

North Georgia News

Legal Notices for November 11, 2015

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA, COUNTY OF UNION
The undersigned does hereby certify that Bargain Hunters of Georgia, LLC conducting a business as Bargain Hunters in the City of Blairsville, County of Union, in the State of Georgia, under the name of Bargain Hunters, and that the nature of the business is Clothing and apparel retail store and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Rizwan Bhaila.

N(Nov4,11,18,25)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Larry Lee Bradford,
All debtors and creditors of the estate of Larry Lee Bradford, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 30th day of October, 2015.
By: Dane Bradford
868 Yorktowne Dr.
Rockledge, FL 32955

N(Nov4,11,18,25)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donna H. Carpenter,
All debtors and creditors of the estate of Donna H. Carpenter, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 30th day of October, 2015.
By: James Harkins
203 Royal Crest Circle
Kathleen, GA. 31047

N(Nov4,11,18,25)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Myron Emil Gropp,
All debtors and creditors of the estate of Myron Emil Gropp, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 30th day of October, 2015.
By: David Gropp
11609 150th Ct. N.
Jupiter, FL. 33478

N(Nov4,11,18,25)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary C. Merritt,
All debtors and creditors of the estate of Mary C. Merritt, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 30th day of October, 2015.
By: William Terry Merritt
PO Box 1782
Blairsville, GA. 30514

N(Nov4,11,18,25)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mildred Louise Gropp,
All debtors and creditors of the estate of Mildred Louise Gropp, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 30th day of October, 2015.
By: David Gropp
11609 150th Ct. N.
Jupiter, FL. 33478

N(Nov4,11,18,25)B

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF JAMES STEWART ROBERTSON, DECEASED
ESTATE NO. 15-114
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Carol Joanne Roberson has petitioned (for Letters of Administration) to be appointed Administrator of the estate of James Stewart Robertson, 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 November 30, 2015. 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.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

N(Nov4,11,18,25)B

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF UNION
Notice is hereby given that Dolly Sue Sistrunk Rogers, the undersigned, filed her petition to the Superior Court of Union County, Georgia, on the 30th day of October, 2015, praying for a change in the name of Petitioner from Dolly Sue Sistrunk Rogers to Dolly Sue Sistrunk Adams. 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.
This 30th day of October, 2015
Judy Odom, Clerk Superior Court
Union County, Georgia
Cary D. Cox, Attorney for Petitioner
PO Box 748
Blairsville, Georgia 30514

N(Nov11,18,25,Dec2)P

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF ANDREW BRANTFORD DYER, DECEASED
ESTATE NO. 15-117
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Joan M. Dyer has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Andrew Brantford Dyer, 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 December 7, 2015. 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.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

N(Nov11,18,25,Dec2)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA JOHN C. WATSON and ANN T. WATSON, Petitioners
CIVIL ACTION NO. 15-CV-278-SG

vs.
LINDA STOVER and ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONERS' TITLE TO 8.013 ACRES, LAND LOT 191, 11TH LAND DISTRICT, 1ST, SECTION, UNION COUNTY, GEORGIA,
Respondents

TO: All persons unknown who claim or might claim adversely to Petitioner's title to: All that tract or parcel of land lying and being in Land Lot 191, 11th District, 1st Section, Union County, Georgia, containing 8.013 acres according to a boundary survey for John Watson prepared by Davis Engineering & Surveying dated June 8, 2014 and more particularly described according said survey as follows:

BEGINNING at an iron pin found, said iron pin being located at the Land Lot corners common to Land Lots 191, 192, 241, and 242; thence North 0200'00" East 90.39 feet to an iron pin found on the North right-of-way of Miller Gap Road, said pin being located at the TRUE POINT OF BEGINNING; thence North 117'18" West 19.29 feet to a point along the fence line; thence continuing along said fence line North 0350'41" West 8.22 feet to a point; thence North 015'05" East 31.32 feet; thence North 0100'59" East 83.55 feet to a point; thence North 020'55" West 52.10 feet to a point; thence North 031'20" East 101.79 feet to a point; thence North 05 08'23" East 129.91 feet to a point; thence North 08'14'54" East 7.88 feet to a point; thence North 000'00" East 11.74 feet to a point; thence North 0510'48" East 58.31 feet to a point; thence North 0339'07" East 19.40 feet to a point; thence North 0339'22" East 41.28 feet to a 1 1/2" incline; thence North 0338'56" East 55.40 feet to a point; thence North 0259'11" East 22.88 feet to an iron pin found; thence leaving said fence line South 8747'22" East 400.04 feet to an iron pin found; thence South 8746'21" East 140.58 feet to an iron pin found; thence South 02 14'49" West 613.40 feet to an iron pin set; thence South 8256'49" West 14.91 feet to an iron pin set; thence South 8728'49" West 126.10 feet to an iron pin set; thence South 8728'49" West 53.33 feet to an iron pin set; thence North 8821'11" West 124.14 feet to an iron pin set; thence North 2229'11" West 49.07 feet to an iron pin set; thence North 2229'11" West 7.33 feet to an iron pin set; thence South 3705'49" West 13.18 feet to an iron pin set; thence South 3705'49" West 129.76 feet to an iron pin set; thence South 3319'11" East 35.89 feet to an iron pin set; thence North 8910'47" West 38.44 feet; thence North 1858'47" East 35.79 feet to an iron pin found on the North right-of-way of Miller Gap Road; thence along said right-of-way North 62 01'30" West 123.09 feet to an iron pin located at the TRUE POINT OF BEGINNING. Reference to said survey is hereby made for a more full and complete description of said property.

TOGETHER WITH an easement for ingress and egress and maintenance along the existing drive as shown on the above referenced survey.

TOGETHER WITH an easement for ingress and egress for the purpose of maintenance and repair of the existing dam, spillway and related structures.

You are hereby notified that the above-styled action seeking to establish title to the property described herein against all the world was filed on July 10, 2015 in the Superior Court of Union County and that by reason of order for service of publication entered by said Court, you are hereby commanded, if you claim or might claim adversely to Petitioner's title to said property, to file responsive pleading with the Court on or before thirty (30) days following the date of the last publication of this notice on December 2, 2015.

WITNESSETH
Said David E. Barrett, Special Master
This the 5th day of November, 2015
Judy Odom
Clerk, Superior Court
Union County Superior Court
Enotah Judicial Circuit

N(Nov11,18,25,Dec2)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from MELODY G. RODRIGUEZ, ROGER R. RODRIGUEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR Quicken Loans Inc., dated April 30, 2013, recorded May 2, 2013, in Deed Book 940, Page 140-150, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Two Thousand Three Hundred Seventy-Three and 00/100 dollars (\$142,373.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in December, 2015, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA RECORDS, CONTAINING 2.43 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY LANE S. BISHOP & ASSOCIATES, LANE S. BISHOP, GRLS NO. 1575, DATED NOVEMBER 13, 1989, AND RECORDED IN PLAT BOOK U, PAGE 265, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON THE AFORESAID PLAT.

Said legal description being controlling, however the property is more commonly known as 121 BOOGER HOLLOW R, BLAIRSVILLE, GA 30512.

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. 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 (notice to collect same having 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 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 MELODY G. RODRIGUEZ, ROGER R. RODRIGUEZ, or tenants(s).

The sale will be conducted subject (1) to 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: Quicken Loans Inc., Loss Mitigation Dept., 635 Woodward Ave, Detroit, MI 48226, Telephone Number: (800) 508-0944.

QUICKEN LOANS INC. as Attorney in Fact for MELODY G. RODRIGUEZ, ROGER R. RODRIGUEZ 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 Contact: Ruben Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992
Case No. QKN-15-05440-1
Ad Run Dates 11/04/2015, 11/11/2015, 11/18/2015, 11/25/2015
www.rublinlublin.com/property-listings.php

N(Nov4,11,18,25)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

THIS IS AN ATTEMPT 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 Chad S. Stephens and Stacy Celina Stephens to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHERN HIGHLANDS MORTGAGE, LLC., dated 06/25/2007, recorded in Deed Book 715, Page 144, Union County, Georgia records, as last transferred to HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-3 by assignment recorded or to be recorded in the Union County, Georgia records conveying the after-described property to secure a Note in the original principal amount of Three Hundred Seventy Thousand Four Hundred and 00/100 DOLLARS (\$370,400.00), 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 Union County, Georgia, within the legal hours of sale on the first Tuesday in December 2015, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 53 OF THE 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA AND CONTAINING 2.978 ACRES, MORE OR LESS, AS PER PLAT OF SURVEY FOR CHAD S. STEPHENS BY SOUTHERN GEOSYSTEMS, LTD, W. GARY KENDALL RLS #2788 DATED APRIL 9, 2007 AND RECORDED IN PLAT BOOK 59, PAGE 240, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA. THE DESCRIPTION OF SAID PROPERTY CONTAINED IN SAID PLAT BEING EXPRESSLY INCORPORATED HEREIN BY REFERENCE AS THE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.

AND ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, LAND LOT 53 OF UNION COUNTY, GEORGIA, CONTAINING 0.85 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO., DATED JANUARY 3, 2000 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 45, PAGE 119, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

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 ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, 561-662-8000. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Chad S. Stephens and Stacy Celina Stephens or a tenant or tenants and said property is more commonly known as 2622 Dover Road, Blairsville, GA 30512.

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.

HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-3
As Attorney in Fact for Chad S. Stephens and Stacy Celina Stephens
Weissman, Nowack, Curry, & Wilco P.C.

Attn: Lender Services
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, GA 30326
Our File# 017237-003752

N(Nov4,11,18,25)P

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DONALD LOCKE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S FIRST MORTGAGE LENDING CO., dated 04/24/2009, and Recorded on 04/30/2009 as Book No. 799 and Page No. 148-156, UNION County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$139,397.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in December, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 125 OF UNION COUNTY, GEORGIA, CONTAINING 0.884 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED APRIL 21, 1988, AND RECORDED IN UNION CITY, GEORGIA RECORDS IN PLAT BOOK V, PAGE 242. SAID PLAT IS INCORPORATED INTO THIS INSTRUMENT, BY REFERENCE HERETO, FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE EASEMENTS TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 215, PAGE 146, DEED BOOK 144, PAGE 177-178, DEED BOOK 155, PAGE 575-576, UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY TO UNION CITY, GEORGIA AS RECORDED IN DEED BOOK 177, PAGE 114 AND DEED BOOK 117, PAGE 115, UNION COUNTY RECORDS. GRANTOR GRANTS TO GRANTEE A PERSONAL WATER RIGHT TO WATER FROM THE GRANTORS REMAINING PROPERTY AS SHOWN ON THE WARRANTY DEED RECORDED IN DEED BOOK 190, PAGE 558, UNION COUNTY, GEORGIA RECORDS.

TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION CITY, GEORGIA BEING SHOWN AS TRACT TWO (2) CONTAINING 0.055 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING SHOWN AS TRACT ONE (1) CONTAINING 0.059 ACRES AS SHOWN ON A PLAT OF SURVEY BY LAND TECH SERVICES, INC. DATED 04/11/02, AS RECORDED IN PLAT BOOK 48, PAGE 85, UNION COUNTY RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

THE DANK NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. U.S. BANK NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, U.S. BANK NATIONAL ASSOCIATION may be contacted at: U.S. BANK NATIONAL ASSOCIATION, 4801 FREDERICA ST, OWENSBORO, KY 42301, 855-698-7627. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the subject property known as 2514 BALD MOUNTAIN CREEK ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: DONALD LOCKE or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION as Attorney in Fact for DONALD LOCKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004316246 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor or Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

N(Nov4,11,18,25)B

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Joyce Robertson, C. D. Robertson and Sharon R Randolph to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc. dated 10/28/2008 and recorded in Deed Book 778 Page 439, Union County, Georgia records; as last transferred to or acquired by CitiMortgage, Inc., conveying the after-described property to secure a Note in the original principal amount of \$ 140,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on December 01, 2015 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 177 of Union County, Georgia, containing 5.95 acres, more or less, as shown on a plat of survey by Paul B. Schultz, C.E. Deputy County Surveyor, dated October 20, 1978, and recorded in Union County Records in Plat Book O, Page 145. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

LESS AND EXCEPT:
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 177 of Union County, Georgia, containing 1.300 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated July 29, 1999, and recorded in Union County Records in Plat Book 43, Page 239. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Also conveyed is a non-exclusive perpetual easement for the use of the, roads for ingress and egress to the above described property. 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 6240 GA HWY 180 East aka 2986 GA HWY 180 East, aka 2988 GA 180, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sharon R Randolph or tenant or tenants.

CitiMortgage, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

CitiMortgage, Inc.
1000 Technology Drive
O'Fallon MO, 63368
866-272-4749
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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 to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

CitiMortgage, Inc. as agent and Attorney in Fact for Joyce Robertson, C. D. Robertson and Sharon R Randolph Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.

1148-4639A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1148-4639A

N(Nov4,11,18,25)B