inc. CRHAddress: 2803 Wrightsboro Rd, Ste 26</p> <p>Augusta, GA 30909- Amount Due: \$451.18 Tax Years Due: 2006, 2005 Deed Book: 662/193 Legal Description: All that tract of land being in the: 66th GMD. And being 2.04 acres, more or less. Being Lot 2. As shown in Plat File A-7350. Or as further described in Deed Book 662, Page 193. Also known as 291 Allen Chapel Road.</p> <p>Map & Parcel: 107026B Defendant in Fi-Fa: Robinson, Bobby Sr. & Pamela Robinson Current Record Holder: Robinson, Bobby Sr. & Pamela CRHAddress: 303 Riverside Drive</p> <p>Waynesboro, GA 30830-2934 Amount Due: \$590.47 Tax Years Due: 2006, 2005 Deed Book: 213/105 Legal Description: All that tract of land being in the: 66th GMD. And being 5.00 acres, more or less. Being Lot 2, of Davenport Estates. As shown in Plat File A-7323. Or as further described in Deed Book 213, Page 105. Also known as 305 Riverside Drive.</p> <p>Map & Parcel: 107026D Defendant in Fi-Fa: Robinson, Bobby Jr. Current Record Holder: Robinson, Bobby Jr. CRHAddress: 303 Riverside Drive</p> <p>Waynesboro, GA 30830-2934 Amount Due: \$472.67 Tax Years Due: 2006, 2005 Deed Book: 213/101 Legal Description: All that tract of land being in the: 66th GMD. And being 3.00 acres, more or less. Being Lot 4, of Davenport Estates. As shown in Plat File A-7323. Or as further described in Deed Book 213, Page 101. Also known as 309 Riverside Drive.</p> <p>Map & Parcel: 107026P Defendant in Fi-Fa: Winston, J.D. & Bennette Current Record Holder: Winston, J.D. & Bennette CRHAddress: P.O. Box 3343</p> <p>Augusta, GA 30914- Amount Due: \$713.80 Tax Years Due: 2006, 2005, 2004</p>	<p>Deed Book: 216/445 Legal Description: All that tract of land being in the: 66th GMD. And being 2.75 acres, more or less. Being Lot 14, of Davenport Estates. As shown in Plat File A-7323. Or as further described in Deed Book 216, Page 445. Also known as 2511 Hancock Landing Road.</p> <p>Map & Parcel: 107026Q Defendant in Fi-Fa: Winston, J.D. & Bennette Current Record Holder: Winston, J.D. & Bennette CRHAddress: 2511 Hancock Landing Road</p> <p>Waynesboro, GA 30830-4919 Amount Due: \$594.96 Tax Years Due: 2006, 2005, 2004 Deed Book: 217/351 Legal Description: All that tract of land being in the: 66th GMD. And being 2.75 acres, more or less. Being Lot 15, of Davenport Estates. As shown in Plat File A-7323. Or as further described in Deed Book 217, Page 351.</p> <p>Map & Parcel: 107079 Defendant in Fi-Fa: Habersham, Doretha Current Record Holder: Habersham, Doretha CRHAddress: 2473 Hancock Landing Road</p> <p>Waynesboro, GA 30830- Amount Due: \$669.68 Tax Years Due: 2006, 2005 Deed Book: 231/369 Legal Description: All that tract of land being in the: 66th GMD. And being 3.49 acres, more or less. Being Lot 5, of Davenport Estates, Section II. As shown in Plat File A-7462. Or as further described in Deed Book 231, Page 369. Also known as 2473 Hancock Landing Road.</p> <p>Cynthia D. McManus Burke County Tax Commissioner Ex-Officio Sheriff * Deed Book: Refers to Deed Records located in the Burke County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C-2-26 OC10,17,24,31c</p> <p>-336- NOTICE OF SALE UNDER POWER GEORGIA, BURKE COUNTY By virtue of a Power of Sale contained in that certain Security Deed from Gerald Claxton and Michelle Jarrett Claxton to Argent Mortgage Company, LLC, dated July 26, 2005, recorded August 11, 2005, in Deed Book 559, Page 6, Burke County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-Six Thousand and 00/100 Dollars (\$86,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Deutsche Bank National Trust Company, as Trustee of Argent Mortgage Loan Trust, Asset Backed Pass Through Certificates, Series 2005-W2, under the Pooling and Servicing Agreement dated as of April 1, 2005, Without Recourse, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Burke County, Georgia, within the legal hours of sale on the first Tuesday in November, 2007, all property described in said Security Deed including but not limited to the following described property: All that lot or parcel of land situate and being in the City of Waynesboro, Burke County, Georgia, fronting 75 feet, more or less, in the South side of East 11th Street, and running back between parallel lines for a distance of 240 feet, more or less, to an alley, and bounded now or formerly as follows: North by East 11th Street; East by lot of Mrs. Lizzie Mae Norris Abbott; South by said unnamed alley; and West by lot of Bernard B. Sapp. Being the same property conveyed to Michelle Jarrett Claxton and Gerald Claxton, as joint tenants with rights of survivorship, by Deed dated August 5, 2004, of record in Book 506, Page 5, in the Office aforesaid. Further being the same property conveyed to John H. Braswell and Cherry C. Braswell, by Deed dated April 30, 1996, of record in Book 225, Page 859, in the Office aforesaid. Said property is commonly known as 114 East 11th Street, Waynesboro, Georgia 30830. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Gerald Claxton and Michelle Jarrett Claxton or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy</p>	<p>Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The above law firm is acting as a debt collector. Any information obtained will be used for that purpose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE LOAN TRUST, ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-W2, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, WITHOUT RECOURSE as Attorney in Fact for GERALD CLAXTON AND MICHELLE JARRETT CLAXTON Contact: Glen D. Rubin Adorno & Yoss, L.L.C. Two Midtown Plaza 1349 West Peachtree Suite 1500 Atlanta, GA 30309 WWW.ADORNO.COM/ATLDOCS/SALES.HTML TEL (888) 890-5309 ADORNO File No. 212600.1602 OC10,17,24,31c</p> <p>-335 NOTICE OF SALE UNDER POWER GEORGIA, BURKE COUNTY Under and by virtue of the power of sale contained in a Deed to Secure Debt from Nanette Pacheco to Broad Oaks Land & Investment Company, Inc., dated September 27, 2000, recorded in Deed Book 318, Pages 34-36 Burke County, Georgia records, as last transferred to Otis F. Askin in a Blanket Assignment recorded in Book 383, Pages 211-221, said Deed to Secure Debt having been given to secure a note dated September 27, 2000, in the original principal sum of Seven Thousand Three Hundred Ninety Eight and 63/100 (\$7,398.63) Dollars, with interest from date at the rate stated in said note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Burke County, Georgia within the legal hours of sale on the first Tuesday in November, 2007, the property described in said Deed to Secure Debt, to wit: All that lot or parcel of land, situate, lying, and being in the 67th G.M.D., Burke County, Georgia, containing 1.10 acres, more or less, and being known and designated as Lot 34, Block G, Section I, Green's Cut Plantation Subdivision, as shown on a plat thereof prepared by Larry A. Godfrey, Reg. Land Surveyor, which plat is of record in the Office of the Superior Court Clerk for Burke County, Georgia in Plat File A-7251; reference being made to said plat for a more complete and accurate description of said property. Said property is commonly known as 302 Nicole Road, Waynesboro, Georgia 30830. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, the non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for all purposes of paying the same and all expenses of this sale, including legal fees. This sale will be held subject to all unpaid taxes, assessments, and restrictions of record, if any, transfer tax and all state and county taxes. Said property will be sold as the property of Nanette Pacheco, the property to the best information, knowledge and belief of the undersigned, being presently in the possession of Nanette Pacheco, and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said deed, and the balance, if any, will be distributed as provided by law. Terms of the sale are to be cash, purchaser paying for papers, revenue stamps, and all state and county taxes. This 2nd day of October, 2007. Nanette Pacheco By and through her Attorney-In-Fact Otis F. Askin Otis F. Askin, Sr. Attorney at Law 130 1/2 Davis Road Martinez, GA 30907 (706) 863-6040 OC10,17,24,31c</p> <p>-336 NOTICE OF SALE UNDER POWER GEORGIA, BURKE COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Patricia A. Ryan and Mary A. Young to Union Federal Bank of Indianapolis dated August 13, 2004 in the amount of \$82,722.00, and recorded in Deed Book 515, Page 115, Burke County, Georgia Records; as last transferred to CitiMortgage, Inc. by assignment; the undersigned, CitiMortgage, Inc. pursuant to said deed and the 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 in November, 2007, during the legal hours of sale, at the Courthouse door in Burke 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 with improvements thereon, situate lying and being in the 69th G.M.D., in Burke County, Georgia, being shown and designated as a tract of land containing 3.72 acres more or less, fronting 306.29 feet on Brushy Creek Road (County maintained road), on a plat dated August 2, 2004 prepared by Steve Barger and Associates for Mary A. Young and Patricia A. Ryan, said plat is being recorded in the Office of the Clerk of the Superior Court of Burke County, Georgia, contemporaneously herewith; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property. Plat recording data - A-9491. Said property is hereby conveyed subject to any and all easements and restrictions of record in the aforesaid Clerks office. Tax map and parcel Number: 017-005A(Portion) Said property being commonly known as 682 Brushy Creek Road, Keyesville, Georgia 30816. All interest conveyed in the Deed shall also include all rights title and interest in that certain make and year mobile home described as a New 2004 Clayton Waycross, Serial no: WHCO13957GAA/B, and declares that the above described Mobile home will remain permanently affixed to the property and will be treated as a fixture. Owner also declares that the axles and hitches have been removed and that the Mobile Home is connected to the utilities. Owner intends that the Mobile Home has been assessed as real property for ad valorem taxes. Said Mobile Home shall be hereafter considered a permanent fixture on the realty and henceforth title to said Mobile Home shall be considered as merged with title to the realty, which has the property address of 682 Brushy Creek Road, Keyesville, Georgia, together with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record 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 and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Said property will be sold as the property of Patricia A. Ryan and Mary A. Young and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. CitiMortgage, Inc.</p>	<p>7251; reference being made to said plat for a more complete and accurate description of said property. Lot 24 is commonly known as 302 Robert Road, Waynesboro, Georgia 30830. Burke County has not yet issued addresses for Lots 17 and 26. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, the non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including legal fees. This sale will be held subject to all unpaid taxes, assessments, and restrictions of record, if any, transfer tax and all state and county taxes. Said property will be sold as the property of Johnnie B. Batty, the property to the best information, knowledge and belief of the undersigned, being presently in the possession of Johnnie B. Batty, and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said deed, and the balance, if any, will be distributed as provided by law. Terms of the sale are to be cash, purchaser paying for papers, revenue stamps, and all state and county taxes. This 2nd day of October, 2007. Johnnie B. Batty By and through her Attorney-In-Fact Otis F. Askin Otis F. Askin, Sr. Attorney at Law 130 1/2 Davis Road Martinez, GA 30907 (706) 863-6040 OC10,17,24,31c</p> <p>-337 NOTICE OF SALE UNDER POWER STATE OF GEORGIA BURKE COUNTY By virtue of the power of sale contained in a Deed to Secure Debt from Alex & Joyce Green to I.N. Antopolsky dated February 28, 2000 and recorded in the Office of the Clerk of Superior Court of Burke County, Georgia in Deed Book 296, pages 126-132, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Burke County, Georgia, during the legal hours of sale on Tuesday, November 6, 2007, the following described property, to wit: All that lot, tract or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Burke, 65th GMD, containing 2.51 acres and being known and designated as Lot E, Section I, North Bend Subdivision on a plat prepared for I.N. Antopolsky by Johnny E. Miller, R.L.S., dated September 15, 1993 and recorded in the Office of the Clerk of Superior Court of Burke County, Georgia in Plat Folio A-6968. Reference is hereby made to said plat for a more complete and accurate description of the metes, bounds and location thereof. Said property is subject to an easement for the installation and maintenance of all utilities and drainage facilities by the owners over the front 20 feet of each parcel of land. Also conveyed is a 20 foot by 100 foot ingress and egress to said property which is shown on the aforementioned plat. Said property is subject to the rights of other owners of adjoining tracts to the 20 foot by 100 foot ingress and egress. The debt secured by said instrument having been declared due because of default in payment this sale will be made for the purpose of paying said debts and all expenses of this sale, including attorney's fees, notice having been given. This property will be sold as the property of Alex & Joyce Green and is subject to any outstanding easements, restrictions, taxes, and assessments appearing of record. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED SHALL BE USED FOR THAT PURPOSE. Alex & Joyce Green By and through their Attorney-in-Fact, I.N. Antopolsky 513 Broad Street Augusta, Georgia 30901 Kelly Brashear Kitchens Claeys, McElroy-Magruder & Associates 512 Telfair Street Augusta, Georgia 30901 (706) 724-6000 OC10,17,24,31p</p> <p>-331 NOTICE OF SALE UNDER POWER WHEREAS, on August 22, 1985, for value received, Johnny P. Weeks and Mary D. Weeks a/k/a Mary M. Weeks executed and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt conveying certain real estate located in Burke County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Burke County, Georgia, in Book # 146, Folio# 650; and WHEREAS, the United States of America now holds the above described security deed covering the said real estate; and WHEREAS, the Deed to Secure Debt held by the United States of America provides that should default occur, the holder may declare the entire indebtedness secured by the Deed to Secure Debt due and payable and, in compliance with the power of sale provisions contained in said security deed proceed to sell the property at public outcry; and WHEREAS, after default, the United States of America has declared all of the indebtedness secured by the Deed to Secure Debt due and payable and hereby certifies that it has complied with all of its loan servicing regulations; NOW, THEREFORE, the said United States of America, acting as aforesaid, under and in compliance with the power of sale provision contained in the Deed to Secure Debt, will proceed to sell at public outcry, for cash or certified funds to the highest bidder in front of the Courthouse in Burke County, during the legal hours of sale, on the _____th day of _____, 2007, the following-described property conveyed in the Deed to Secure Debt, to wit: All that tract or parcel of land lying and being in the 66th Militia District of Burke County, Georgia, containing 20 (2) acres, fronting on the Southwest side of a county dirt road known as D'Antignac Road for a distance of 175 feet and running back from said road in a southwesterly direction between parallel lines for a depth of 497.8 feet to a rear width of 175 feet. This parcel of land is more particularly described by reference to plat of survey made by</p>	