North Georgia News

Legal Notices for January 21, 2015

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary Lou Whitt,
All debtors and creditors of the estate of Mary All debtors and creditors of the estate of whary Lou Whitt, 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 tate are required to flake minitude to the Personal Representative(s). This 30th day of December, 2014. By: Janice Carol Trandell 14 Emma Grace Ln. Blairsville, Ga. 30512

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Barbara P. Colwell, All debtors and creditors of the estate of All debtors and creditors of the estate of Barbara P. Colwell, 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 Demand Representative(s).

tate are required to flake minerals to the Personal Representative(s). This 30th day of December, 2014. By: Leah Ann Adams P.O. Box 113 Blairsville, Ga. 30514 Leslie Lynn Daniel 1374 by: Les Creek Rd. 1784 Ivy Log Creek Rd. Young Harris, GA. 30582 N(Jan14,21,28,Feb4)B

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Nell V. Bate, All debtors and creditors of the estate of Nell V. Bate, 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

persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 9th day of January, 2015. By: Sheila Chapman 49 Pruitt Circle rsville, GA 30512

STATE OF GEORGIA UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Elsie F. Felix,
All debtors and creditors of the estate of Elsie F. Felix, deceased, late of Union County,
Georgia, are hereby notified to render their demands and payments to the Persona Representative(s) of the estate, according to

Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 16th day of January, 2015. By: Julie Felix (a.k.a. Julia Felix) 2091 Shadowood Dr. Marietta, GA. 30066

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Leburn Hoyt Lang,
All debtors and creditors of the estate of
Leburn Hoyt Lang, 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 14th day of January, 2015.
By: Kevin A. Lang

By: Kevin A. Lang 1372 Bristol Hammock Cir. Kingsland, GA. 31548 N(Jan21,28,Feb4,11)B

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIJORS AND CREDITORS RE: Estate of Stacy L. Moran, Sr., All debtors and creditors of the estate of Stacy L. Moran, Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Deceases the country of the country of the control of the country of the co Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 16th day of January, 2015. By: Marie Tornay 606 Ravenwood Dr.

Stacy L. Moran, Jr. 6210 Drawdy Parkway Ft. Pierce, FL 34951 NOTICE

NOTICE

Notice is given that articles of incorporation that will incorporate Loftis Mountain Homeowners Association, Inc. have been delivered to the Secretary of State for filing in accordance the Secretary of State for mining in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 80 Town Square, Blairsville, Union County, Georgia 30512 and its registered agent at such address is Daniel J. Davenport.

NOTICE OF INCORPORATION
Notice is given that articles of incorporation
that will incorporate Tri-State Native American
Initiative, Inc., have been delivered to the Secretary of State for filing in accordance with the
Georgia Nonprofit Corporation Code. The initial
registered office of the corporation is located
at 57 Sears Way, Blairsville, GA 30512 and its
initial registered agent at such address is
Jack Lance, Jr. Attorney at Law Jack Lance, Jr., Attorney at Law NOTICE OF INCORPORATION NUTICE OF INCORPORATION
Notice is given that articles of incorporation
that will incorporate Misty Mountain Properties, Inc., have been delivered to the Secretary
of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at
55 Misty Mountain Lane, Blairsville, GA 30512
and its initial registered agent at such address
is Donnie Thompson.
N(Jan21,28)P

NOTICE State of Georgia Union County union county Notice to: Yvonne Teesateskie A Pre-Warrant Hearing will be held in Magis-trate Court on February 17, 2015 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of En-dangering Security Interest O.C.G.A. §§ 16-9-54

uangering Security interest O.C.G.A. 51. By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008

NOTICE State of Georgia Union County Notice to: Dennis Fredrick Teesateskie

A Pre-Warrant Hearing will be held in Magis-trate Court on February 17, 2015 at 2 p.m. to determine if sufficient probable cause exists to warrant your arrest for the offense of En-dangering Security Interest O.C.G.A. §§ 16-9-By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 66 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008

ADVERTISEMENT FOR BIDS

ADVERTISEMENT FOR BIDS
PROJECT APXX-XXXX-XX (291) Union County
Dates: January 20 & 27, 2015
City of Blairsville, Georgia
Separate sealed Bids for the construction of
Perimeter Fencing will be received by the City
of Blairsville, Georgia, hereinafter referred
to as the OWNER, at the Blairsville Town Hall
until 1:00 p.m., local time, Thursday, February
19th, 2015. Bids will then be publicly opened
and read aloud. Bids received after this time
will not be accepted and will be returned unopened. By law the OWNER cannot accept any
Bids that are not accompanied by a signed notarized affidavit required by the Georgia Security & Immigration Compliance Act affidavit.
The Work includes the following principal
items at the Blairsville Municipal Airport:
Perimeter Fencing
Total Contract Time for completion of the work
is thirty (30) calendar days.
Liquidated damages for delay will be in the
amount of Five Hundred Dollars (\$500.00) per
calendar day that the project remains incomplete after the specified completion time.
Other Bidding Requirements, Contract Forms,
Conditions of the Contract, Specifications,
Drawings and other Bidding and Contract
Documents may be examined at the office of
the following:
Barge, Waggoner, Sumner and Cannon, Inc.,

Documents may be examined at the office of the following: Barge, Waggoner, Sumner and Cannon, Inc., 200 Clinton Avenue, Suite 800, Huntsville, Ala-bama 35801, Phone (256) 533-1561 City of Blairsville, 62 Blue Ridge Street Blairs-ville, Coverig 20519.

icity of Blairsville, 62 Blue Ridge Street Blairsville, Georgia 30512
Copies of the Bidding Documents may be obtained from www.bwscplans.com, upon prior
deposit of \$150.00 per set. This deposit will
be refunded in full on the first set to each bidder submitting a bona fide bid, upon return of
the documents in reusable condition within
ten days of the bid date. Other sets may be
obtained for the same deposit, which will be
refunded as above, less \$75.00 for printing,
reproduction, handling and distribution. No
partial or "split sets" will be issued. All checks
for copies of the Bidding Documents shall be
made payable to Barge, Waggoner, Sumner
and Cannon. For questions about ordering
documents, call Lellyett & Rogers Co. at 1-800990-9919
Bid Security: Each Bidder must deposit with
its Bid, as Security, a Bid Bond payable to the
OWNER in an amount equal to five (5) percent
of the total amount Bid, but in no case more
than \$10,000.00.
Contract Security: The Successful Bidder will
be required to furnish separate performance
and payment bonds payable to the OWNER.
Each bond shall be in an amount equal to 100%
of the Contract Price as security for CONTRACTOR'S faithful performance and payment of all
obligations under the Contract Documents.
No Bid may be withdrawn by the Bidder within
ninety (90) days after actual date of opening
thereof.
Bids in the case of corporations not chartered

tnereor. Bids in the case of corporations not chartered in Georgia, must be accompanied by proper certificate evidencing that such corporation is authorized to do business in the State of

is aumorized to do business in the State of Georgia.

Bids are to be based upon prevailing wages in Union County, Georgia; and in no case are wages considered less than those predetermined by the Secretary of Labor, a schedule of which is contained in the Contract Documents.

The Successful Bidder whether a resident or nonresident shall be required to comply with nonresident shall be required to comply with all City, County and State licensing and/or per-mit laws.

Any contract(s) awarded pursuant to this AD-VERTISEMENT FOR BIDS may be funded in part

by a grant from the U.S. Department of Trans-portation, Federal Aviation Administration. Neither the United States nor any of its depart-Neither the United States nor any of its depart-ments, agencies or employees is or will be a party to this ADVERTISEMENT FOR BIDS or any resulting contract. This procurement will be subject to regulations contained in Airport and Airway Department Act of 1982, as amended. Bidders must comply with the following: (a) Presidents Executive Order No. 11246 supplemented by Department of Labor regulations regarding race, creed, color, sex, or national

(b) Davis Bacon Act (40 USC276a176a7) as supplemented by Department of Labor Rela-tions (29CFR Part 5); (c) Title VI of the Civil Rights Act of 1964 (PL 88352); (d) Copeland "AntiKickback Act" (19 USC 874)

as supplemented by Department of Labor Reg-ulations (29 CFR Part 3); (e) Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 USC 327333) as supplemented by Department of Labor Regulations (29 CFR, Part 5); and Labor Regulations (29 CFR, Part 5); and (f) 49 CFR Part 26 regarding small and minority business enterprise participation. BIDDERS must certify that they do not, and will not, maintain or provide for their employees any facilities that are segregated on a basis of race.

color, creed, or national origins.

color, creed, or national origins. BIDDERS must submit with their BID an EEO Report Statement as required by 41 CFR 6017 (b). The OWNER reserves the right to refuse to issue a proposal form to a prospective bidder should such bidder be in default for any of the following reasons: (a) Failure to comply with any prequalification regulations of the OWNER, if such regulations are cited, or otherwise included, in the proposal as a requirement for bidding.

(b) Failure to pay, or satisfactorily settle, all bills due for labor and materials on former contracts in force (with the owner) at the time the owner issues the proposal to a prospective

proposer.

(c) Contractor default under previous contracts with the OWNER. with the OWNER.
(d) Unsatisfactory work on previous contracts with the OWNER.
Bids shall be on the forms included in the Bidding Documents and submitted in an opaque sealed envelope clearly identified on the outside as follows:
BID FOR CONSTRUCTION OF IMPROVEMENTS TO BE ADEQUATE MEMORIAL APPROXIMATION OF IMPROVEMENTS.

TO BLAIRSVILLE MUNICIPAL AIRPORT PROJECT APXX-XXXX-XX (291) Union County SUBMITTED BY: (Name of Bidder with Bidder's Current Georgia General Contractor's License The Bid shall be addressed to: Honorable Jim Conley, Mayor 62 Blue Ridge Stree

Blairsville, Georgia 30512 Bid submitted by mail shall be registered. The OWNER reserves the right to reject any and all Bids, to waive any informalities or ir-regularities in the Bids received, and to accept the Bid which is deemed most favorable to the OWNER at the time and under the condit stipulated. City of Blairsville By: Honorable Jim Conley. Mayor N(Jan21,28)B

NOTICE OF SALE UNDER POWER INVITATION TO BID SOUTHERN CHAMPION CONSTRUCTION, INC., an EOE, is soliciting quotes from minority and women owned business enterprise sub-THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE.

contractors and suppliers for erosion control

testing of materials, concrete work, concrete forming, concrete finishing, reinforcing steel suppliers and installation; site clearing and grading; excavation and backfill; dewatering,

grading; excavation and backfill; dewatering, sheeting and shoring; fencing, demolition, sewer piping systems, process piping systems, pipe, valves and fittings; masonry, carpentry and millwork; shingle roofing, wood trusses, metal doors and frames, aluminum windows, HVAC, process equipment, painting, electrical, generator sets and suppliers of misc. materials for work involved with a project in Young

als for work involved with a project in Young Harris, GA., Sewer System Improvements, Additions to Existing Water Pollution Control Plant Improvements. This project bids at 3:00 PM on Tuesday, January 27, 2015. If interested CONTACT: Southern Champion Construction, Inc., 1939B Parker Court, Stone Mountain, GA. 30087 Phone: (770) 736-9222/ FAX: (770) 736-3373 or kkimble@southern-champion.com by Monday, Jan. 26, 2015 by 5:00 PM.

NOTICE
State of Georgia
Union County
Notice to: Brandon Erwin Young
A Pre-Warrant Hearing will be held in Magistrate Court on February 17, 2015 at 2 p.m. to
determine if sufficient probable cause exists
to warrant your arrest for the offense of Endangering Security Interest O.C.G.A. §§ 16-951

By: Barbara Holbrooks, Deputy Clerk

of the Union County Magistrate Court 65 Courthouse Street, Suite 10

NOTICE OF PETITION TO CHANGE NAME

ers to Alexis J. White. Notice is hereby

This 8th day of January, 2015
Jamie Lynn White
J. Britt McAfee
Attorney for Petitioner
PO Box 1244
Polisionile CA 20514

NOTICE OF SALE UNDER POWER,

Blairsville GA 30514

STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that Jamie Lynn White,
the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 8th

day of January, 2015, praying for a change in the name of her minor child from Alexis J. Rog-

pursuant to law to any interested or affected party to appear in said Court and to file objec-tions to such name change. Objections must be filed with said Court within 30 days of the

Pursuant to the Power of Sale contained in a Security Deed given by David Floyd to Green-field Mortgage, Inc. dated 9/4/2002 and re-corded in Deed Book 432 Page 1, Union County, Georgia records; as last transferred to or ac-

quired by Nationstar Mortgage LLC, conveying

quired by Nationstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of \$69,000.00, 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 March 03, 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 LAND LOT 94, 7TH DISTRICT, 1ST

AND BEING IN LAND LOT 94, 7TH DISTRICT, 1ST

AND DEING IN LAND LOT 94, 'IT DISTRICT, IST SECTION, UNION COUNTY, GEORGIA, CONTAIN-ING 1.699 ACRES AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 10/5/99 AND RECORDED IN PLAT BOOK 49 PAGE 107 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS MERCEN BY DESCRIPTION ON SAID PLAT IS

HEREBY INCORPORATED BY REFERENCE AND

HEREBY INCORPORATED HEREBY AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENTS AND POWER POLES AS SHOWN ON SAID PLAT.
THE PROPERTY IS SUBJECT TO THE FLOOD

THE PROPERTY IS SUBJECT TO THE FLOOD HAZARD AREA AS SHOWN ON SAID PLAT. 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).

ney's fees having been given).
Said property is commonly known as 9106
Skeenah Gap Road, 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):
David Floyd or tenant or tenants.

Nationstar Mortgage LLC is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of

350 Highland D. Lewisville, TX 75067 1-888-480-2432 Note, however, that such entity or individual is not required by law to negotiate, amend or

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

any assessments, liens, encumbrances, zoning

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 0.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 fore-closure documents may not be provided until

teorgia, me Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Nationstar Mortgage LLC as agent and Attor-ney in Fact for David Floyd Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Generia 30305 (A0A) 904-7400

35/5 PICOMONI ROBO, N.E., SUITE 500, ATIANTA, GEORGIA 30305, (404) 994-7400.
1006-667501013A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-667501013A

ney's fees having been given).

the mortgage.
Nationstar Mortgage LLC

Blairsville, GA 30512

NOTICE

IMAI PORFUSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Daniel E.
Pruitt to Mortgage Electronic Registration Systems, Inc. as nominee for Homestar Financial
Corp., dated August 19, 2008, recorded in Deed
Book 772, Page 656, Union County, Georgia Re-BOOK 772, Page 696, Union County, Georgia Re-cords, as last transferred to Carrington Mort-gage Services, LLC by assignment recorded in Deed Book 993, Page 411, Union County, Geor-gia Records, conveying the after-described property to secure a Note in the original prin-cipal amount of ONE HUNDRED FORTY-TWO THOUSAND EIGHT HUNDRED FIFTY AND 0/100 DOLLARS (\$142,850.00), 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 February, 2015, the following described property: The following described real property situate in the City of Suches, County of Union, and State of Georgia, to wit: 1.15 acres, more or less, of Land Lot 308, of the 11th District, First Countrie and State of Countries of Section of Union County, Georgia, as shown on a plan of survey made by M.E. Richards, Union County Surveyor, dated May 27, 1986, and re-corded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Plat Book R, Folio 167, and revised in Plat Book S, Folio 162, and reference is heremade to said plat of surwey for a full and complete description herein.
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 is the secure and its late. 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). Carrington Mortgage Services services the above referenced loan on behalf of the current owner of the loan. Car-rington Mortgage Services can be contacted at 888-477-0193x2 or by writing to 1610 E. St. Andrew PI #8150, Santa Ana, CA 92705, to discuss possible alternatives to foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-curate survey and inspection of the property, curate 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: Carrington Mortgage Services, 1610 E. St. Andrew PI #B150, Santa Ana, CA 92705 888-477-0193x2. 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 party in possession of instrument. To the best knowledge and belief of the undersigned, the party in possession of the property is Daniel E. Pruitt or a tenant or tenants and said property is more commonly known as 12481 Wolf Pen Gap Road, Suches, Georgia 30572. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to fine partiers the tenant of the total confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and

COUNTY of UNION NOTICE OF SALE UNDER POWER By virtue of the power of sale contained in that certain Deed to Secure Debt from ROY T. STEPP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC. dated December 6, 2010, filed for not dated becentine 6, 2011, lited for record December 28, 2010, and recorded in Deed Book 853, Page 656, UNION County, Geor-gia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 920, Page 295, UNION County, Georgia Records, as last transferred to OCWEN LOAN CEDUCING. LIC by accumentation of the country of t SERVICING, LLC by assignment recorded in Deed Book 944, Page 552, UNION County, Georgia Records, Deed to Secure Debt having been given to secure a Note dated December 6, 2010 in the original principal sum of TWO HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED TWO AND 6(100 DOLLARS) (2073 E00 200), with inter-AND 0/100 DOLLARS (\$227,502.00), 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 nignest bioder for cash before the Courthouse door at UNION County, Georgia, within the legal hours of sale on the first Tuesday in February, 2015, the following described property: ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF UNION, AND STATE OF GEORGIA, BEING DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND REING IN THE 10TH DISTRICT 1ST SECTION. AND BEING IN THE 10TH DISTRICT, 1ST SEC-TION, LAND LOT 46 OF UNION COUNTY, GEOR-GIA, AND BEING LOT 12 OF TAYLOR'S PLACE SUBDIVISION, CONTAINING 0.807 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., DATED OCTOBER 10. 1008. AND RECORDER IN HINDIA COUNTY OF

(2) to final confirmation and audit of the status of the loan with the holder of the security deed.

of the loan with the holder of the security deed. Carrington Mortgage Services, LLC as Attorney in Fact for Daniel E. Pruitt RCO Legal, P.S. 1587 Northeast Expressway Atlanta, 6A. 30329 (770)-234-9181 www.rcolegal.com 1R415814 S#: 1R415814 FEI # 2013.02454 01/07/2015,

01/14/2015, 01/21/2015, 01/28/2015

CURIUS IN PLAI BUOK 42, PAGE 73. SAID PLAI IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO RESTRICTIONS AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 308, PAGES 469, 471 UNION COUNTY RECORDS IN DEED BOOK 308, PAGES 469-471.
SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 317, PAGE 413.
SUBJECT TO A 30 FOOT IN WIDTH RIGHT OF WAY EASEMENT TO UNION COUNTY, GEORGIA FOR TAYLOR'S COURT AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 466, PAGE EUGNITY RECORDS IN DEED BOOK 406, PAGE 149.
BEING THE SAME PROPERTY CONVEYED TO ROY T. STEPP AND MARGARET L. STEPP, AS JOINT TENANTS WITH SURVIVORSHIP, AND NOT AS TENANTS IN COMMON BY DEED FROM RANDOLPH JONES RECORDED 04/02/2007 IN DEED BOOK 700 PAGE 383, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY GEORGIA

29. 1998. AN RECORDED IN UNION COUNTY RE-

COUNTY, GEORGIA. COUNTY, GEORGIA.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is ROY T. STEPP or a tenant or tenants. Said property is more commonly known as: 39 TAYLORS CT, BLAIRSVILLE, GA 30512. TAYLORS CT, BLAIRSVILLE, GA 30512. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, 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 attemptic fees (notice of intent to collect at same and all expenses or this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is OCWEN LOAN SERVICING, LLC, 1100 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034; (887) 226-2936.
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 displayed by a program of the process of the control of the process of the process of the control of the process of

closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject (1) to confirmation that the selection set of the selection 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. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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. Said property will be sold as the property of ROY T. STEPP. paragraph. OCWEN LOAN SERVICING, LLC

As Attorney-in-Fact for ROY T. STEPP HOY I. STEPP
Phelan Hallinan & Jones, LLC
11675 Great Oaks Way, Suite 375
Alpharetta, GA 30022
Telephone: 770-393-4300
Fax: 770-393-4310
PUH # 21525 This law firm is acting as a debt collector. Any information obtained will be used for that THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Steven Franklin and Pamala Franklin to Appalachian Community Bank, dated February 26, 2003, recorded in Deed Book 455, Page 771, Union County, Georgia Records, as last transferred to Bank of America, National Association by assignment recorded in Deed Book 904, Page 258, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND AND O/100 DOLLARS (\$125,000.00), with interest thereon HUNDRED TWENTY-FIVE THÖUSAND AND 0/100 DOLLARS (\$125,000.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2015, the following described 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 among other possible events of uclearli, rati-ure 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 pay-ing 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 prop-erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate ters 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. Bank of America, N.A. is the holder of the Security Deed to the property in accordance with OC6A § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219 800-446-8939. To the best knowledge and belief of the undersigned, the party in 43/19 300-440-0393. It in the best knibwledge and belief of the undersigned, the party in possession of the property is Steven Franklin and Pamala Franklin or a tenant or tenants and said property is more commonly known as 2695 Watts Creek Road, Blairsville, Georgia 20513. The base with beam discretizations of the as zoso watts creek noda, balrsville, deorgia 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. Bank of America, N.A. as Attorney in Fact for Steven Franklin and Pamala Franklin McCalla Raymer, ILC 1540 (JM Alabama Road Rosewill Googria) Trainin alur arialitar raininin incusain advinet, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 52 of Union County, Georgia and being Tract 2, containing 1.195 acres, more or less, as shown on a plat of survey by Tamrok Associates, Inc., dated August 2, 1995 and recorded in Union County Records in Plat Book 48, Page 129. County Records in Plat Book 48, Page 129. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. MR/tvl 2/3/15 Our file no. 5735014 - FT3

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

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Caroline Konkel to Mortgage Electronic Registration Systems, Inc., solely as nominee for First Horizon Home Loan Corporation, its successors and assigns, dated January 9, 2007, recorded in Deed Book 687, Page 344, Union County, Georgia Records, as last transferred to Federal National Mortgage Association by assignment recorded in Deed Book 879, Page 766. Union County, Georgia Records, convey-766, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY THOUSAND AND 0/100 DOL-LARS (\$180,000.00), with interest thereon as set forth therein, there will be sold at public 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 February, 2015, the following described property: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 79 of Union County, Georgia, containing 2.148 acres, more or less, and being Lot 9 of Chestnut Ridge Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., dated 11/1/91 and recorded in Union County, Georgia Records in Plat Book 27, Page 156. Said plat is incorporated into this instrument, Georgia Records in Plat Book 27, Page 156. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property. Subject to restrictions recorded in Union County, Georgia Records in Deed Book 199, Pages 390-391, re-recorded in Deed Book 200, Pages 680-681 and amended in Deed Book 203, Page 80, Union County, Georgia Records. Subject to a roadway easement as shown on the plat. Grantors also grant to grantees a nonsubject to a roadway easement as shown on the plat. Grantors also grant to grantees a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress the subdivision 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Seterus, Inc. services the news (notice of intent to Contect autorney's tees having been given). Seterus, Inc. services the above referenced loan on behalf of the current owner of the loan. Seterus, Inc. can be contacted at 888-917-3094 or by writing to 14523 S.W. Millikan Way Suite 200, Beaverton, OR 97005, to discuss possible alternatives to foreclosure. milikali way suite 200, beaveroin, to 97003, to discuss possible alternatives to foreclosure. 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: Seterus, Inc., 14523 S.W. Millikan Way Suite 200, Beaverton, OR 97005 888-917-3094. 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 party in possession of the property is Caroline Konkel or a tenant or tenants and said property is more commonly known as as Caroline Rolline of a tenant of terhalias and said property is more commonly known as 359 Chestnut Ridge Road, Blairsville, Georgia 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 bolder of the security dead. Enders! continuation and audit of the security deed. Federal National Mortgage Association as Attorney in Fact for Caroline Konkel RCD Legal, P.S. 1587 Northeast Expressway Atlanta, GA 30329 (770)-234-9181 www.rcolegal.com 1R141214 FS#: 1R141214 FEI # 2013.0637 01/07/2015,

01/14/2015, 01/21/2015,01/28/2015

STATE OF GEORGIA COUNTY OF FANNIN.
NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt from Scott Wainwright to Canaan Valley Ranch Develop nent, LLC, dated November 9, 2012, recorded in Deed Book 922, pages 209-221, Jinion Coun-ty Deed Records, said Deed to Secure Debt having been given to secure a Note dated No-vember 9, 2012, in the original principal sum of Ninety Two Thousand Five Hundred Forty One and 45/100 Dollars (\$92,541.45), with interest from date at the rate stated in said Note on the unpaid balance until paid, there shall be sold at public outcry to the highest bidder for cash before the Courthouse door in Union County,

before the Courthouse door in Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2015, the following described real property, to-wit:
All that tract or parcel of land lying and being in the 11th District, 1st Section of Union County, Georgia, being a portion of Land Lots 279 and 280, and being further described as Tract 9, 10.045 acres, more or less, as shown on that plat of survey prepared for Canaan Valley Ranch Dev. LLC and Noah's Ark Enterprises, Inc., dated August 6, 2012, prepared by J. Jason Henson, G.R.L.S. #3007, said plat of survey recorded in Plat Book 64, Page 291. by J. Jason Henson, G.K.L.S., #30U/, Said plat of survey recorded in Plat Book 64, Page 291, Union County Deed records. Said recorded plat of survey is incorporated herein by reference thereto for a more complete and accurate metes and bounds description of the above-

described property.

Being a portion of that property conveyed from Evelyn I. Windham to Canaan Valley Ranch Development, LLC by Warranty Deed dated December 18, 2003, recorded December 23, 2003 in Deed Book 503, Pages 652-53, Union County Deed records and a portion of that property in Deed Book 503, Pages 652-53, Union County Deed records and a portion of that property conveyed from Evelyn I. Windham to Noah's Ark Enterprise, Inc. by Warranty Deed Dated December 18, 2003, recorded December 23, 2003 in Deed Book 503, Pages 654-655, Union County Deed records.

Grantors herein grant to Grantee and reserves and the property of the state of the property of the state of the s for itself a 30' easement for ingress, egress and utilities (underground only) running along and with the currently existing road system serving the above-described property. Said easements shall not be mere licenses, but shall be interested to the said of t

rights running with the land, and shall insured to the benefit and burden of the Grantors, the to the benefit and burden of the Grantors, the Grantee, theirs heirs and/or assigns. Grantors herein grant an easement for recreational use (said usage to be governed by the bylaws, rules and regulations for use to be promulgated by Grantors) of that certain Tract 7, 21,090 acres, as described more fully in Quitclaim Deed of Release dated March 5, 2012, recorded October 26, 2012 in Deed Book 919, Pages 153-156, Union County Deed records. Said easement shall not be a mere license, but shall be a right running with the license, but shall be a right running with the land and shall inure to the benefit and burder of the Grantors, the Grantee, their heirs and/ or assigns.
Subject to riparian rights, if any, of others in and to water located on or adjacent to the

and to water located in or adjacent to the above-described property.

Subject to all easements, restrictions, rights-of-way and flood hazard lines as shown on plats of survey recorded in Plat Book B, Page 229; Plat Book D, Page 153; Plat book 44, Page 20; Plat Book 53, Page 204; Plat Book 54, Page 192 and Plat Book 64, Page 192 Illnion County Deed records Page 291, Union County Deed records. Subject to Affidavit of Possession recorded in Deed Book 324, Pages 721-724, Union County Deed records. Subject to Corporate Resolutions of Noah's Ark Subject to Cupit Please Resolutions of Nation 3 Africa Enterprise, Inc., recorded in Deed Book 761, Page 51 and Deed Book 879, Page 476, Union County Deed records.

Subject to Limited Liability Company Resolution of Canaan Valley Ranch Development, LLC, recorded in Deed Book 879, Page 477, Union County Deed records.

County Deed records. Subject to conveyance of easements along Canaan Valley Road from State Highway 60, as recorded in Deed Book 879, Page 476-477, Union County Deed records.

Subject to easement recorded in Deed Book 761, Pages 53-54 and as shown on plat of survey recorded in Plat Book 61, Page 17, Union County Deed records. Subject to all easements, restrictions and rights of way as set forth on said recorded plat or as appearing of record, as recorded in Deed Book 324, Pages 726-727, Union County Deed

Subject to conveyances and reservations of the right of ingress and egress as recorded in Deed Book 503, Pages 652-653 and 654-655, Union County Deed records.

Benefited by that certain 25' easement per Deed Book 309, Pages 741-42, Union County Deed records and that certain 25' easement per Deed book 761, Page 53, Union County Subject to Easements recorded in Deed Book

Subject to Easements recorded in Deed Book 536, Page 5 and Deed book 879, Page 478, Union County Deed records.

The indebtedness 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. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, including reasonable attorney's fees, notice of intention to collect attorney's fees having been given as provided attorney's fees having been given as provided by law.

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 as to the amount and status of the loan with the holder of the Deed status of the loan with the holder of the Deed to Secure Debt. The sale will be held subject to any outstanding ad valorem taxes (including taxes which are a lien but not yet 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, restrictions and matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, that certain Deed to Secure Debt. Assignment and Security Agreement but not limited to, that certain Deed to Secure
Debt, Assignment and Security Agreement
dated November 1, 2012, from Scott Wainwright to Canaan Valley Ranch Development,
LLC, recorded in Deed Book 922, page 190, and
transferred and assignment of Deed to Secure
Debt recorded in Deed Book 922, page 208, and
re-recorded in Deed Book 924, page 682, Union
County Deed Records.

To the best knowledge and belief of the undersigned, the party in possession of the property
is Scott Wainwright, or a tenant or tenants.
The property will be sold as the property of
Scott Wainwright, and the proceeds of said
sale shall be applied to the payment of said
indebtedness and the expenses of said sale,
including attorney's fees, all as provided for in
said Deed to Secure Debt, and the undersigned
will execute a deed to purchaser at said sale

said Deed to Secure Debt, and the undersigned will execute a deed to purchaser at said sale as provided for in the aforementioned Deed to Secure Debt.

Canaan Valley Ranch Development, LLC , as attorney-in-fact for Scott Wainwright Angela Stewart DeLorme, P.C.

Attorney at Law P.O. Box 1549

Blue Ridge, GA 30513 (706) 632-0444

NOTICE OF SALE UNDER POWER
WHEREAS, on 05/02/84, for value received,
Peggy D. Abercrombie 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 Union County, Georgia, and
said Deed to Secure Debt was recorded in the
Office of the Clerk of the Superior Court for
Union County, Georgia, in Book # 131, Page#
485 485; and WHEREAS, on 09/02/96, for value received,

WHEREAS, on 09/02/96, for value received, Peggy D. Abercrombie and delivered to the United States of America, acting through the United States Department of Agriculture, a Deed to Secure Debt executed on 07/02/96 conveying certain real estate located in Union County, Georgia, and said Deed to Secure Debt was recorded in the Office of the Clerk of the Superior Court for Union County, Georgia, in Book #254, Page#381; and WHEREAS, the United States of America now holds the above described security deeds covering the said real estate; and nous the above described security deeds covering the said real estate; and WHEREAS, the Deeds 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 Deeds to Secure Debt due and payable and, in compliance with the power of sale provisions contained in said security deeds proceed to sell pliance with the power of sale provisions contained in said security deeds 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 Deeds 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 certifications.

contained in the Deed to Secure Debt, will pro-ceed to sell at public outcry, for cash or certi-fied funds to the highest bidder in front of the Courthouse in Union County, during the legal hours of sale, on the 3rd day of February, 2015, 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 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 0.455 acres, more or less, and more particularly described as follows:

more or less, and more particularly described as follows:
BEGINNING at an iron pin set in the South right of way line of Pleasant Hill Road where County Road #18 intersects same; thence two courses and distances with the Pleasant Hill Road as follows: N 85° E5 feet, S 78° 30' E 62 feet to an iron pin set; thence S 11° W 160.01 feet to an iron pin set; thence N 87° 30' W 132 feet to an iron pin set in County Road #18; thence with the Fact right of way of County Road #18 N 14°. an iron pin set in County Road #18; thence with the East right of way of County Road #18 N 14° E 163 feet to the point of BEGINNING.
The above described property will be sold subject to any and all outstanding real estate taxes that are due and payable.
The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the United States of America, be cause for rejection of the bid, and, if the bid is rejected, the United States of America shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds

highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds of said sale will first be applied to the payment of the indebtedness to the United States of America, other charges, and the expenses of sale, as provided in the above-described Deeds to Secure Debt.
This the 30th day of December, 2014.
UNITED STATES OF AMERICA Thomas B. Herron Director, Default Management Branch United States Department of Agriculture, Rural Development

NOTICE OF SALE UNDER POWER STATE OF GEORGIA
COUNTY OF UNION
Because of a default in the payment of the indebtedness secured by that certain Security

Deed, dated December 18, 1996, executed by Gail N. Ruff to Matrix Financial Services Corpo-ration, recorded in Deed Book 260, Page 120, Gail N. Ruff to Matrix Financial Services Corpo-ration, recorded in Deed Book 260, Page 120, Union County, Georgia Deed Records, and se-curing a Note in the original principal amount of \$160,000.00, said Security Deed last having been assigned to GREEN TREE SERVICING LLC, the current holder thereof, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in February. 2015 to wit: February 3, 2015. duesaid Security Deed, will, on the first Tuesday in February, 2015 to-wit: February 3, 2015, during the legal hours of sale, before the Union County Courthouse door, sell at public outcry to the highest bidder for cash, the following described real property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 287 of Union County, Georgia, containing 2.805 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated December 12, 1995 and recorded in Union County Records in Plat Book 36, Page 247. Said plat is incorporated herein, by reference hereto, for

12, 1995 and recorded in Union County Records in Plat Book 36, Page 247. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

The aforedescribed real property is also known as 7176 Odem Rd., Blairsville, GA 30512, according to the present system of numbering houses in Union County, Georgia.

This 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 as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the borrower has not reinstated the loan prior to the foreclosure sale.

The name, address and telephone number of the individual or entity with full authority to negotiate, amend and modify all terms of the Note and Security Deed is Green Tree Servicing LLC, Attr. Loss Mitigation, 7360 S. Kyrene Road, Mail Stop P-214, Tempe, AZ 85283. The telephone number is (877) 285-9717.

Said real property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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 real property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the real property, any assessments, liens, encum-brances, zoning ordinances, restrictions, cov-enants, and matters of record superior to the Security Deed first set out above. To the extent that said real property is com-prised of more than one parcel, said real prop-erty will be sold in one or more parcels and in such order as the holder of the Security Deed Upon information and belief, said real property

Upón information and belief, said real property is presently in the possession or control of Gall N. Ruff AND/OR THE HEIRS, EXECUTORS OR ADMINISTRATORS OF THE ESTATE OF Gail N. Ruff AND/OR THE PERSON OR PERSONS CLAIMING INTEREST OR TITLE TO SAID REAL PROPERTY UNDER, BY OR THROUGH THEM, AND/OR Estate of Gail N. Ruff and/OR Mason B. Nichols, as Trustee of the Gail Ruff Family Trust and the proceeds of said sale will be applied to the progression. proceeds of said sale win be applied to the payment of said indebtedness and all the ex-penses of said sale, including attorney's fees, all as provided in said Security Deed and the excess proceeds, if any, will be distributed as provided by law.

GREEN TREE SERVICING LLC as Attorney-in-Fact for GAIL N. RUFF Ellis, Painter, Ratterree & Adams LLP 2 East Bryan Street, 10th Floor Savannah, Georgia 31401 (912) 233-9700

(912) 233-9700
THIS LAW FIRM MAY BE ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Jan7,14,21,28)B NOTICE OF FORECLOSURE SALE UNDER POWER JALE UNDER PUWER
UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE.

THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Bonnie L Brousseau to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage,Inc., dated March 10, 2006, and recorded in Deed Book 635, Page 663, Union County, Georgia Records, as last transferred to Federal National Mortgage Association ("FNMA") by assignment recorded on April 18, 2013 in Book 938 Page 124 in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Sixty-One Thousand Seven Hundref Fifty and 0/100 dollars (\$61,750.00), with dred Fifty and 0/100 dollars (\$61,750.00), 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 February 3, 2015, the following described

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 56 and 57 of Union County, Georgia, containing .85 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated Records in Plat Book V, Page 113. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. described property.

Also conveyed is a non-exclusive perpetual easement 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, failamong 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). Your mortgage servicer can be contacted at (866) \$70-5277 - Loss Mitigation Dept, or by writing to 14523 SW Millikan Way, Ste 200, Beaverton, Oregon 97005, to discuss possible alternatives to avoid foreclosure. Beaverton, Oregon 97005, to discuss possible alternatives to avoid foreclosure. 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 prop

The best knowledge and belief of the undersigned, the party in possession of the property is Bonnie L. Brousseau, as Trustee of the Bonnie L. Brousseau Revocable Living Trust or tenant(s); and said property is more commonly known as 178 Silver Dollar Lane, Blairsville, GA 30512.

The sale will be conducted subject to (1) confirmation that the cale is not prohibited under the party of the prohibited under the prohibited under the party of the par firmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
Federal National Mortgage Association ("FNMA") as Attorney in Fact for Bonnie L Brousseau.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road

Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 14-26973